CITY COUNCIL MEETING

CEMETERY DISTRICT BOARD

AGENDA

WEDNESDAY, MARCH 11, 2026
REGULAR SESSION 6:00 PM
COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Carlos Marquez - Mayor | District 1
Dustin Nigg - Mayor Pro Tem | District 2
Ashlee DePhillippo - Council Member| District 5
Bridgette Moore - Council Member | District 4
Joseph Morabito - Council Member | District 3

Chris Mann, City Manager
Thomas D. Jex, City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

CALL TO ORDER – OPEN SESSION - 6:00 P.M.

The City Council serves as the Board of the Wildomar Cemetery District. This meeting is convened as a meeting of both bodies.

ROLL CALL

Council discussion and determination on whether an absence is excused.

FLAG SALUTE

PRESENTATIONS

1. Introduction - CR&R Representative
2. League of California Cities Legislative Update
3. Proclamation - National Nutrition Month

DEPARTMENT REPORTS

Public Works/Engineering Department Quarterly Report

Presented By: Jason Farag, Public Works/ Engineering Department

RECOMMENDATION:

Receive and file the Public Works/Engineering Department Quarterly Report.

PUBLIC COMMENTS

*This is the time when the City Council receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card. Public Comments are limited to 3 minutes or such other time as the Council may provide.*

APPROVAL OF THE AGENDA AS PRESENTED

The City Council to approve the agenda as it is herein presented, or, if it is the desire of the City Council, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the City Council, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 City Council/ Cemetery District Board Minutes - February 10, 2026 - Regular Meeting

Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:

Approve the minutes as presented.

1.2 City Council Minutes - February 10, 2026 - Special Meeting

Presented By: Janet Morales Garcia , City Clerk's Office

RECOMMENDATION:

Approve the minutes as presented.

1.3 February 2026 City Warrant Register

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2025/2026:
Warrant Register dated 2-5-2026 in the amount of $184,160.92.
Warrant Register dated 2-11-2026 in the amount of $313.20.
Warrant Register dated 2-12-2026 in the amount of $382,024.77.
Warrant Register dated 2-19-2026 in the amount of $1,236,529.71.
Warrant Register dated 2-24-2026 in the amount of $11,601.22.
Warrant Register dated 2-26-2026 in the amount of $288,295.36.
Wire Transfer Register dated 1-31-2026 in the amount of $441,372.63.
Payroll Register dated 1-31-2026 in the amount of $529,601.70.

1.4 February 2026 Cemetery Warrant Register

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2025/2026
Warrant Register dated 2-5-2026 in the amount of $349.14.
Warrant Register dated 2-12-2026 in the amount of $66,202.45.
Warrant Register dated 2-19-2026 in the amount of $5,588.83.
Warrant Register dated 2-26-2026 in the amount of $929.04.

1.5 January 2026 City Treasury Report

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

Approve the City Treasury Report for January 2026.

1.6 January 2026 Cemetery Treasury Report

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

Approve the Treasury Report for January 2026.

1.7 Authorize use of Cemetery District Property, APN 376-060-031, as a Temporary Construction Staging Area for the City of Wildomar's Bundy Canyon Road Rehab Project and Slurry Seal Project (CIPs 057-3 and 058-3)
Location: Citywide Pavement Project
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:
Authorize the General Manager to sign the License Agreement and approve the use of District property, APN 376-060-031, as a temporary construction staging area for the City of Wildomar's Bundy Canyon Road Rehab Project (CIP 057-3) and Slurry Seal Project (CIP 058-3) Contractor All American Asphalt.

1.8 Approval of a Services Agreement with SCA of CA, LLC for Street Sweeping Services
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:
1. Authorize the City Manager to execute a Services Agreement with SCA of CA, LLC for Street Sweeping Services and waive any informality or irregularity in the bid.

2. Approve a supplemental appropriation for Fund 204 (Waste Services) to increase $40,000 in expenditures.

1.9 City of Wildomar Housing Element 2025 Annual Progress Report
Presented By: Robert Flores , Community Development Department

RECOMMENDATION:
1. Receive and file the City of Wildomar ("City") Housing Element 2025 Annual Progress Report ("APR"); and

2. Direct the Community Development Director or designee to submit the City's 2025 APR to the State of California Office of Land Use and Climate Innovation ("LCI"), State of California Department of Housing and Community Development ("HCD"), and Southern California Association of Governments ("SCAG").

1.10 Cemetery District Companion Plots Section Update
Presented By: Daniel Torres , Public Works/ Engineering Department

RECOMMENDATION:
Receive and file the update.

1.11 Cemetery District Automated Gates Policy
Presented By: Daniel Torres , Public Works/ Engineering Department

RECOMMENDATION:
Approve the automated gates policy for the Cemetery District.

1.12 Resolution Authorizing Submittal of Applications for all CalRecycle Grants for which the City of Wildomar is Eligible
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE GRANTS FOR WHICH THE CITY OF WILDOMAR IS ELIGIBLE

1.13 Proposed 2026 Calendar for City-Sponsored Events, Partnerships, and Pop-Ups
Presented By: Cory Gorham , City Manager's Office

RECOMMENDATION:
The Community Engagement Committee recommends that the City Council approve the proposed list of City-Sponsored Events, Partnerships, and Pop-Ups for the 2026 Calendar Year.

1.14 First Amendment to Professional Services Agreement for On-Call Geotechnical and Materials Testing Services with Geocon West, Inc.
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:
Authorize the City Manager to execute a First Amendment to the Professional Services Agreement with Geocon West, Inc. for On-Call Geotechnical and Materials Testing Services

1.15 Second Amendment to Agreement for Services with CivicPlus, LLC, to add API for Integration between SeeClickFix and Comcate
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:
Authorize the City Manager to execute the Second Amendment to Agreement for Services with CivicPlus, LLC

2. PUBLIC HEARINGS
No items scheduled.

3. GENERAL BUSINESS

3.1 Resolution Approving the Establishment of a Public Agency Post-Employment Benefits Trust

Presented By: Adam Jantz , Finance Department

RECOMMENDATION:

1. Adopt a resolution entitled:

RESOLUTION NO. 2026 - _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST-EMPLOYMENT BENEFITS TRUST ADMINISTERED BY PUBLIC AGENCY RETIREMENT SERVICES (PARS)

2. Authorize the City to enter into an administrative services agreement with Public Agency Retirement Services.

3.2 Pre-Approved ADU Architectural Plans (PRADU) and ADU Guidebook Approval

Location: Citywide

Presented By: Abdu Lachgar , Community Development Department

RECOMMENDATION:

Adopt a Resolution entitled:

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PRE-APPROVED ACCESSORY DWELLING UNIT ARCHITECTURAL PLANS AND APPROVING AN ASSOCIATED ADU GUIDEBOOK THAT MAY BE ADMINISTRATIVELY AMENDED AS REASONABLY NEEDED

3.3 Introduce and conduct the first reading of an Ordinance that adds a chapter under Title 10 (Vehicles and Traffic) of the Municipal Code relating to bicycles and e-conveyances, including E-Bikes.

Location: Citywide

Presented By: Abdu Lachgar , Community Development Department

RECOMMENDATION:

1. Determine that Ordinance No. _____, is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the common-sense exemption, Section 15061(b)(3) of the CEQA Guidelines, under the general rule making provision.

2. Introduce and conduct the first reading by title only, based on the necessary finding within, for an ordinance entitled:

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADDING CHAPTER 10.56 (BIKES, E-BIKES, E-SCOOTERS AND E-SKATEBOARDS) TO TITLE 10 (VEHICLES AND TRAFFIC) OF THE WILDOMAR MUNICIPAL CODE RELATING TO BICYCLES, ELECTRIC BICYCLES, ELECTRIC SCOOTERS AND ELECTRIC SKATEBOARDS

3. Direct the City Clerk to schedule the second reading of the Ordinance at the next regular City Council meeting or as soon thereafter as feasible.

COUNCIL COMMUNICATIONS

This is the opportunity for the City Council to report on city and regional committees and community events.

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

NOTICE
Meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

MEETINGS
Regular City Council/Cemetery District Board Meetings are generally held on the 2nd Wednesday of every month at 6:00 P.M. The City Council adopts the meeting schedule annually.

MEETING SCHEDULE FOR 2026
January 14th | February 10th | March 11th | April 8th | May 13th | June 10th | July 8th | August 12th | September 9th | October 14th | November 18th | December 9th

LOCATION
City Council Chambers, 23873 Clinton Keith Road, Ste. 106, Wildomar, CA 92595.

VIEW THE MEETING
***1. In Person** | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595*
2. Watch Live
wildomar.gov/129/Agendas-Videos-Watch-Live or stream on YouTube.com/@CityofWildomar
***3. Cable TV** | Frontier Channel 36 or AT&T Channel 99*

PARTICIPATE IN THE MEETING
1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the City Clerk in the basket located at the front of the chambers.
3. When the City Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Mayor will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the City Council may provide. Per the Brown Act, City Council are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

ACCOMMODATIONS
In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751 x210, no later than 10:00 a.m. on the day preceding the scheduled meeting.

REPORTS
All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: Wildomar.gov. Any writings or documents provided to a majority of the City Council/ Cemetery District Board regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available by appointment for public inspection at City Hall during regular business hours.

AFFIDAVIT OF POSTING

I, Janet Morales Garcia, Wildomar City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at Wildomar.gov.

Janet Morales Garcia, CMC
City Clerk
Dated: March 5, 2026

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
DEPARTMENT REPORT

Meeting Date: March 11, 2026

SUBJECT: Public Works/Engineering Department Quarterly Report

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Jason Farag, Public Works Director/City Engineer

ACTION:
Receive and file the Public Works/Engineering Department Quarterly Report.

FISCAL IMPACT:
N/A - Report Only

ATTACHMENTS:
Presentation

PW/Engineering Department Report

City of Wildomar
City Council Meeting
March 11, 2026



Department Overview and Staffing Update



Maintenance and Operations



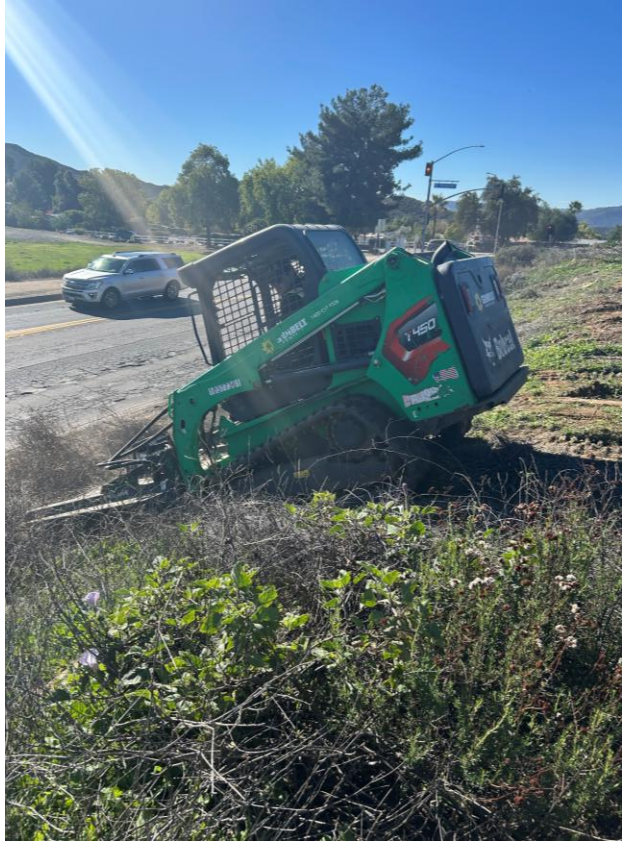
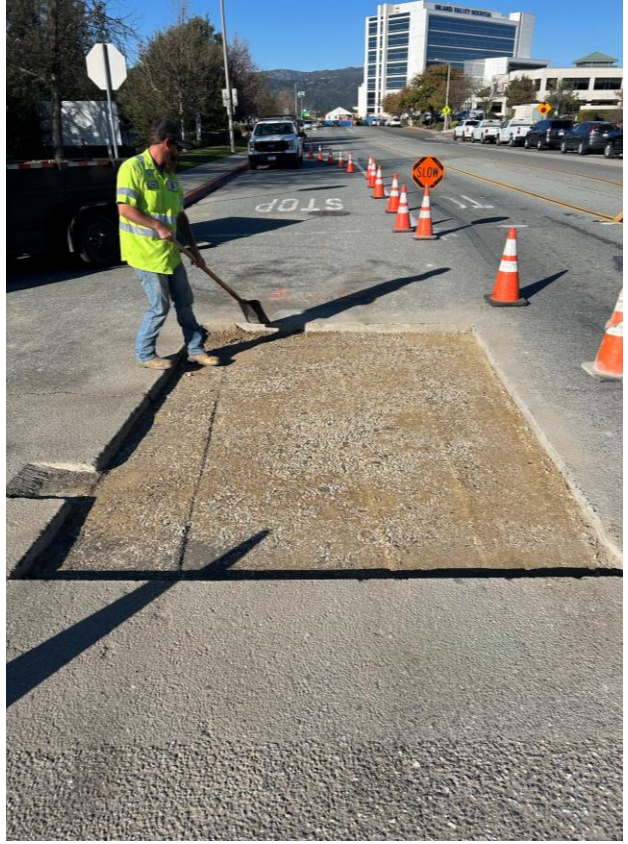
Capital Improvement Program



Development Engineering

Maintenance & Operations



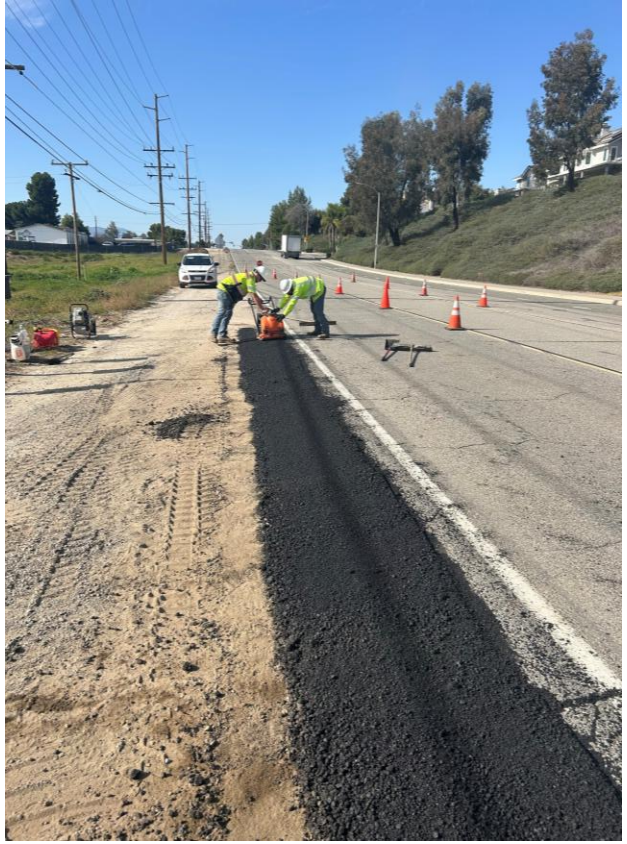




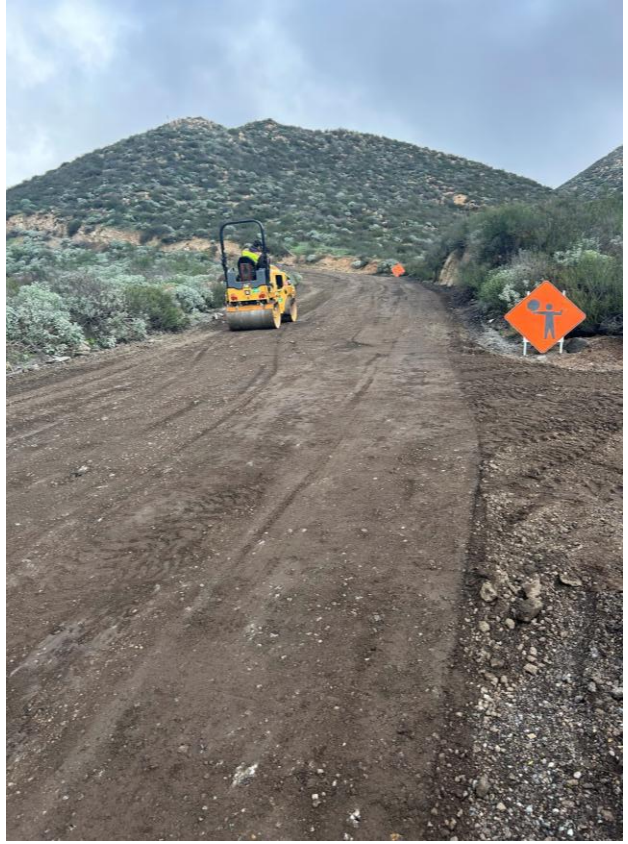


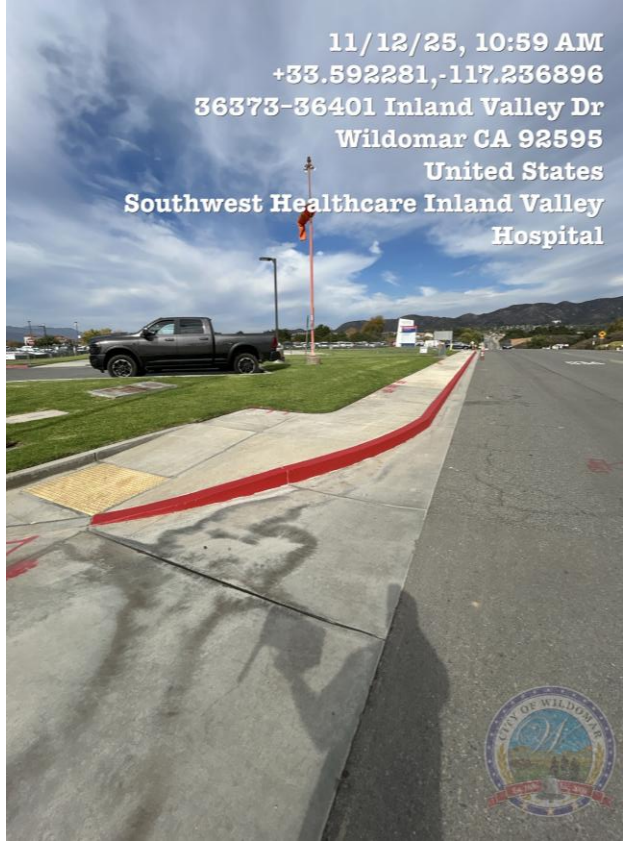
Key Items Completed

- Weed Abatement
- Pavement Repairs
- Roadway Grading and Shoulder Repairs
- Striping









Key Items Completed

- Weed Abatement
- Pavement Repairs
- Roadway Grading and Shoulder Repairs
- Striping

Nov. 2025 - Feb. 2026 Statistics

Category	Nov-25	Dec-25	Jan-26	Feb-26	Total	Change
Potholes (SF)	450	490	3200	500	4640	3130 ↑
Potholes (Tons of AC)	2	2.5	12	2.75	19.25	12.25 ↑
Weed Abatement (miles)	6	5	3	4	18	2.5 ↑
Trees Trimmed	26	24	15	40	105	11 ↑
Catch Basins Cleaned	0	0	0	0	0	289 ↓
Signs Installed/Replaced	24	40	12	9	85	47 ↑
Posts Installed/Replaced	18	25	7	6	56	29 ↑
Trash/Illegal Dumping Clean-Ups (hrs)	3	6	16	8	33	83 ↓
Graffiti Removal (SF)	300	100	500	350	1250	1000 ↑

Capital Improvement Projects



Palomar St. and Cemetery Improvements

- Project Completion: April 2026 (est.)
- <u>Recent Work Completed</u>
  - Gruwell St. Improvements
  - Wildomar Trail Intersection Improvements
- <u>On-Going Work</u>
  - Gruwell St. Intersection Improvements
- <u>Upcoming Work through End of Project</u>
  - Utility Relocations
  - Cemetery Gates
  - Landscaping Improvements
  - Final Paving and Bike/Ped Trail
  - Signing/Striping Improvements





Bundy Canyon Road/Harvest Way Traffic Signal Project (CIP 088) and Signalized Intersection Improvements Project (CIP 089)

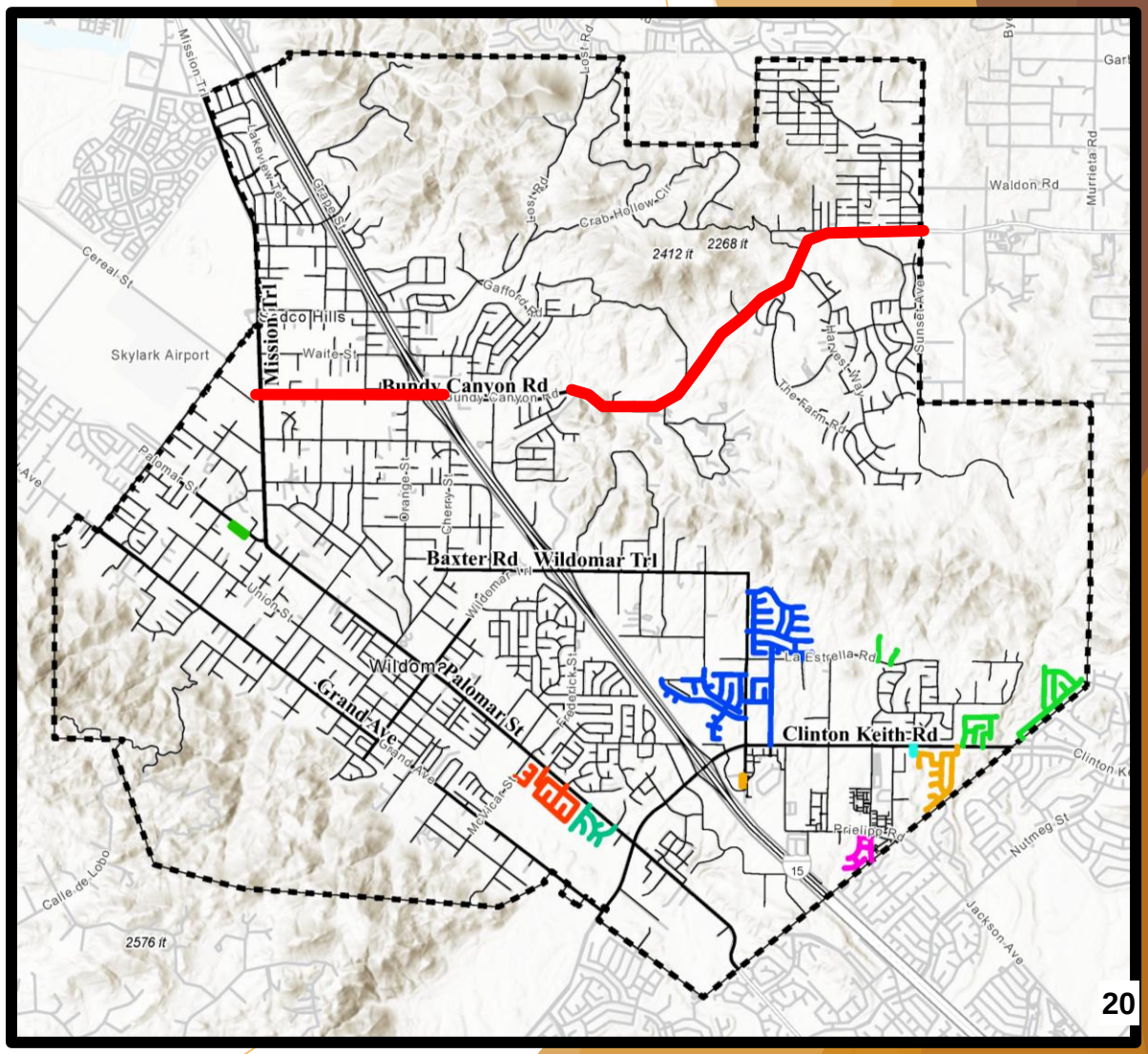




- Project Completion: Sept. 2026 (est.)
- <u>Recent and On-Going Work</u>
  - Installation of foundations for new traffic signal poles
- <u>Upcoming Work through End of Project</u>
  - Traffic signal pole installations
  - Striping modifications
  - Video detection installation

Bundy Canyon Road Rehab Project (CIP 057-3)
Slurry Seal Project (CIP 058-3)

- Project Completion: Summer 2026 (est.)
- Project is progressing through pre-construction submittals prior to construction beginning.
- Project also includes slurry seal and restriping for City Hall and Marna O'Brien parking lots.



Design



- <u>Bundy Canyon Rd. Improvement Project, Segment 2 (CIP 026-2)</u>
  - Construction Management/Inspection (CMI)
    - Request for Proposals Advertised in February
    - CMI Contract Award planned for April/May
  - Construction Advertisement estimated in June/July

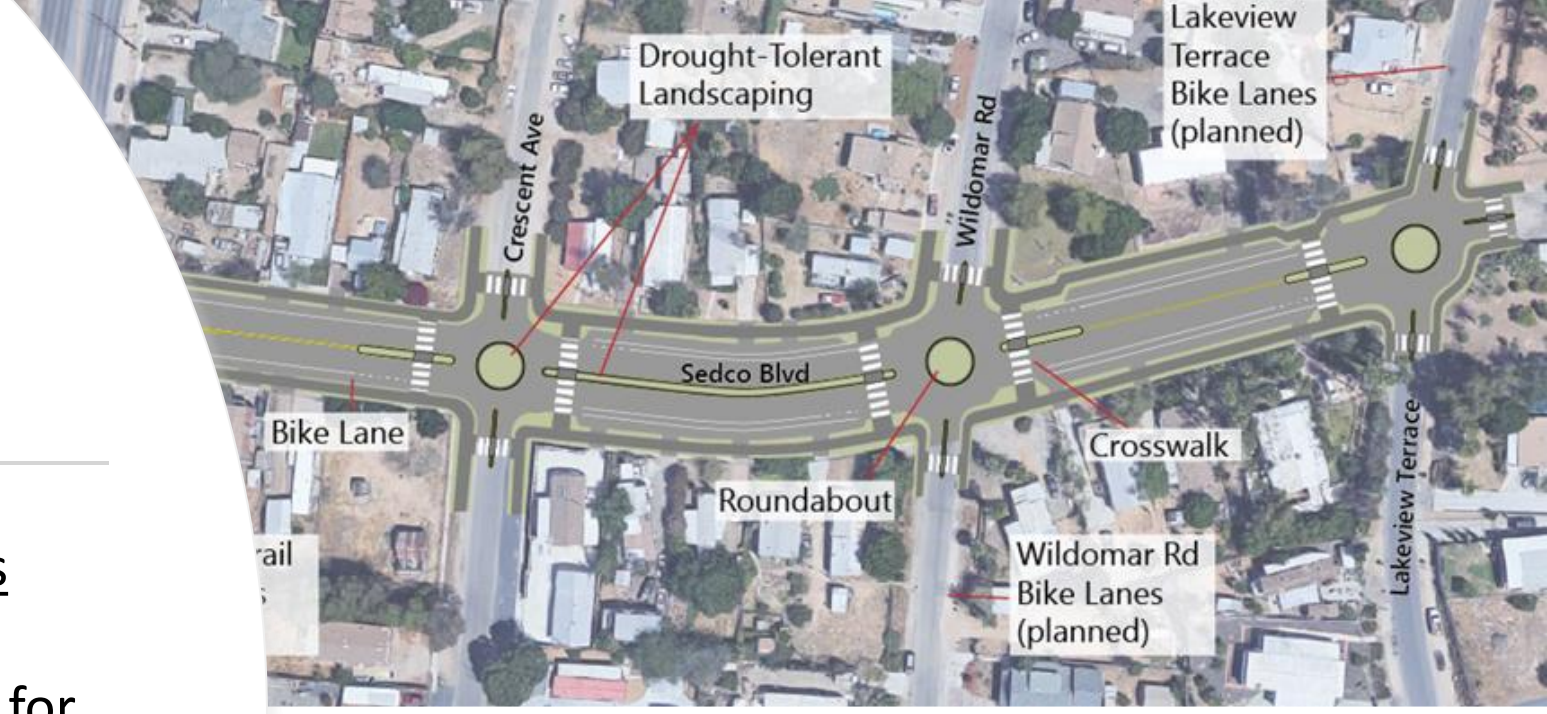
- <u>Bundy Canyon Rd. Sidewalk/Bike Lane Improvements (CIP 092)</u>
  - Design contract awarded at February City Council Meeting
  - Scope includes widening, installation of missing sidewalk, and striping of bike lanes between Almond St. (Elsinore High School) and Canyon Ranch Rd.
  - Scope also includes preliminary engineering for future widening west of Almond St.

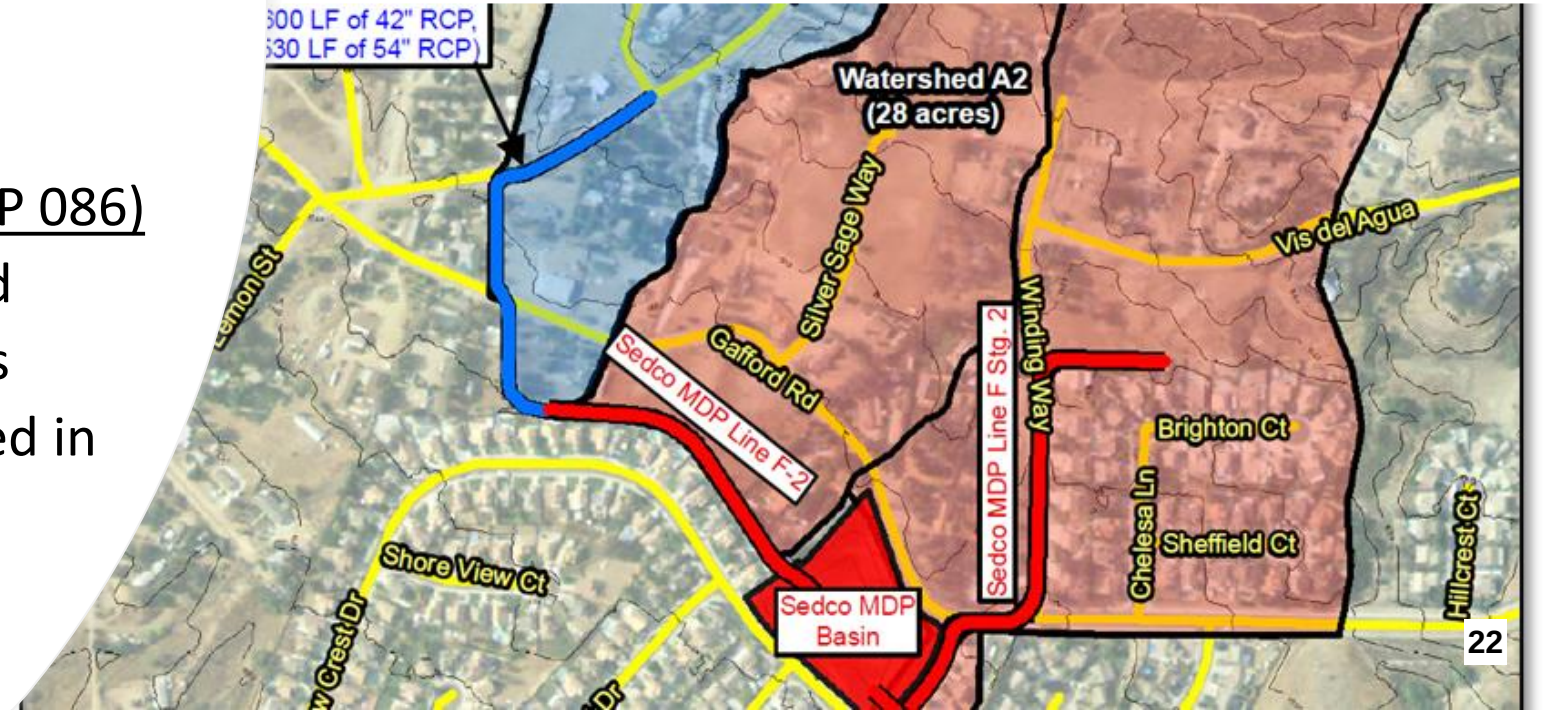


Design

- Sedco Blvd. Roadway Improvements (CIP 096)
  - Design Contract Award planned for April

- Sedco MDP Line F-2 Storm Drain (CIP 086)
  - Seven design proposals received
  - Proposal evaluations in progress
  - Design Contract Award estimated in June/July





Design

- Mission Trail/Sedco Sidewalk (Phase 3) (CIP 044-3)
  - CDBG Funds for Construction have been advanced
  - Right-of-Way complete
  - Final updates/revisions to plans being made prior to approval and construction advertisement

- Pedestrian Crossing Enhancements (CIP 097)
  - Design on-going for various pedestrian enhancements at signalized intersections including countdown signal heads, high visibility crosswalks, accessible push buttons, curb ramps, and other related improvements.





Development Projects



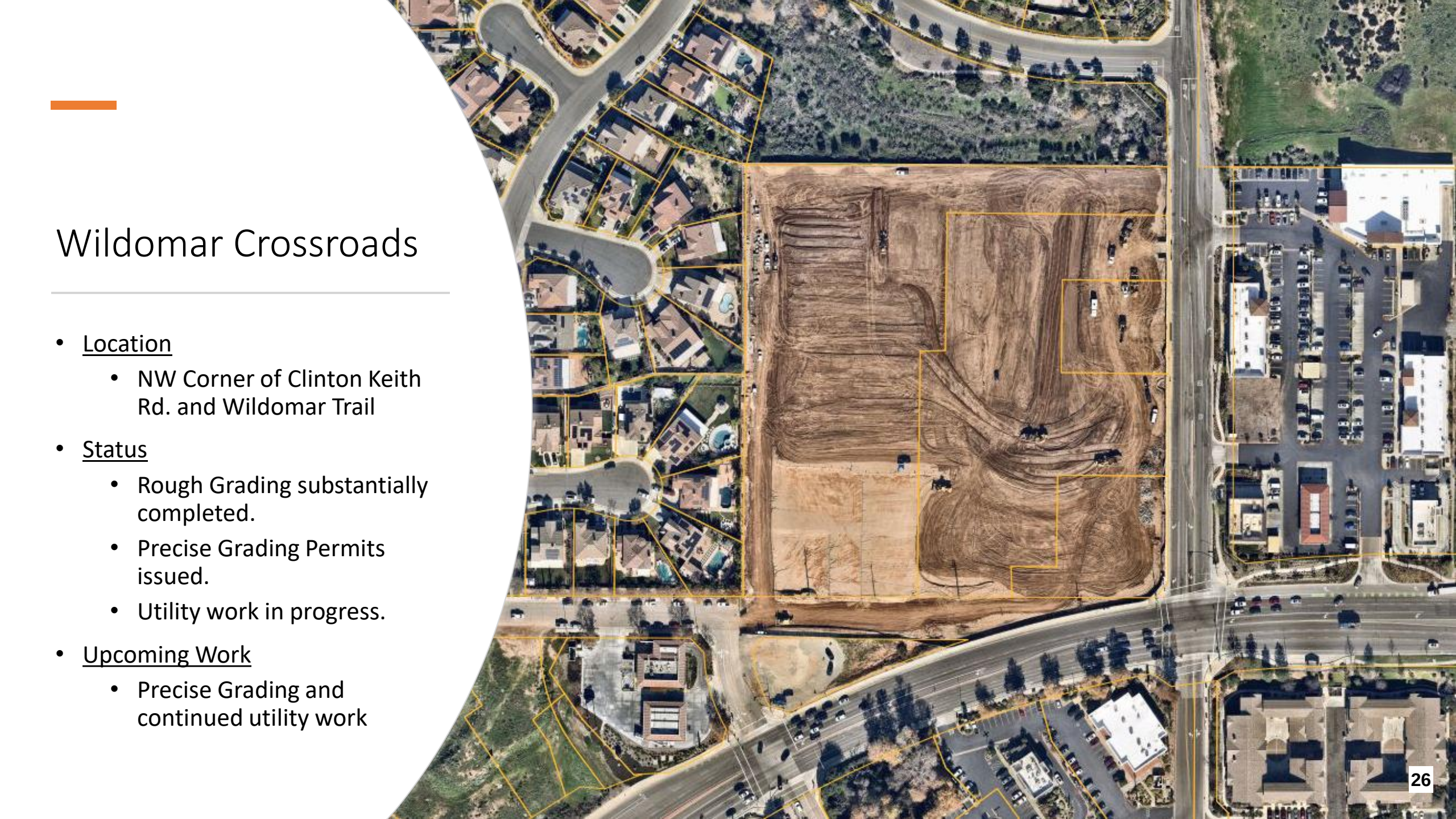
Camelia Townhomes

- Location
  - Palomar St.
  - NE of Washington Ave. and SW of Jefferson Ave.
- Status
  - Rough Grading substantially completed.
  - Utility work in progress.
- Upcoming Work
  - Street improvements on Washington Ave./Palomar St.



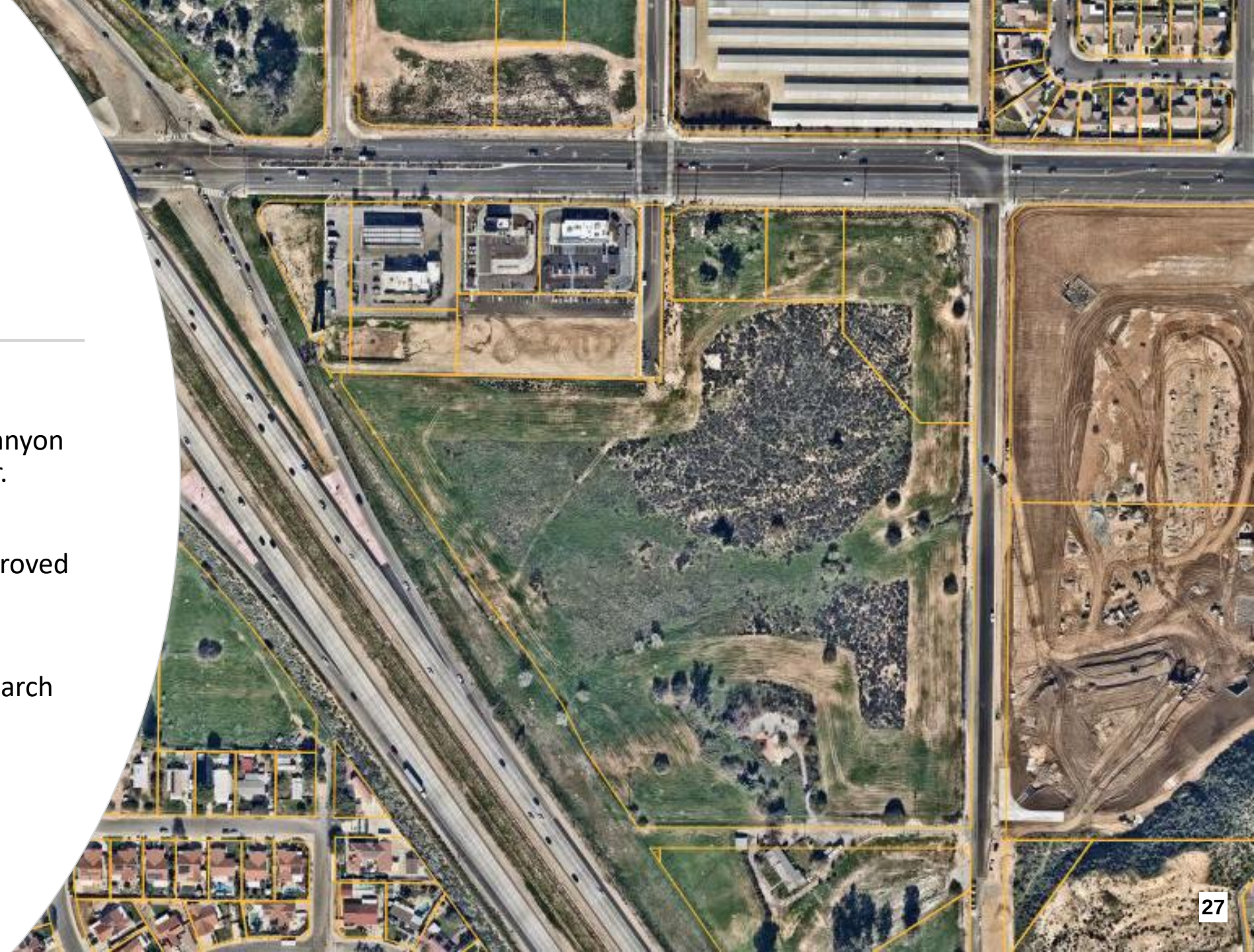
Wildomar Crossroads

- Location
  - NW Corner of Clinton Keith Rd. and Wildomar Trail
- Status
  - Rough Grading substantially completed.
  - Precise Grading Permits issued.
  - Utility work in progress.
- Upcoming Work
  - Precise Grading and continued utility work



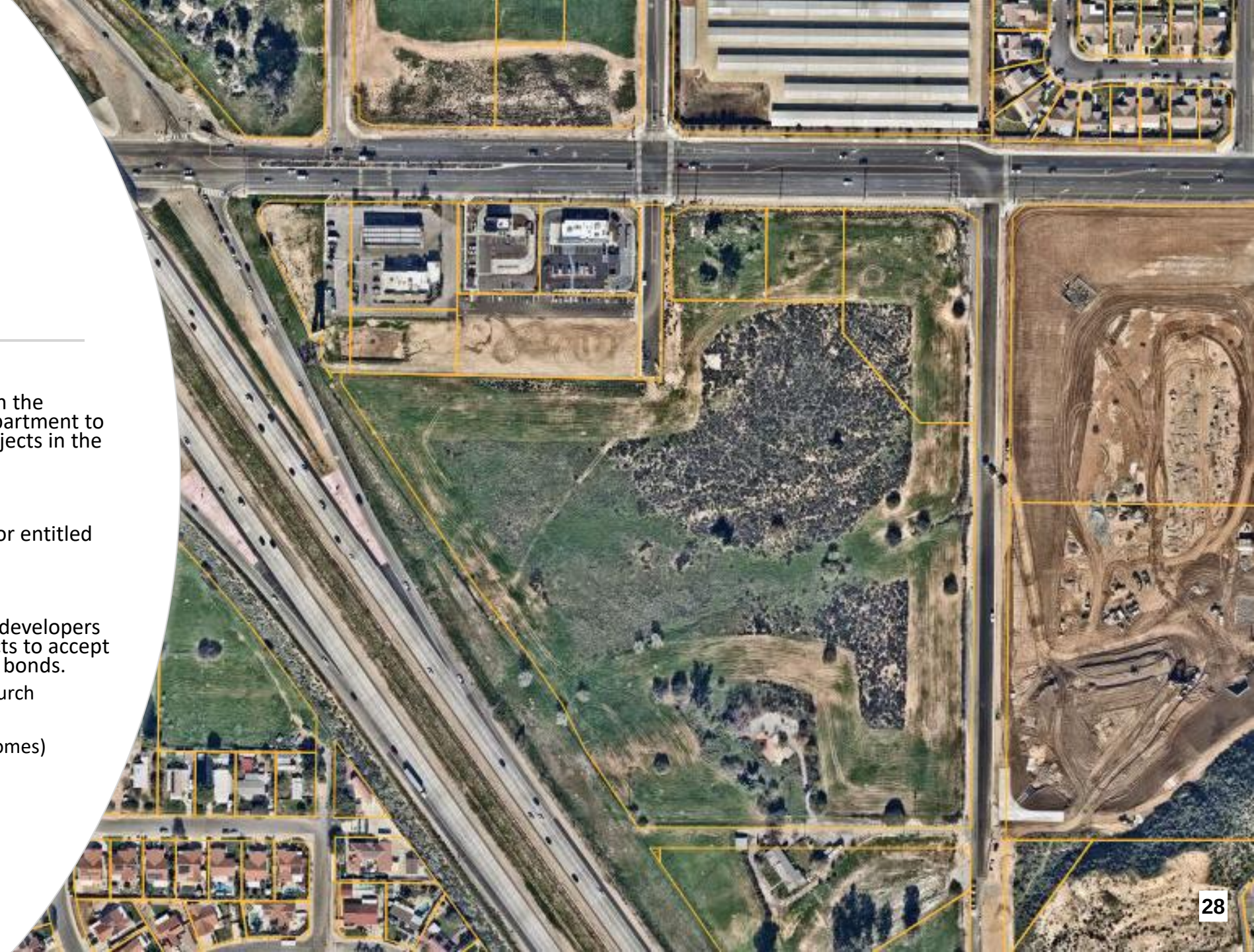
Walmart

- Location
  - SW Corner of Bundy Canyon Rd. and Monte Vista Dr.
- Status
  - Mass/Rough Plans Approved
- Upcoming Work
  - Mass/Rough Grading expected to begin in March



Other Activities

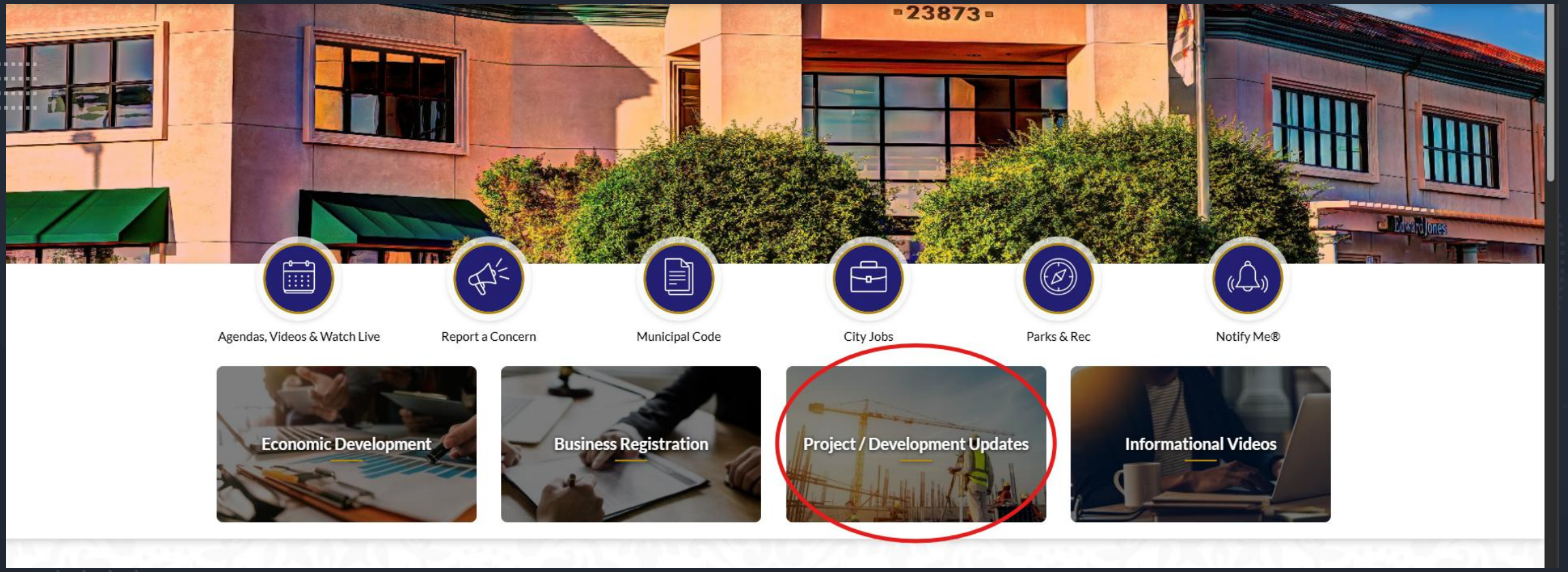
- Entitlements
  - Engineering works closely with the Community Development Department to review and condition new projects in the entitlement phase.
- Engineering Plan Review
  - Review of engineering plans for entitled projects, for construction.
- Project Close-Outs
  - Staff is working with multiple developers to close-out completed projects to accept improvements and/or release bonds.
    - Saint Francis of Rome Church
    - Oak Springs Ranch II
    - Boulder Creek (Beazer Homes)
    - Clinton Keith Village
    - Villa Siena Apartments
    - Bundy Canyon Plaza
    - Verano (KB Home)



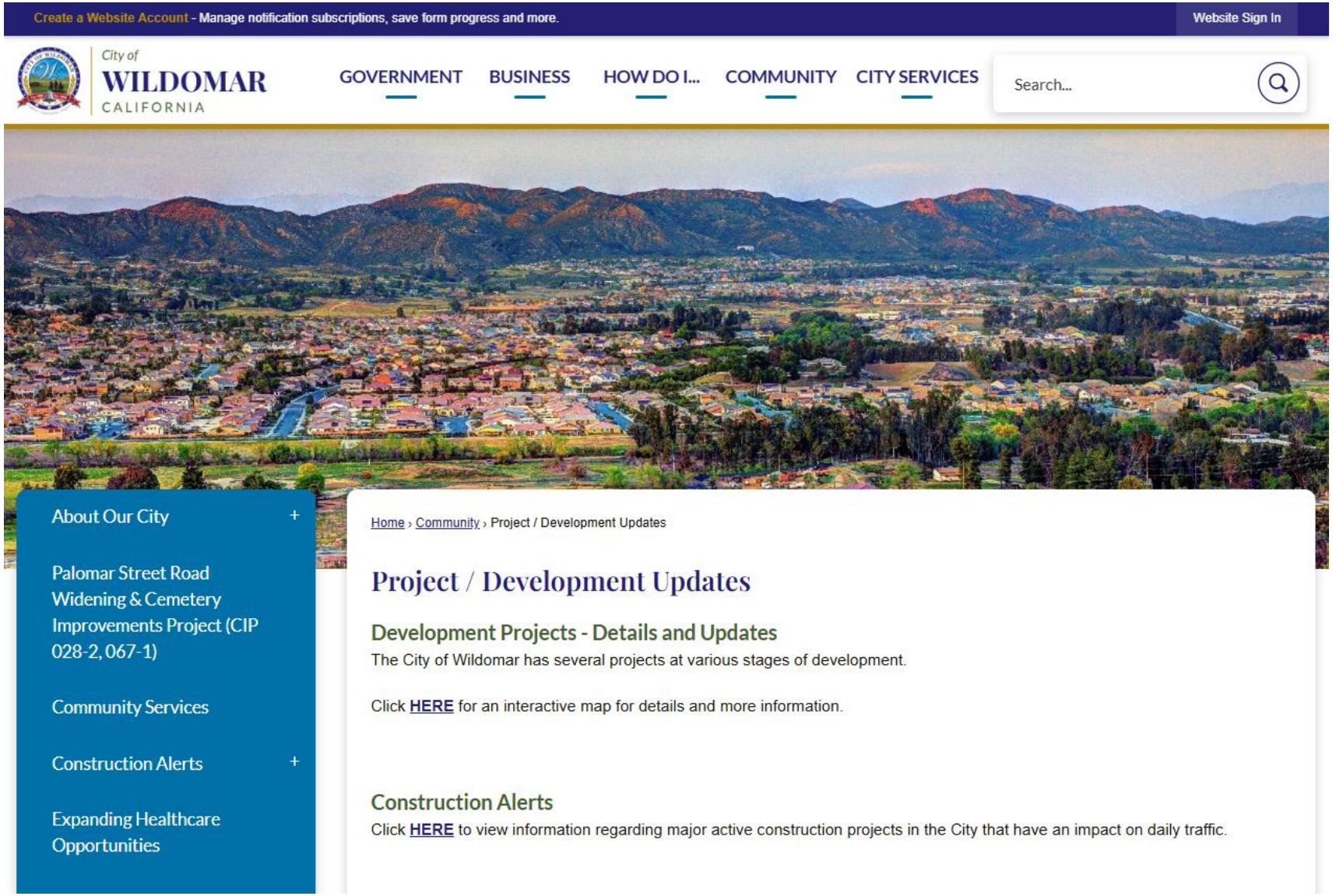
Project Updates Online

Project details and more regular project updates are available on the City's website.

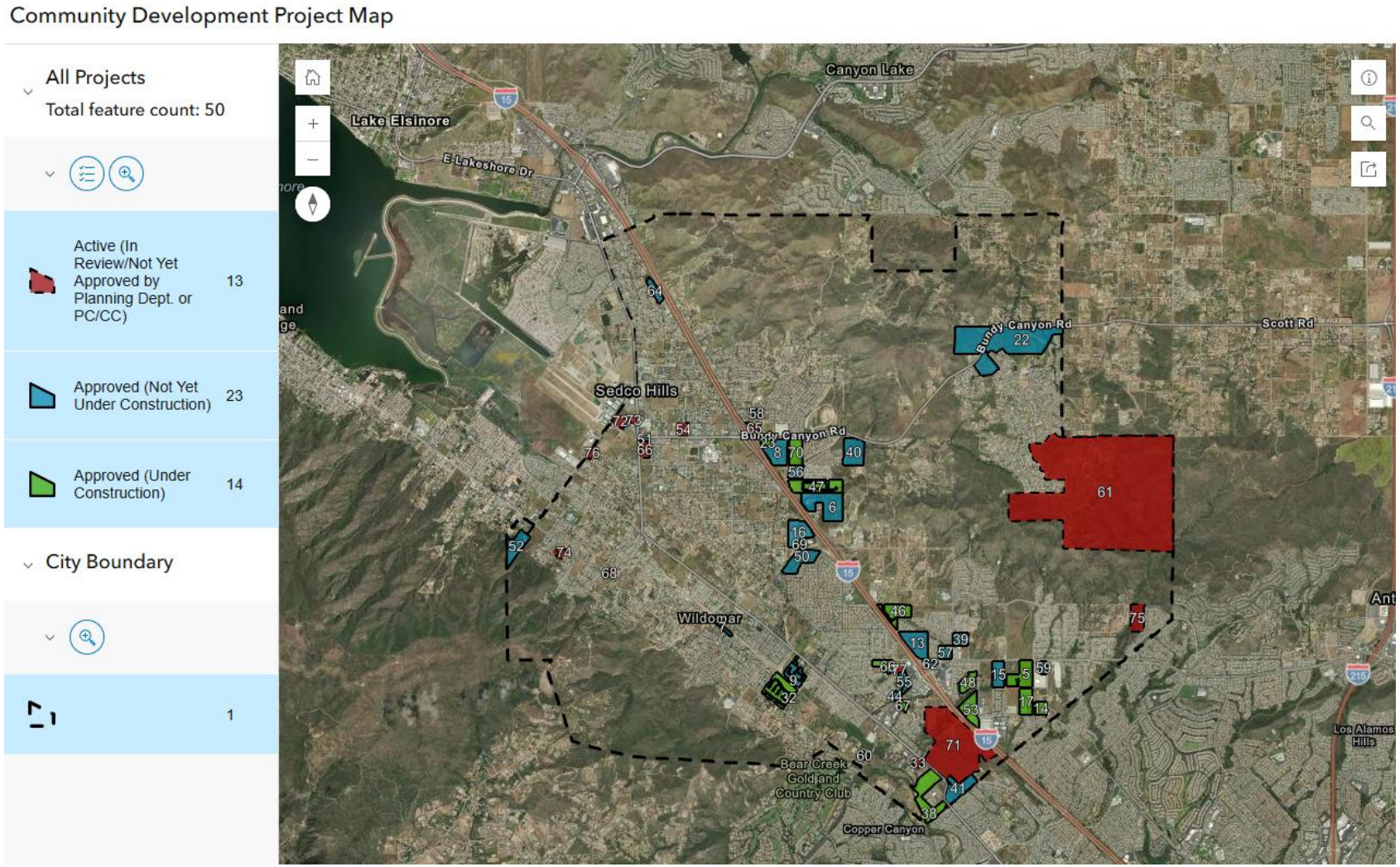
https://wildomar.gov/422/Project-Development-Updates



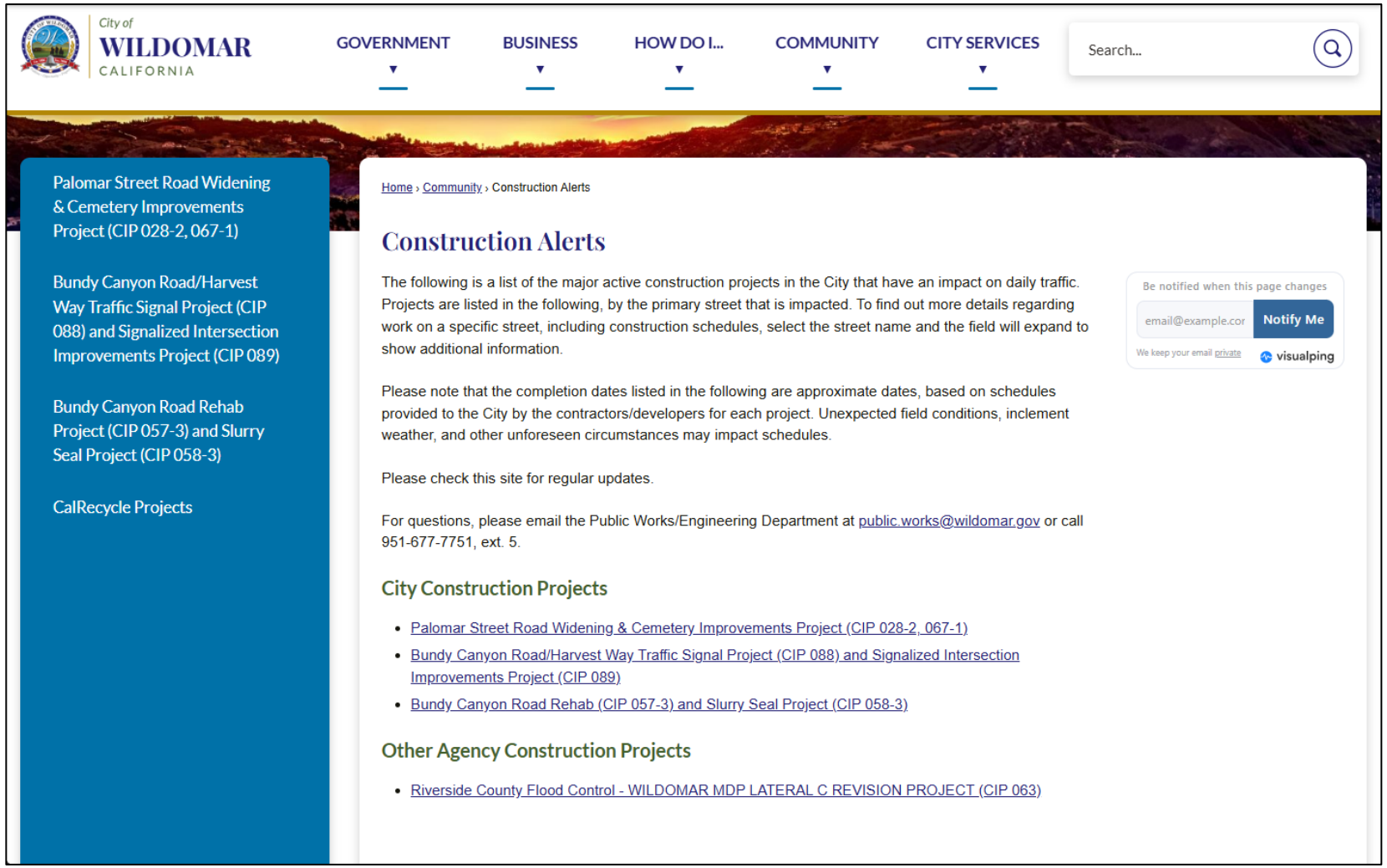
Project Updates Online



Project Updates Online



Project Updates Online



City of WILDOMAR CALIFORNIA

GOVERNMENT ▾ BUSINESS ▾ HOW DO I... ▾ COMMUNITY ▾ CITY SERVICES ▾ Search...

- Palomar Street Road Widening & Cemetery Improvements Project (CIP 028-2, 067-1)
- Bundy Canyon Road/Harvest Way Traffic Signal Project (CIP 088) and Signalized Intersection Improvements Project (CIP 089)
- Bundy Canyon Road Rehab Project (CIP 057-3) and Slurry Seal Project (CIP 058-3)
- CalRecycle Projects

Home › Community › Construction Alerts

Construction Alerts

The following is a list of the major active construction projects in the City that have an impact on daily traffic. Projects are listed in the following, by the primary street that is impacted. To find out more details regarding work on a specific street, including construction schedules, select the street name and the field will expand to show additional information.

Please note that the completion dates listed in the following are approximate dates, based on schedules provided to the City by the contractors/developers for each project. Unexpected field conditions, inclement weather, and other unforeseen circumstances may impact schedules.

Please check this site for regular updates.

For questions, please email the Public Works/Engineering Department at public.works@wildomar.gov or call 951-677-7751, ext. 5.

Be notified when this page changes
email@example.cor Notify Me
We keep your email private visualping

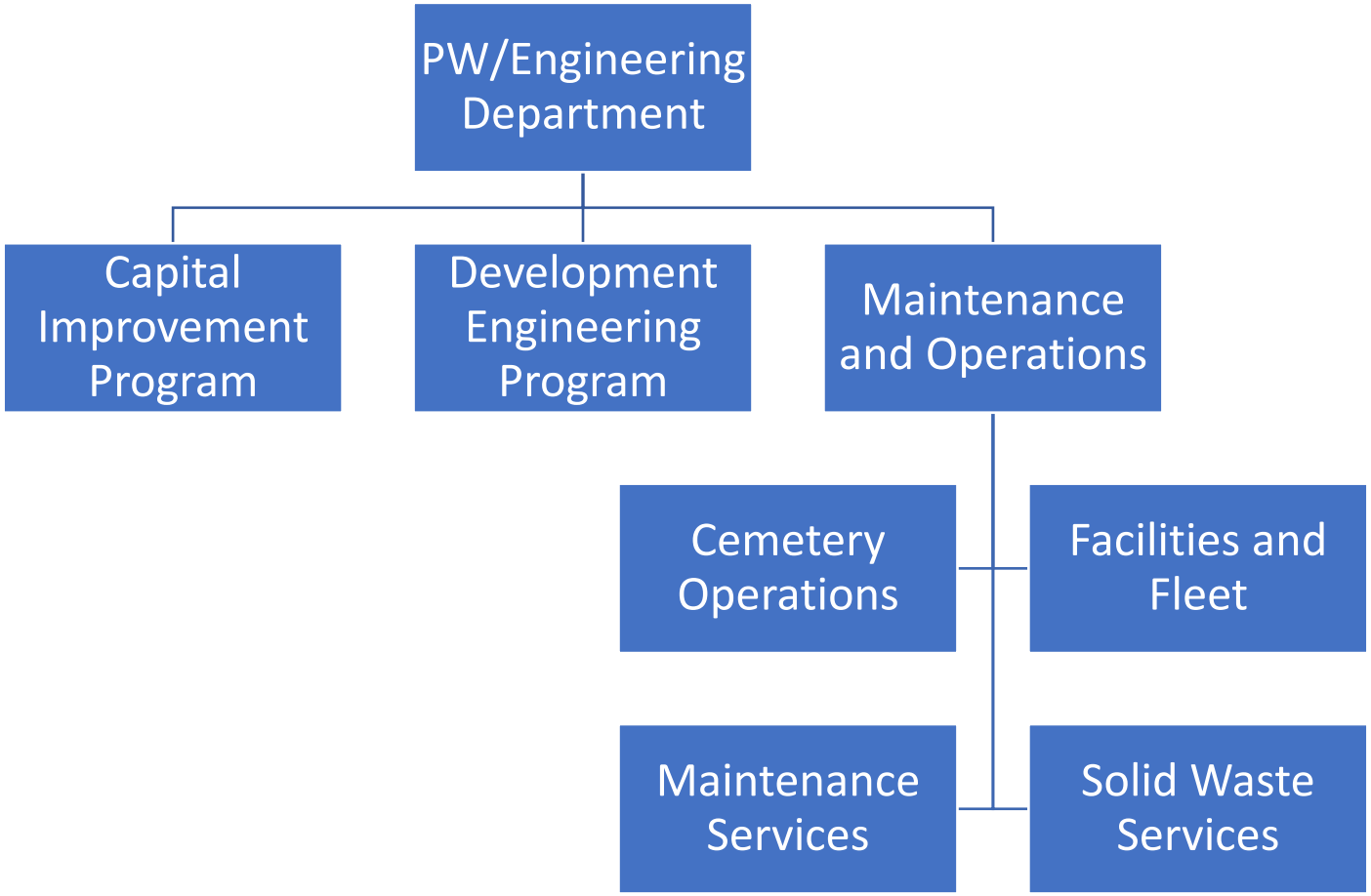
City Construction Projects

- Palomar Street Road Widening & Cemetery Improvements Project (CIP 028-2, 067-1)
- Bundy Canyon Road/Harvest Way Traffic Signal Project (CIP 088) and Signalized Intersection Improvements Project (CIP 089)
- Bundy Canyon Road Rehab (CIP 057-3) and Slurry Seal Project (CIP 058-3)

Other Agency Construction Projects

- Riverside County Flood Control - WILDOMAR MDP LATERAL C REVISION PROJECT (CIP 063)

Department Restructure/Transition Update



Questions



CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: March 11, 2026

SUBJECT: City Council/ Cemetery District Board Minutes - February 10, 2026 - Regular Meeting

SUBMITTED BY: Janet Morales Garcia, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
1. Minutes 02-10-2026-cm

MINUTES
CITY OF WILDOMAR
CITY COUNCIL/CEMETERY DISTRICT
TUESDAY, FEBRUARY 10, 2026
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

Closed Session: 5:30 PM | Regular Session 6:00 PM

CALL TO ORDER CLOSED SESSION - 5:30 P.M.

The Closed Session was called to order by Mayor Marquez at 5:30 p.m.

ROLL CALL

Members in attendance: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, and Joseph Morabito

Members absent: None.

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(4) to confer with legal counsel with regard to one matter of potential initiation of litigation.

The City Council convened into closed session at 5:30 p.m.

CALL TO ORDER OPEN SESSION - 6:00 P.M.

The Joint Regular Meeting of the Wildomar City Council and the Wildomar Cemetery District was called to order by Mayor Marquez at 6:02 p.m.

ROLL CALL

Members in attendance: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, and Joseph Morabito

Members absent: None.

Staff in attendance: City Manager Mann, City Attorney Jex, City Clerk Morales Garcia, Community Development Director Flores, Public Works Director/City Engineer Farag, Human Resources and Risk Manager Wolf, Finance Manager Jantz, Associate Engineer Luna, and Assistant to the City Manager Gorham.

FLAG SALUTE

The flag salute was led by Mayor Pro Tem Nigg

CLOSED SESSION REPORT

City Attorney Jex stated there are no reportable actions.

PRESENTATIONS

There were no presentations. The introduction of our new CR&R City Representative was rescheduled.

DEPARTMENT REPORTS

Police Department Quarterly Update - October - December, 2025.

Fire Department Quarterly Update - October - December, 2025

Wildomar Library Quarterly Update - October - December, 2025.

The department report was not given.

Community Development Department & Development Activity Update

PUBLIC COMMENTS

The following individuals provided public comment on items not on the agenda:

1. Darla Dunn, Wildomar Market
2. Nolan King, resident

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Ashlee DePhillippo; seconded by Dustin Nigg to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

1) CONSENT CALENDAR

Moved by Ashlee DePhillippo; seconded by Dustin Nigg to approve the Consent Calendar.

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

1.1) City Council/ Cemetery District Board Minutes - January 14, 2026 - Regular Meeting

Approved the minutes as presented.

1.2) January 2026 City Warrant Register

Approved the following:

For Fiscal Year 2025/2026:
1. Warrant Register dated 1-8-2026 in the amount of $711,442.24
2. Warrant Register dated 1-15-2026 in the amount of $226,289.58
3. Warrant Register dated 1-21-2026 in the amount of $515.00
4. Warrant Register dated 1-22-2026 in the amount of $74,802.07
5. Warrant Register dated 1-26-2026 in the amount of $4,471.25
6. Warrant Register dated 1-29-2026 in the amount of $2,711,867.44
7. Wire Transfer Register dated 1-31-2026 in the amount of $18,602.79
8. Payroll Register dated 1-31-2026 in the amount of $533,594.54.

1.3) January 2026 Cemetery Warrant Register

Approved the following:

For Fiscal Year 2025/2026
1. Warrant Register dated 1-8-2026 in the amount of $3,850.63
2. Warrant Register dated 1-15-2026 in the amount of $109.55
3. Warrant Register dated 1-29-2026 in the amount of $172,452.49

1.4) December 2025 City Treasury Report

Approved the City Treasury Report for December 2025.

1.5) December 2025 Cemetery Treasury Report

Approved the Treasury Report for December 2025.

1.6) Second Reading and Adoption of Ordinance No. 259, revising Title 5 of the Wildomar Municipal Code

1. Determined that Ordinance No. 259, is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the common-sense exemption, Section 15061(b)(3) of the CEQA Guidelines, under the general rule-making provision; and

2. Conducted a second reading by title only and adopt Ordinance No. 259 amending Title 5 (Business Licenses and Regulations) of the Wildomar Municipal Code, as entitled:

ORDINANCE NO. 259
AN ORDINANCE OF THE WILDOMAR CITY COUNCIL AMENDING SECTION 1.04.120, VARIOUS PROVISIONS OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS), AND OTHER TITLES OF THE WILDOMAR MUNICIPAL CODE TO UPDATE THE CITY'S BUSINESS REGISTRATION AND REGULATORY FRAMEWORK AND CONFORM ASSOCIATED REFERENCES

1.7) Second Reading of Ordinance No. 260 For Formation of Community Facilities District 2025-1

Adopted an Ordinance entitled:

ORDINANCE NO. 260
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 (CAMELIA) OF THE CITY OF WILDOMAR AUTHORIZING THE LEVY OF SPECIAL TAXES

1.8) Second Reading of Ordinance No. 261 For Formation of Community Facilities District 2025-S

Adopted an Ordinance entitled:

ORDINANCE NO. 261
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2025-S (SERVICES) OF THE CITY OF WILDOMAR AUTHORIZING THE LEVY OF SPECIAL TAXES

1.9) Fifth Amendment to Professional Services Agreement with Interwest Consulting Group, Inc. for On-Call/Staff Augmentation Services - Public Works/Engineering

Authorized the City Manager to execute the Fifth Amendment to the

Professional Services Agreement with Interwest Consulting Group, Inc. for On-Call/Staff Augmentation Services – Public Works and Engineering

1.10) Software Licensing and Services for a New Online Development Case Processing and Tracking System

1. Reviewed the attached draft Request for Proposal (RFP) for Software Licensing and Services for a New Online Development Case Processing and Tracking System; and

2. Authorized staff to post the RFP on PlanetBids after making any requested amendments, for response by, and evaluation of, qualified companies.

1.11) Second Task Order Amendment with Placeworks Inc. for Environmental and Regulatory Permit Processing Services for the Clinton Keith Road Widening Project (CIP 025-1)

Approved and authorized the City Manager to execute a Task Order Amendment in the amount of $28,582 for required additional environmental support for the Clinton Keith Road Widening Project (CIP 025-1).

1.12) Sole Source Agreement for Professional Services with Lee and Associates for the Wildomar Cemetery Master Plan Update

Authorized the City Manager to execute a sole source agreement for professional services with Lee and Associates.

1.13) Professional Services Agreement with Mark Thomas & Company, Inc. for Engineering and Design Services for Bundy Canyon Road (West) Widening and Active Transportation Plan Improvements Project (Mission Trail to Canyon Ranch Road) (CIP 090 and CIP 092)

1. Authorized the City Manager to execute a Professional Services Agreement between the City of Wildomar and Mark Thomas.

2. Authorized the Public Works Director/City Engineer to approve change orders up to 10% of the contract amount for required additional services.

3. Authorized the Public Works Director/City Engineer to approve budgeted optional tasks, with Mark Thomas to proceed only upon receiving written authorization.

4. Approved a deappropriation of Fund 503 (TUMF) to decrease $360,870 from CIP 090 and approve a supplemental appropriation for Fund 503 (TUMF) to increase $360,870 in expenditures for CIP 092.

2) PUBLIC HEARINGS

2.1) Community Development Block Grant (CDBG) - Allocation of Funds for Fiscal Year 26/27 and Extension of Time Request for Fiscal Year 24/25 Funds

Mayor Marquez opened the Public Hearing at 6:33 p.m.

Associate Engineer Luna presented the staff report.

Brett Masters, HOPE Inc., provided public comment in favor of the item.

There being no further comments, the Mayor closed the Public Hearing at 6:41 p.m.

Moved by Ashlee DePhillippo; seconded by Dustin Nigg to
1. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - 07
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR 2026/2027

2. Authorize the City Manager to submit a Supplemental Agreement Extension Request for the City's FY 24/25 allocation to the Riverside County Department of Housing and Workforce Solutions (HWS) for the Sedco Sidewalk Project - Phase III

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

3) GENERAL BUSINESS

3.1) FY2025-26 Mid-Year Budget Report

Finance Manager Jantz presented the staff report.

There were no public comments.

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to 1. Approve the classification descriptions, pay plan, and classification schedule with the amended exhibit, and adopt a Resolution entitled:

RESOLUTION NO. 2026 - 08
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,

CALIFORNIA, APPROVING THREE NEW CLASSIFICATION DESCRIPTIONS; APPROVING THE UPDATED POSITION CLASSIFICATION SCHEDULE; AND AMENDING THE EXISTING PAY PLAN TO INCLUDE THESE POSITIONS

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

Moved by Dustin Nigg; seconded by Ashlee DePhillippo to Approve the Fiscal Year 2025-26 2nd Quarter Budget Report, and adopt a Resolution entitled:

RESOLUTION NO. 2026 - 09
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING ADJUSTMENTS TO THE FY2025-26 BUDGETED REVENUES AND EXPENSES AND ADOPTING A REVISED SCHEDULE OF AUTHORIZED POSITIONS

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

3.2) Pavement Management Program (PMP) Report (CIP 050-1) and Dirt Road Memorandum

Associate Engineer Luna and NCE Consultant Jha presented the staff report.

Michael Wenzel, resident, provided public comment.
Robin James, resident, provided public comment.

Moved by Ashlee DePhillippo; seconded by Bridgette Moore to
1. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - 10
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A STATUTORY CEQA EXEMPTION PER SECTION 15262 (FEASIBILITY AND PLANNING STUDIES) OF CEQA AND ADOPTING THE WILDOMAR PAVEMENT MANAGEMENT PROGRAM REPORT

2. Receive and file the Dirt Road Inventory and Condition Assessment Memorandum

Motion Approved: 5 - 0

Voting For: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, Joseph Morabito
Voting Against: None
Abstain: None
Absent: None

Councilmember DePhillippo left the meeting at 7:30 p.m.

3.3) Contract Award - Bundy Canyon Road Rehab Project and Slurry Seal Project (CIP 057-3, 058-3)

Associate Engineer Luna presented the staff report.

There were no public comments.

Moved by Dustin Nigg; seconded by Bridgette Moore to
1. Adopt a Categorical Exemption pursuant to Section 15301(c) of the CEQA Guidelines.

2.Make a finding that the Projects, CIP 057-3 and CIP 058-3, are exempt from the Multiple Species Habitat Conservation Plan (MSHCP) fees.

3. Approve the plans and designs for all of the planned roadway improvements included within CIP 057-3 and 058-3, including but not limited to Bundy Canyon Road and the multiple roadways proximate to Clinton Keith Road, Palomar Street, and Wildomar Trail that are more particularly described in Appendix A and CIP 058-3 Exhibits included in the bid documents for purposes of obtaining design immunity pursuant to Government Code Section 830.6.

4. Authorize the City Manager to execute a construction contract with All American Asphalt in the amount of $2,567,666.02 for the Road Maintenance and Rehabilitation Project (CIP 057-3) and Slurry Seal Project (CIP 058-3) and waive any informality or irregularity in the Bid.

5. Authorize the Public Works Director to approve change orders not to exceed 25% of the construction contract amount (contingency).

6. Authorize the City Manager to execute a work order with Geocon West, Inc. under their existing on-call agreement in the amount of $57,975 for material testing for the Bundy Canyon Road Rehab Project (CIP 057-3), including Extra Work Authorizations not to exceed $7,024, for a total not to exceed $64,999.

7. Authorize the City Manager to execute a Professional Services Agreement with Labelle-Marvin, Inc. in the amount of $66,767 for material testing for the Slurry Seal Project (CIP 058-3), including Extra Work Authorizations not to exceed $8,232, for a total not to exceed

$74,999.

8. Authorize the City Manager to execute a work order with Interwest Consulting Group under their existing on-call agreement in the amount of $97,630 for Construction Management services for the Projects, including Extra Work Authorizations not to exceed $12,369, for a total not to exceed $109,999.

9. Approve a deappropriation of Fund 120 (Measure AA) to decrease $250,000 from CIP 103 and approve a supplemental appropriation for Fund 120 (Measure AA) to increase $250,000.00 in expenditures for CIP 057-3.

10. Approve a deappropriation of Fund 201 (Measure A) to decrease $57,600 from CIP 103 and approve a supplemental appropriation for Fund 201 (Measure A) to increase $57,600.00 in expenditures for CIP 057-3.

11. Approve a deappropriation of Fund 201 (Measure A) to decrease $378,000 from CIP 063 and approve a supplemental appropriation for Fund 201 (Measure A) to increase $378,000 in expenditures for CIP 058-3.

12. Approve a supplemental appropriation for Fund 100 (General Fund - Facilities) to increase $15,000.00 in expenditures for CIP 058-3.

13. Approve a supplemental appropriation for Fund 690 (Measure Z) to increase $20,000.00 in expenditures for CIP 058-3.

14. Approve a supplemental appropriation for Fund 606 (CFD) to increase $24,400.00 in expenditures for CIP 057-3.

15. Approve a supplemental appropriation for Fund 606 (CFD) to increase $150,000.00 in expenditures for CIP 058-3.

16. Adopt a Resolution entitled:

RESOLUTION NO. 2026 - 11
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING PROJECT PLANS, DESIGN, SPECIFICATIONS, CONTRACT DOCUMENTS, AND AWARDING A CONSTRUCTION CONTRACT FOR THE BUNDY CANYON ROAD REHAB PROJECT (CIP 057-3) AND SLURRY SEAL PROJECT (CIP 058-3) (“PROJECTS”) AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH ALL AMERICAN ASPHALT, INC.

Motion Approved: 4 - 0

Voting For: Carlos Marquez, Dustin Nigg, Bridgette Moore, Joseph Morabito
Voting Against: None

Abstain: None
Absent: Ashlee DePhillippo

COUNCIL COMMUNICATIONS

The City Council spoke about the various committees, commissions, and boards they serve on locally and regionally, as well as community events.

CITY MANAGER REPORT

There was no report given.

FUTURE AGENDA ITEMS

There were no items added.

ADJOURN THE MEETING

There being no further business, Mayor Marquez adjourned the meeting at 8:01 p.m.

Submitted by:



_____

Janet Morales, CMC
City Clerk

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.2
Meeting Date: March 11, 2026

SUBJECT: City Council Minutes - February 10, 2026 - Special Meeting

SUBMITTED BY: Janet Morales Garcia, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
1. Minutes 02-10-2026-cm-special

MINUTES
CITY OF WILDOMAR
CITY COUNCIL SPECIAL MEETING
TUESDAY, FEBRUARY 10, 2026
23873 CLINTON KEITH ROAD
SANTA ROSA CONFERENCE ROOM STE. 209
WILDOMAR, CA, 92595

SPECIAL MEETING - WORKSHOP: 3:00 PM

CALL TO ORDER - WORKSHOP

Mayor Marquez called the Special Meeting - Workshop - to order at 3:04 p.m.

ROLL CALL

Members in attendance: Carlos Marquez, Dustin Nigg, Ashlee DePhillippo, Bridgette Moore, and Joseph Morabito

Members absent: None.

Mayor Pro Tem Nigg arrived at 4:20 p.m.

Staff in attendance: City Manager Mann, City Attorney Jex, City Clerk Morales Garcia, Community Development Director Torres, Public Works Director/ City Engineer Farag, Human Resources and Risk Manager Wolf, Building Official Burns, Code Enforcement Manager Berroteran and Code Enforcement Supervisor Parker.

1) WORKSHOP

1.1) Wildomar Code Enforcement Division Study Session

Community Development Director Flores and Code Enforcement Manager Berroteran presented the staff report.

Don Saunders, resident, provided public comment.

It was the consensus of the City Council to receive the presentation

and direct staff to:

1. Prioritize and be proactive on code enforcement within the City's major corridors.

2. Prioritize any life and safety code violations.

3. Address code enforcement issues brought forward by the community.

4. Draft an ordinance that addresses RV parking, driveways, and approaches.

1.2) Sidewalk Ordinance Study Session

Human Resources and Risk Manager Wolf and CIRA Risk Control Advisor Benzing presented the staff report.

Don Saunders, resident, provided public comment.

It was the consensus of the City Council to receive the presentation and direct staff to bring back an Ordinance with a program at a future date.

ADJOURN THE MEETING

The Mayor adjourned the meeting at 5:22 p.m.

Submitted by:



_____

Janet Morales, CMC
City Clerk

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.3
Meeting Date: March 11, 2026

SUBJECT: February 2026 City Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant II

PREPARED BY: Nicholas Neidiffer, Accountant II

ACTION:
Approve the following:

For Fiscal Year 2025/2026:
Warrant Register dated 2-5-2026 in the amount of $184,160.92.
Warrant Register dated 2-11-2026 in the amount of $313.20.
Warrant Register dated 2-12-2026 in the amount of $382,024.77.
Warrant Register dated 2-19-2026 in the amount of $1,236,529.71.
Warrant Register dated 2-24-2026 in the amount of $11,601.22.
Warrant Register dated 2-26-2026 in the amount of $288,295.36.
Wire Transfer Register dated 1-31-2026 in the amount of $441,372.63.
Payroll Register dated 1-31-2026 in the amount of $529,601.70.

SUMMARY:
February 2026 City Warrant Register

DISCUSSION:
The City of Wildomar requires that the City Council audit payments of demands and direct the City Manager to issue checks. The Warrant and Payroll Registers are submitted for approval.

FISCAL IMPACT:
These Warrant, Wire Transfer and Payroll Registers will have a budgetary impact in the amount and fiscal year noted in the recommendation section of this report. These costs are included in the Fiscal Year 2025/26 Budget.

ATTACHMENTS:
February 2026 City Warrant Register

Transaction Name	Bill Date	Payment Date	Amount (Credit)	Vendor	Memo
Bill #2025-1522-2025-1554	10/31/2025	2/5/2026	46,976.50	TKE ENGINEERING INC	Engineering Services for Development Projects - October 2025
Bill #1KXL-MY7M-CWFY	1/27/2026	2/5/2026	2,473.65	AMAZON CAPITAL SERVICES	Chairs for Public Works Department
Bill #2026047	1/20/2026	2/5/2026	544.14	MCA DIRECT	Election Material
Bill #10680	1/7/2026	2/5/2026	3,700.00	NETFILE	Annual Subscription Charges for Agency (SEI) 11/01/25-10/31/26
Bill #WILD-01.12 - 15	12/31/2025	2/5/2026	48,660.25	PLACEWORKS	December 2025 Contractual Svc -The Bluffs Specific Plan/EIR
Bill #12926	1/29/2026	2/5/2026	678.96	CHRISTOPHER MANN	Reimbursement for Flight for League of CA Cities Conference in Sacramento
Bill #92025	10/31/2025	2/5/2026	47,182.50	MNS ENGINEERS, INC	Professional Services for the period: 10/01/25-10/31/25
Bill #92264	11/30/2025	2/5/2026	22,012.50	MNS ENGINEERS, INC	Professional Services for the period: 11/01/25-11/30/25
Bill #12926	1/29/2026	2/5/2026	58.70	NEIDIFFER, NICHOLAS	Reimbursement: W-2 Forms for Paper Submission
Bill #1P7T-H46C-JKJJ	1/29/2026	2/5/2026	24.89	AMAZON CAPITAL SERVICES	Conference Room Cable
Bill #6134165982	1/22/2026	2/5/2026	40.01	VERIZON WIRELESS	12/23/25-01/22/26 Data Internet Chrg 6192 Windsong
Bill #14063441	1/26/2026	2/5/2026	468.21	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/12/25-01/12/26 Water Zone 42 Loc 01 M1
Bill #14063692	1/26/2026	2/5/2026	245.80	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/12/25-01/12/26 Water Zone 42 Loc 03 M3
Bill #14063693	1/26/2026	2/5/2026	226.50	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/12/25-01/12/26 Water Zone 42 Loc 02 M2
Bill #012726-5471	1/27/2026	2/5/2026	10.64	EDISON	09/25-25-10/23/25 CFD Zone 5 36551 Elizabeth (Irrigation Meter)
Bill #012826-9129	1/28/2026	2/5/2026	615.35	EDISON	12/29/25-01/27/26 Elec - 32637 Gruwell (FS61) & Malaga
Bill #012826-6091	1/28/2026	2/5/2026	43.06	EDISON	12/29/25-01/27/26 Elec 21347 Como St (Little League)
Bill #3107634952	1/25/2026	2/5/2026	201.85	PITNEY BOWES	Postage Meter Rental 12/16/25-03/15/26
Bill #6134165981	1/22/2026	2/5/2026	1,103.98	VERIZON WIRELESS	Verizon 12/23/25-01/22/26
Bill #11758814	10/5/2025	2/5/2026	1,458.02	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - CFD No. 2025-2 (Westpark Promenade)
Bill #41112317	1/26/2026	2/5/2026	214.24	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. #019-1780554
Bill #012826-6801	1/28/2026	2/5/2026	11.28	EDISON	09/26/25-10/26/25 Electric CFD 2013-1 Zone 10
Bill #277420	2/2/2026	2/5/2026	1,617.23	INNOVATIVE DOCUMENT SOLUTIONS	01/01/26-01/31/26 Copier Services Maintenance/Repairs, Ink /Toner (7copiers)
Bill #14070443	2/28/2026	2/5/2026	168.99	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/15/25-01/15/26 Water Zone 3 Loc 35 M1
Bill #14070648	1/28/2026	2/5/2026	414.36	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/15/25-01/15/26 Water City Hall
Bill #14073455	1/28/2026	2/5/2026	320.21	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/15/25-01/15/26 Water Zone 5 CFD 2013-1
Bill #8013250601	1/25/2026	2/5/2026	185.01	STERICYCLE, INC	Contractual Shredding Svc
Bill #309561/3	1/23/2026	2/5/2026	20.62	ACE HARDWARE	Facilities Supplies
Bill #2871	2/4/2026	2/5/2026	500.00	MATTOX DESIGNS DBA SERIOUSLY STICKERS	Social Media Videos
Bill #5136142	2/4/2026	2/5/2026	3,444.94	MANPOWER	Temp Staff Augmentation W/E 2/01/26
Bill #2026 - 2	2/4/2026	2/5/2026	88.88	Coalition for Controlling Ins. Costs in California Schools Health and Welfare Trust	EAP Program
Bill #06a8710025004	1/28/2026	2/5/2026	449.65	PRIMO BRANDS	City Hall Drinking Water Services 12/27/25-01/26/26
Bill #111924-1	11/19/2024	2/11/2026	156.60	M AND M LANDSCAPE SUPPLY	Materials
Bill #111924-2	11/19/2024	2/11/2026	156.60	M AND M LANDSCAPE SUPPLY	Materials
Bill #TL0000017953	11/10/2025	2/12/2026	1,141.22	COUNTY OF RIVERSIDE, TLMA	TLMA-SFL - August 2025
Bill #TL0000017926	7/1/2025	2/12/2026	1,524.74	COUNTY OF RIVERSIDE, TLMA	TLMA-SFL - June , 2025
Bill #15147	11/18/2025	2/12/2026	313.20	AMERICAN EAGLE TROPHIES	(6) Engraved Plate
Bill #204076	12/22/2025	2/12/2026	324.08	PORTER RENTS, LLC	Trailer and Roller Rental
Bill #203458	11/26/2025	2/12/2026	337.47	PORTER RENTS, LLC	Skid Steer Rental
Bill #1KTD-91ND-D77K	1/29/2026	2/12/2026	206.61	AMAZON CAPITAL SERVICES	Desk for Recording Station
Bill #12926	1/29/2026	2/12/2026	94.61	DFM ASSOCIATES	Election Code Books 2026
Bill #RS7137073	12/31/2025	2/12/2026	62.95	CORODATA RECORDS, INC.	Standard Record Storage Carton 12/01/25-12/31/25
Bill #445673	1/5/2026	2/12/2026	803.50	RIGHTWAY SITE SERVICES, INC.	01/01/26-01/28/26 Porta/Washstn- Windsong 2 Scheduled Services
Bill #448626	2/2/2026	2/12/2026	803.50	RIGHTWAY SITE SERVICES, INC.	01/29/26-02/25/26 Porta/Washstation- Windsong 2 Scheduled Services
Bill #187766	1/27/2026	2/12/2026	35.00	DEANZA TERMITE & PEST CONTROL, INC	Pest Control Fire Station
Bill #17026	10/29/2025	2/12/2026	834.28	COAST RECREATION, INC.	Playground Parts - Marna O'Brien
Bill #RS7130714	11/30/2025	2/12/2026	62.95	CORODATA RECORDS, INC.	Standard Record Storage Carton 11/01/25-11/30/25
Bill #102221240	2/5/2026	2/12/2026	15,165.00	ORACLE AMERICA, INC.	Oracle Services 11/03/25-02/02/26
Bill #102221559	2/2/2026	2/12/2026	1,462.50	ORACLE AMERICA, INC.	Oracle Services 11/03/25-02/02/26
Bill #725120419	1/1/2026	2/12/2026	4,500.00	GEOCON WEST, INC.	Phase 1 ESA for Field Operations CIP 098

Bill #2512A854	12/19/2025	2/12/2026	301.86	PARSONS TRANSPORTATION GRP INC	CIP 026-2 Bundy Canyon, Seg II
Bill #2025-1710	11/30/2025	2/12/2026	10,977.50	TKE ENGINEERING INC	CIP 026-2 Bundy Canyon Widening Seg II
Bill #2025-1708	1/13/2026	2/12/2026	1,008.00	TKE ENGINEERING INC	CIP 028-2 Palomar Widening
Bill #2025-1711	1/13/2026	2/12/2026	315.00	TKE ENGINEERING INC	CIP 025-1 Clinton Keith Rd. Widening
Bill #2025-1714	1/13/2026	2/12/2026	2,969.00	TKE ENGINEERING INC	CIP 088/089 Harvest Way & Bundy Canyon TS
Bill #2025-1709	1/13/2026	2/12/2026	200.00	TKE ENGINEERING INC	CIP 104 Engineering Standards and Guidelines
Bill #CA25005727	10/31/2025	2/12/2026	3,520.00	SCA OF CA, LLC	Street Sweeping - Extra Sweeps, October, 2025
Bill #231641114	11/30/2025	2/12/2026	3,621.31	ST. FRANCIS ELECTRIC	Traffic Operations - TS Maintenance Responses Nov, 2025
Bill #SL260239	10/20/2025	2/12/2026	7,480.71	DEPARTMENT OF TRANSPORTATION	TS Maintenance - July - Sep, 2025
Bill #34831	12/31/2025	2/12/2026	187.50	ARCHITERRA DESIGN GROUP	Plan Check Review - Dec, 2025
Bill #CA25003419	10/31/2025	2/12/2026	6,418.53	SCA OF CA, LLC	Street Sweeping - October, 2025
Bill #TL0000018006	12/17/2025	2/12/2026	124.44	COUNTY OF RIVERSIDE, TLMA	TLMA-SFL - September 2025
Bill #2025-1706	1/13/2026	2/12/2026	1,182.00	TKE ENGINEERING INC	General Consulting Services - November 2025
Bill #020926	2/9/2026	2/12/2026	1,583.40	SMITH RANCH SELF STORAGE	Prepayment for Feb - July 2026 Fleet Storage for Space RV021
Bill #1062	1/23/2026	2/12/2026	2,000.00	LANDWURX	Road Maintenance Call-Out for Removal of Mud and Debris
Bill #2452	1/23/2026	2/12/2026	4,500.00	DYLAN DIXON TREE SERVICES	Road Maintenance - Call Out for Downed Tree
Bill #89690797	1/26/2026	2/12/2026	337.00	OCCUPATIONAL HEALTH CENTERS OF, CALIFORNIA,A MEDICAL CORP	Pre-Employment Physical Code Enforcement
Bill #SW-0338756	1/7/2026	2/12/2026	781.00	SWRCB	CIP 028-2 - Palomar Widening
Bill #41229397	2/5/2026	2/12/2026	505.70	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 020-1472515
Bill #10860716103	2/5/2026	2/12/2026	1,637.16	DELL MARKETING L.P.	Monitors for Janet and Heidi
Bill #1LVG-11PH-K7WM	2/7/2026	2/12/2026	16.11	AMAZON CAPITAL SERVICES	Mouse Wrist Pad
Bill #020226-7694	2/2/2026	2/12/2026	242.16	EDISON	01/01/26-01/31/26 CFD 2013-1 Zone 3
Bill #020226-8975	2/2/2026	2/12/2026	142.39	EDISON	01/01/26-01/31/26 CFD 2013-1 Zone 3
Bill #020226-4487	2/2/2026	2/12/2026	5.37	EDISON	09/10/25-01/31/26 20505 Palomar St (Marna)
Bill #020226-7481	2/2/2026	2/12/2026	562.66	EDISON	12/12/25-01/12/26 CSAs
Bill #020226-4845	2/2/2026	2/12/2026	71.20	EDISON	01/01/26-01/31/26 CFD Zone 2
Bill #020226-7504	2/2/2026	2/12/2026	37.09	EDISON	01/01/26-01/31/26 CFD 2013-1 Orange/Corazza
Bill #020226-1757	2/2/2026	2/12/2026	219.49	EDISON	01/01/26-01/31/26 Electric CFD 2013-001 Zone 3
Bill #020226-4610	2/2/2026	2/12/2026	142.41	EDISON	01/01/25-01/31/26 Electric CFD 2013-001 Zone 3
Bill #020226-9127	2/2/2026	2/12/2026	269.21	EDISON	01/01/25-01/31/26 Electric CFD 2013-001 Zone 5
Bill #020526-0828	2/5/2026	2/12/2026	185.04	EDISON	01/01/25-01/31/25 Electric Wildomar City Lamps
Bill #020526-1202	2/5/2026	2/12/2026	26.29	EDISON	01/01/25-01/31/25 Hidden Springs/Clinton Keith
Bill #020226-4293	2/2/2026	2/12/2026	6,609.22	EDISON	01/01/26-01/31/26 CSA 103 Sales Acquisition
Bill #020226-0962	2/2/2026	2/12/2026	272.16	EDISON	01/01/26-01/31/26 Electric CFD 2013-001 Zone 2
Bill #MAR 2026	2/3/2026	2/12/2026	7,879.50	ANIMAL FRIENDS OF THE VALLEY,, INC.	Animal Control Service March 2026
Bill #309572/3,309575/3,309578/3,309583/3	1/26/2026	2/12/2026	387.28	ACE HARDWARE	Road Maintenance Program Supplies
Bill #021026	2/10/2026	2/12/2026	16.66	KRAMER MATT	Mileage Reimbursement 12/1/25-2/6/26
Bill #012926-2458	1/29/2026	2/12/2026	205.21	EDISON	Electricity Charges from 12/10/25-01/28/26
Bill #4957	2/9/2026	2/12/2026	3,200.00	INFINITY TECHNOLOGIES	January 2026 GIS Contractual Services
Bill #5028-1	2/10/2026	2/12/2026	11,300.00	INFINITY TECHNOLOGIES	January 2026 Monthly IT Services
Bill #5028-2	2/10/2026	2/12/2026	209.25	INFINITY TECHNOLOGIES	January 2026 Datto Office 365 Backup Service
Bill #5028-3	2/10/2026	2/12/2026	966.00	INFINITY TECHNOLOGIES	January 2026 ProofPoint Essentials Advance
Bill #20926	2/9/2026	2/12/2026	450.00	JORDAN ANTENUCCI	Reimbursement: Training on 10/24/25
Bill #15731	2/9/2026	2/12/2026	65.25	AMERICAN EAGLE TROPHIES	Council Grand Opening Plaque Inland Valley
Bill #1241467	1/6/2026	2/12/2026	809.88	ALL AMERICAN ASPHALT	PW Road Maintenance Program - Cold Mix
Bill #1242783	1/21/2026	2/12/2026	682.06	ALL AMERICAN ASPHALT	Shoulder Asphalt Repair
Bill #98203	1/14/2026	2/12/2026	111.47	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Public Works Road Signs
Bill #98204	1/14/2026	2/12/2026	125.06	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Public Works Road Signs
Bill #98266	1/23/2026	2/12/2026	543.75	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Public Works Street Name Signs
Bill #2765834	10/31/2025	2/12/2026	58,963.25	INTERWEST CONSULTING GROUP	Building & Safety Services
Bill #2686855	10/31/2025	2/12/2026	27,960.53	INTERWEST CONSULTING GROUP	CIP Professional Services - October 2025
Bill #3291267	10/31/2025	2/12/2026	4,783.00	INTERWEST CONSULTING GROUP	Non-CIP Services for October 2025

Bill #35269	1/10/2026	2/12/2026	8,241.69	GOLDSTAR ASPHALT PRODUCTS MICHELLE	Road Maintenance Equipment - Line Striper
Bill #35282	1/12/2026	2/12/2026	1,076.63	GOLDSTAR ASPHALT PRODUCTS MICHELLE	Road Maintenance - Bags of Asphalt
Bill #35419	1/21/2026	2/12/2026	81.56	GOLDSTAR ASPHALT PRODUCTS MICHELLE	Road Maintenance - Touch Up brush
Bill #2601A672	12/31/2025	2/12/2026	3,765.01	PARSONS TRANSPORTATION GRP INC	CIP 026-2 Bundy Canyon, Seg II - Dec, '25
Bill #WILD-01.6 - 16	12/31/2025	2/12/2026	48.75	PLACEWORKS	CIP 062-1, 27-Acre Park (December 2025)
Bill #WILD-01.8 - 15	12/31/2025	2/12/2026	5,424.75	PLACEWORKS	CIP 025-1 Clinton Keith Widening - Dec, '25
Bill #725130431	12/31/2025	2/12/2026	9,583.00	GEOCON WEST, INC.	CIP 028-2 Palomar Widening - December, '25
Bill #12226	11/30/2025	2/12/2026	117,963.71	WESTERN RIVERSIDE COUNTY, RCA	November 2025 MSHCP Fees
Bill #12226	11/30/2025	2/12/2026	4,480.00	RCHCA	November 2025 SKR Fees
Bill #260328COW2	2/4/2026	2/12/2026	300.00	ARTOVATOR	Eggstravaganza Event -Deposit for Face Painters 3/28/26
Bill #7583	12/1/2025	2/12/2026	5,200.00	CALIFORNIA CONSULTING, INC.	Monthly Retainer - December 2025
Bill #20926	2/9/2026	2/12/2026	43.19	ROSALES, ANNELLE	Mileage Reimbursement: 12/01/25-02/06/26
Bill #2025-1861	1/22/2026	2/12/2026	378.00	TKE ENGINEERING INC	CIP 028-2 Palomar Widening
Bill #2025-1863	1/22/2026	2/12/2026	7,124.00	TKE ENGINEERING INC	CIP 026-2 Bundy Canyon, Seg II - Dec, '25
Bill #2025-1864	1/22/2026	2/12/2026	126.00	TKE ENGINEERING INC	CIP 025-1 Clinton Keith Road Widening
Bill #2025-1865	1/22/2026	2/12/2026	1,890.00	TKE ENGINEERING INC	CIP 057-3 Road Rehab Program - Dec, '25
Bill #2025-1868	1/22/2026	2/12/2026	5,040.00	TKE ENGINEERING INC	CIP 097-1, HSIP 11- Sep -Dec, '25
Bill #5136265	2/11/2026	2/12/2026	3,426.91	MANPOWER	Temp Staff Augmentation W/E 2/08/26
Bill #179673496-0001	2/3/2026	2/12/2026	223.13	SUNBELT RENTALS, INC.	Brush Cutter Equipment Rental
Bill #179673496-0002	2/5/2026	2/12/2026	1,049.59	SUNBELT RENTALS, INC.	Track Skid Steer Rental
Bill #42437	2/6/2026	2/12/2026	63.40	SIGNS BY TOMORROW	(1) Paper Poster
Bill #021226	2/12/2026	2/12/2026	100.00	FRANCHISE TAX BOARD	Withholding Order
Bill #121226	2/12/2026	2/12/2026	578.30	CALIFORNIA STATE DISBURSEMENT UNIT	Withholding Order
Bill #45455	1/26/2026	2/12/2026	683.19	LOGO JOE'S	City Staff Shirts
Bill #1DNY-394M-HWKP	2/12/2026	2/12/2026	128.29	AMAZON CAPITAL SERVICES	Office Supplies
Bill #20526	2/5/2026	2/12/2026	75.00	CHARLES GOLDEN	Planning Commission Meeting 2/04/25
Bill #020526	2/5/2026	2/12/2026	75.00	NOLAN KING	Planning Commission Meeting 2/04/26
Bill #20526	2/5/2026	2/12/2026	75.00	RENE CAMBERO	Planning Commission Meeting 2/04/26
Bill #42525-1	6/30/2025	2/19/2026	39,000.00	EDWARD JONES	Moving and Relocation Expenses
Bill #42525-2	7/1/2025	2/19/2026	26,391.94	EDWARD JONES	Moving and Relocation Expenses
Bill #120925	12/9/2025	2/19/2026	106.82	MARQUEZ, CARLOS	CalCities 2025 Annual Conference and Expo
Bill #187839	11/30/2025	2/19/2026	519.57	DATA TICKET, INC.	November 2025 Daily Processing
Bill #187176	12/31/2025	2/19/2026	310.00	DATA TICKET, INC.	November 2025 Online Access
Bill #4258022615	1/29/2026	2/19/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4257277222	1/22/2026	2/19/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #34887	1/31/2026	2/19/2026	10,057.25	ARCHITERRA DESIGN GROUP	CIP 099,20-Acre Passive Park
Bill #1304023009	12/31/2025	2/19/2026	28,050.26	NICHOLS CONSULTING ENGINEERS	CIP 050-1, Pavement Management Program - Dec, '25
Bill #2025-1862	12/31/2025	2/19/2026	378.00	TKE ENGINEERING INC	CIP 088/089 Harvest Way & Bundy Canyon TS, July - Dec 2025
Bill #309574/3	1/27/2026	2/19/2026	9.90	ACE HARDWARE	Facilities Supplies
Bill #31006	1/23/2026	2/19/2026	6,550.21	NPPW SERVICES	Irrigation Repair
Bill #21026	2/10/2026	2/19/2026	108.75	BAGGIO, TINA	Uniform Reimbursement for Code Enforcement
Bill #009979	2/3/2026	2/19/2026	364.92	PURE IMAGINATION PARTY COMPANY	Easter Bunny and Host Party Deposit for Eggstravaganza Event
Bill #7428	10/1/2025	2/19/2026	5,200.00	CALIFORNIA CONSULTING, INC.	Grant Management Services, October 2025
Bill #021926	2/19/2026	2/19/2026	75.00	JOHN HUME	Planning Commission Meeting 02/04/26
Bill #INV06-022539	2/6/2026	2/19/2026	409.80	AVENU MUNISERVICES	STARS Service for 3rd Quarter 2025 Data
Bill #RS7153020	1/31/2026	2/19/2026	62.95	CORODATA RECORDS, INC.	Standard Record Storage Carton 1/1/26-1/31/26
Bill #98373	2/3/2026	2/19/2026	233.81	ALLIED TRAFFIC & EQUIPMENT, RENTALS INC	Public Works Road Signs
Bill #11770055	1/2/2026	2/19/2026	1,401.40	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - NOPH-CFD No. 2025-1 Camelia
Bill #11770079	1/2/2026	2/19/2026	1,366.01	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - NOPH CFD No. 2025-S
Bill #11772563	1/8/2026	2/19/2026	283.11	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - Notice Inviting Bids CIP 057-3/0
Bill #11772642	1/9/2026	2/19/2026	260.10	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - RFP Street Sweeping
Bill #11776405	1/31/2026	2/19/2026	304.35	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - CDBG FY 26/27
Bill #1001	1/20/2026	2/19/2026	48,270.64	LONG BEACH BMW MOTORCYCLES	BMW R1300 RT-P Motorcycle
Bill #21226	2/12/2026	2/19/2026	4,200.00	LACHGAR, ABDURAHMAN	2026 PC Academy Registration

Bill #2966353	11/30/2025	2/19/2026	11,905.82	INTERWEST CONSULTING GROUP	Building & Safety Services - November 2025
Bill #2889499	11/30/2025	2/19/2026	22,153.80	INTERWEST CONSULTING GROUP	CIP Professional Services - November 2025
Bill #2894377	11/30/2025	2/19/2026	4,506.50	INTERWEST CONSULTING GROUP	Non-CIP Services for November 2025
Bill #6040628/1	1/22/2026	2/19/2026	1,257.67	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Maintenance - Sheriff
Bill #5049279 1	11/7/2025	2/19/2026	347.99	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Boots - Sheriff
Bill #6040705/1	1/29/2026	2/19/2026	437.73	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Maintenance - Sheriff
Bill #INV124113	1/26/2026	2/19/2026	469.80	GOLDEN STAR TECHNOLOGY INC.	Battery and Dock for Tablet
Bill #80050	1/23/2026	2/19/2026	150.00	AMERICAN FORENSIC NURSES	Blood Draw (2)
Bill #80049	1/23/2026	2/19/2026	144.00	AMERICAN FORENSIC NURSES	Blood Draw (2)
Bill #80044	1/23/2026	2/19/2026	375.00	AMERICAN FORENSIC NURSES	Blood Draw (5)
Bill #008104	11/25/2025	2/19/2026	35.00	DEPARTMENT OF JUSTICE	July 2025 Blood Alcohol Analysis (1)
Bill #014502	12/30/2025	2/19/2026	35.00	DEPARTMENT OF JUSTICE	November 2025 Blood Alcohol Analysis (1)
Bill #020748	1/12/2026	2/19/2026	350.00	DEPARTMENT OF JUSTICE	December 2025 Blood Alcohol Analysis (10)
Bill #603504	1/20/2026	2/19/2026	225.00	AT&T	Location Daily Fee for Case WI260150050
Bill #601707	1/9/2026	2/19/2026	475.00	AT&T	Location Daily Fee for Case WI253110012
				COUNTY OF RIVERSIDE PUBLIC, SAFETY	
Bill #PE0000003219	1/14/2026	2/19/2026	852.32	ENTERPRISE COMMUNI	Monthly Radio Communication - Sheriff
Bill #9022424194	1/27/2026	2/19/2026	150.00	VERIZON WIRELESS SERVICES, LLC	Live GPS locations and CDR'S -WI253550042
Bill #025051	2/5/2026	2/19/2026	245.00	DEPARTMENT OF JUSTICE	Pre- Employment, Volunteer, and Planning Commission Fingerprint
Bill #021226	2/12/2026	2/19/2026	612,283.91	VAN ENGINEERING	Progress Payment #12 for Palomar Widening CIP028-2 and CIP067-1
Bill #77373	2/12/2026	2/19/2026	152.72	MAJESTIC PRINT INC.	Window Envelopes
Bill #309598/3	2/11/2026	2/19/2026	11.07	ACE HARDWARE	Facilities Supplies
Bill #309599/3	2/11/2026	2/19/2026	4.15	ACE HARDWARE	Facilities Supplies
Bill #309589/3	2/3/2026	2/19/2026	3.72	ACE HARDWARE	Facilities Supplies
Bill #21782	2/2/2026	2/19/2026	2,906.89	HOLIDAY	Eggstravaganza- Teen Egg Hunt
Bill #17380	2/6/2026	2/19/2026	2,940.00	ALL AMERICAN PAINTING &, CONSTRUCTION	Executive Suite Painting
Bill #021226-8408	2/12/2026	2/19/2026	15.88	EDISON	01/13/26-02/11/26 35711 Capistrano St CFD Zone 2
Bill #5136386	2/18/2026	2/19/2026	3,426.91	MANPOWER	Temp Staff Augmentation W/E 2/15/26
Bill #10002	2/9/2026	2/19/2026	450.00	3T FENCE	3T Fence Replacement
Bill #091025	9/10/2025	2/19/2026	75,032.50	RIVERSIDE COUNTY EXECUTIVE, OFFICE	Debt Service Payment for FY25/26
Bill #021226-3487	2/12/2026	2/19/2026	304.37	EDISON	01/13/26-02/11/26 23873 Clinton Keith Rd Suite 103
Bill #021226-7255	2/12/2026	2/19/2026	135.12	EDISON	01/13/26-02/11/26 23873 Clinton Keith Rd Suite 110
Bill #021226-5336	2/12/2026	2/19/2026	264.48	EDISON	01/13/26-02/11/26 23873 Clinton Keith Rd Suite 101
Bill #021226-2838	2/12/2026	2/19/2026	1,090.68	EDISON	01/13/26-02/11/26 Electric City Hall
Bill #021226-3123	2/12/2026	2/19/2026	167.83	EDISON	01/13/26-02/11/26 23873 Clinton Keith Rd Suite 109
Bill #021126-2529	2/11/2026	2/19/2026	372.65	EDISON	01/06/26-02/10/26 22378 Bundy Canyon Rd
Bill #020626	2/6/2026	2/19/2026	502.25	PITNEY BOWES	Postage Meter Refill 01/08/26
Bill #10003	2/9/2026	2/19/2026	6,800.00	3T FENCE	3T Fence Replacement
Bill #2379	2/12/2026	2/19/2026	216.00	LIBERTY PLUGINS, INC	Access Codes for EV Chargers
Bill #41234211	2/6/2026	2/19/2026	214.24	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. #016-1585799
Bill #21126	2/11/2026	2/19/2026	183.48	SOCALGAS	01/10/26-02/09/26 Gas - Fire Dept 32637 Gruwell
Bill #082317220X260213	2/13/2026	2/19/2026	179.99	DIRECT TV	02/12/26-03/11/26 Cable Services - City Hall
Bill #21226	2/12/2026	2/19/2026	203.56	MOORE, BRIDGETTE	2026 Mayor and Council Academy 1/24/26
Bill #562539	2/19/2026	2/19/2026	302,177.61	EDISON	Doc# 7590657744 - Relocation of Electrical Facilities Associated with the Bundy Canyon Road Widening Project CIP026-2
Bill #012026-7151	1/20/2026	2/19/2026	8,014.10	EDISON	12/15/25-01/13/26 Electric- Parks, Signal, City Hall
Bill #022326	2/24/2026	2/24/2026	11,601.22	Aaron Ford of Lake Elsinore	Vehicle Repair for Code Vehicle C-6478
Bill #WILD-01.0 - 13	11/30/2025	2/26/2026	121.25	PLACEWORKS	November 2025 Contractual Svc - Project Related
Bill #92649	12/31/2025	2/26/2026	7,573.75	MNS ENGINEERS, INC	Professional Services for the period: 12/01/25-12/31/25
Bill #42284	1/21/2026	2/26/2026	271.24	SIGNS BY TOMORROW	Window Graphics
Bill #92839	1/31/2026	2/26/2026	9,948.68	MNS ENGINEERS, INC	Community Development Professional Services: 01/01/26-01/25/26
Bill #1243475	1/29/2026	2/26/2026	666.53	ALL AMERICAN ASPHALT	Public Works Road Maintenance -
Bill #34975	12/31/2025	2/26/2026	33.75	ARCHITERRA DESIGN GROUP	Plan Check Review - December, 2025
Bill #12351	2/4/2026	2/26/2026	310.00	RIGHTWAY	Septic Pump Fire Station 61

Bill #37706-Jan	1/31/2026	2/26/2026	16,095.00	GOD'S FAN CLUB DBA: PROJECT TOUCH	City Homeless Shelter Services - January 2026
Bill #82290558	1/31/2026	2/26/2026	340.75	CORELOGIC SOLUTIONS, LLC	Code Enforcement Software - January 2026
Bill #1243848	2/2/2026	2/26/2026	630.92	ALL AMERICAN ASPHALT	Public Works Road Maintenance - Pavement & Shoulder Repair
Bill #1243995	2/4/2026	2/26/2026	452.00	ALL AMERICAN ASPHALT	Public Works Pavement and Shoulder Repair
Bill #INV0000242720	2/15/2026	2/26/2026	6,066.00	ARMADA ADMINISTRATORS	Additional Insurance Coverage
Bill #4259490988	2/12/2026	2/26/2026	222.59	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #188866201020726	2/7/2026	2/26/2026	6.33	CHARTER COMMUNICATIONS	Cable through 03/07/26 - FS61
Bill #9357557043	1/31/2026	2/26/2026	150.08	CINTAS CORPORATION	Maint. Dept. Eyewash Station - Jan, 2026
Bill #9348744008	11/30/2025	2/26/2026	150.08	CINTAS CORPORATION	Maint. Dept. Eyewash Station - Nov, 2025
Bill #9353276579	12/31/2025	2/26/2026	150.08	CINTAS CORPORATION	Maint. Dept. Eyewash Station - Dec, 2025
Bill #231641118	12/31/2025	2/26/2026	1,480.75	ST. FRANCIS ELECTRIC	Routine Traffic Signal Maint. - Dec, 2025
Bill #WILD-01.0 - 14	1/31/2026	2/26/2026	196.50	PLACEWORKS	January 2026 Contractual Svc - Project Related
Bill #WILD-01.12 - 16	1/31/2026	2/26/2026	36,085.38	PLACEWORKS	January 2026 the Bluffs at Hidden Springs Specific Plan and EIR
Bill #1FMX-MFYJ-R91V	2/20/2026	2/26/2026	216.28	AMAZON CAPITAL SERVICES	Executive Suite Furniture
Bill #021326-8688	2/13/2026	2/26/2026	84.62	EDISON	01/14/26-02/12/26 21458 Grand Ave TC1
Bill #021326-5361	2/13/2026	2/26/2026	86.39	EDISON	01/14/26-02/12/26 31818 Central TC1
Bill #021326-3243	2/13/2026	2/26/2026	46.25	EDISON	01/14/26-02/12/26 31818 Central St LS3
Bill #021326-7372	2/13/2026	2/26/2026	78.82	EDISON	01/14/26-02/12/26 24211 Clinton Keith Rd TC1
Bill #021326-3950	2/13/2026	2/26/2026	42.40	EDISON	01/14/26-02/12/26 34311 Mission Trail LS3
Bill #021326-3047	2/13/2026	2/26/2026	90.92	EDISON	01/14/26-02/12/26 34311 Mission Trail TC1
Bill #021326-4237	2/13/2026	2/26/2026	217.33	EDISON	01/14/26-02/12/26 Clinton Keith Rd Suite 111
Bill #021826-0022	2/18/2026	2/26/2026	139.57	EDISON	01/16/26-02/17/26 22628 Wildomar Trail TC1
Bill #021826-7633	2/18/2026	2/26/2026	113.85	EDISON	01/16/26-02/17/26 32975 Willow Bay Rd TC1
Bill #021826-5249	2/18/2026	2/26/2026	49.04	EDISON	01/16/26-02/17/26 32975 Willow Bay Rd
Bill #021826-3767	2/18/2026	2/26/2026	17.33	EDISON	01/16/26-02/17/26 31160 Clinton Keith Rd LS3
Bill #2026-40	2/19/2026	2/26/2026	5,250.00	COST RECOVERY SYSTEMS, INC.	Annual State Mandate Claim Preparation Service
Bill #2026-04WIL	2/5/2026	2/26/2026	132,987.00	RIVERSIDE COUNTY EXECUTIVE, OFFICE	Animal Shelter/Operations 4th Quarter, April -June 2026
Bill #022626	2/26/2026	2/26/2026	100.00	FRANCHISE TAX BOARD	Withholding Order
Bill #022626	2/26/2026	2/26/2026	578.30	CALIFORNIA STATE DISBURSEMENT UNIT	Withholding Order
Bill #309605/3,309595/3,309604/3,309545/3,309584/3	1/15/2026	2/26/2026	729.41	ACE HARDWARE	FY2025-26 Road Maintenance Program Supplies
Bill #164184	2/23/2026	2/26/2026	3,000.00	JOE A. GONSALVES & SON	February 2026 Prof. Contractual Legislative Advocacy Svcs
Bill #2026-112	2/3/2026	2/26/2026	2,300.00	OFFICE OF ECONOMIC DEVELOPMENT	ICSC Booth
Bill #0144	2/16/2026	2/26/2026	400.00	THE VALLEY BUSINESS JOURNAL	Valley Business Journal
Bill #41288706	2/16/2026	2/26/2026	214.24	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 018-1765784
Bill #PE0000003294	2/11/2026	2/26/2026	852.32	COUNTY OF RIVERSIDE PUBLIC, SAFETY ENTERPRISE COMMUNI	Monthly Radio Communication - Sheriff
Bill #6040803/1	2/11/2026	2/26/2026	5,122.34	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Maintenance - Sheriff
Bill #48524	1/22/2026	2/26/2026	1,219.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #48523	1/22/2026	2/26/2026	1,328.00	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #14099634	2/16/2026	2/26/2026	57.44	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/04/26-02/04/26 Water Zone 52 Loc 01
Bill #14099690	2/16/2026	2/26/2026	61.04	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/04/26-02/04/26 Water Zone 29 Loc 02
Bill #14099973	2/16/2026	2/26/2026	159.90	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/04/26-02/04/26 Water Zone 71 Loc 01
Bill #14101469	2/17/2026	2/26/2026	697.92	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/08/26-02/08/26 Water Heritage Pk (Autumn Oak)
Bill #14101456	2/17/2026	2/26/2026	179.10	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/08/26-02/08/26 Water Zone 3 Loc 7 M1
Bill #14104902	2/16/2026	2/26/2026	1,298.74	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/04/26-02/04/26 20505 Palomar St Marna O'Brien
Bill #14108120	2/16/2026	2/26/2026	179.61	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/04/26-02/04/26 21120 Saratoga Dr Zone 10 CFD 2013-1
Bill #14104820	2/16/2026	2/26/2026	152.88	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/04/26-02/04/26 Water 32637 Gruwell-FS 61
Bill #DB2009476	2/23/2026	2/26/2026	4,620.00	FIFTH ASSET, INC. DBA DEBTBOOK	Subscription fee for Lease & SBITA Management 03/14/26-03/13/27
Bill #14110022	2/18/2026	2/26/2026	143.81	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/10/26-02/10/26 Water Zone 3 Loc 24 M1
Bill #14108256	2/18/2026	2/26/2026	657.75	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/10/26-02/10/26 Water Zone 3 Loc 25 M2
Bill #14108255	2/18/2026	2/26/2026	226.52	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/1026-02/10/26 Water Zone 3 Loc 25 M1
Bill #14111189	2/18/2026	2/26/2026	279.48	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/10/26-02/10/26 Water CFD 2013-1, Zone 2

Bill #14111348	2/18/2026	2/26/2026	160.20	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/10/26-02/10/26 Water Malaga Gateway Pk
Bill #5136507	2/25/2026	2/26/2026	2,570.18	MANPOWER	Temp Staff Augmentation W/E 2/22/26
Bill #188423	12/31/2025	2/26/2026	310.00	DATA TICKET, INC.	December 2025 Online Access
Bill #189087	12/31/2025	2/26/2026	464.74	DATAQUICK	December 2025 Daily Cite Processing
Bill #AR052247	12/31/2025	2/26/2026	13,057.32	CITY OF MURRIETA	December 2025 Homeless Outreach Services
Bill #18148089	1/29/2026	2/26/2026	11,715.00	ALLIED UNIVERSAL JANITORIAL SERVICES	Emergency 1 Month Janitorial Service Extension
Bill #5319777101	2/20/2026	2/26/2026	1,894.43	CINTAS CORPORATION	City Hall First Aid & Safety
Bill #309614/3	2/18/2026	2/26/2026	20.65	ACE HARDWARE	Computer Stand
Bill #309622/3	2/23/2026	2/26/2026	47.49	ACE HARDWARE	Graffiti Removal Supplies
Bill #309603/3	2/13/2026	2/26/2026	20.65	ACE HARDWARE	Facilities Supplies - Hole Saw
Bill #14003848	12/16/2025	2/26/2026	230.30	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	11/09/25-12/08/25 Water Heritage Pk (Autumn Oak)
Bill #18146046	12/31/2025	2/26/2026	2,055.33	ALLIED UNIVERSAL JANITORIAL SERVICES	Special Events Cleaning - December 2025
Bill #1C69-DW6D-XJY1	2/26/2026	2/26/2026	82.20	AMAZON CAPITAL SERVICES	Facilities Supplies - Date stamps
Bill #013026	1/30/2026	2/26/2026	285.94	GARY AND MAY UNDERWOOD	Refund for Cancelled Permit BPL-26-0413
Bill #2471	2/3/2026	2/26/2026	1,650.00	BROTHER'S JUNK REMOVAL SERVICES	Office Furniture & Equipment Disposal
Bill #10861603242	2/11/2026	2/26/2026	1,911.81	DELL MARKETING L.P.	Laptop for Building and Safety
Bill #10861954403	2/13/2026	2/26/2026	1,177.68	DELL MARKETING L.P.	PC for our new Fire Safety Specialist
Bill #10861292089	2/10/2026	2/26/2026	3,152.75	DELL MARKETING L.P.	Reception Desktops Replacement
Bill #10863233890	2/23/2026	2/26/2026	2,054.71	DELL MARKETING L.P.	Abdu Laptop Replacement
Bill #17269620001	2/26/2026	2/26/2026	504.72	RING CENTRAL	Additional Phone & Line
		TOTAL:	**2,102,925.18**		

City of Wildomar
Wire Transfer Register
2/28/2026

ACH Date	Payee	Description	Amount
2/13/2026	Frontier Communications	Monthly Phone and Internet Services	$ 74.99
2/13/2026	Viasat, Inc.	Cemetery Phone and Internet	$ 177.53
2/17/2026	Wilmington Trust	Transfer of Special Taxes CFD 2022-3 Verano	$ 170,400.83
2/17/2026	Wilmington Trust	Transfer of Special Taxes CFD 2022-2 Horizon Place	$ 215,793.28
2/18/2026	Frontier Communications	Monthly Phone and Internet Services	$ 169.99
2/18/2026	Charter Spectrum	Monthly Backup Internet Services	$ 526.59
2/18/2026	US Bank	Credit Card Statement Payment - Business Meals, Conference Expenses, Organizational Memberships, Special Event Supplies, Repairs & Maintenance, and Office Supplies	$ 45,824.05
2/19/2026	Golden State Escrow	Clinton Keith Widening Right of Way	$ 5,505.00
2/20/2026	Enterprise Fleet Management	Monthly City Vehicle Lease Payment	$ 2,070.11
2/26/2026	Frontier Communications	Monthly Phone and Internet Services	$ 72.58
2/26/2026	Frontier Communications	Monthly Phone and Internet Services	$ 757.68
		TOTAL	$ 441,372.63

City of Wildomar
Payroll Warrant Register
2/28/2026

ACH Date	Payee	Description		Amount
2/12/2026	Staff Payroll	1/24/2026-2/6/2026	$	240,257.07
2/15/2026	City Manager Payroll	1/16/2026-1/31/2026	$	14,588.71
2/26/2026	City Council Payroll	2/1/2026-2/28/2026	$	16,232.05
2/26/2026	Staff Payroll	2/7/2026-2/20/2026	$	243,935.16
2/27/2026	City Manager Payroll	2/1/2026-2/15/2026	$	14,588.71
		TOTAL	**$**	**529,601.70**

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.4
Meeting Date: March 11, 2026

SUBJECT: February 2026 Cemetery Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant II

PREPARED BY: Nicholas Neidiffer, Accountant II

ACTION:
Approve the following:

For Fiscal Year 2025/2026
Warrant Register dated 2-5-2026 in the amount of $349.14.
Warrant Register dated 2-12-2026 in the amount of $66,202.45.
Warrant Register dated 2-19-2026 in the amount of $5,588.83.
Warrant Register dated 2-26-2026 in the amount of $929.04.

SUMMARY:
February 2026 Cemetery Warrant Register

DISCUSSION:
The Wildomar Cemetery District requires that the Trustees audit payments of demands and direct the General Manager to issue checks. The Warrant Registers are submitted for approval.

FISCAL IMPACT:
These Warrant Registers will have a budgetary impact in the amount and fiscal year noted in the recommendation section of this report. These costs are included in the Fiscal Year 2025/26 Budget.

ATTACHMENTS:
February 2026 Cemetery Warrant Register

Transaction Name	Bill Date	Payment Date	Fund Line	Amount (Debit)	Vendor	Memo
Bill #012826-7258	1/28/2026	2/5/2026	300 - Cemetery	136.96	EDISON	12/29/25-01/27/26 Elec 21400 Palomar (Cemetery)
Bill #6134165981	1/22/2026	2/5/2026	300 - Cemetery	24.97	VERIZON WIRELESS	12/23/25-01/22/26 Cemetery/Comm Svs
Bill #6134165981	1/22/2026	2/5/2026	300 - Cemetery	38.83	VERIZON WIRELESS	12/23/25-01/22/26 Cemetery
Bill #6134165981	1/22/2026	2/5/2026	300 - Cemetery	38.83	VERIZON WIRELESS	12/23/25-01/22/26 Cemetery
Bill #8013250601	1/25/2026	2/5/2026	300 - Cemetery	109.55	STERICYCLE, INC	Contractual Shredding Svc
Bill #9357557046	1/31/2026	2/12/2026	300 - Cemetery	150.00	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #14018348	12/23/2025	2/12/2026	300 - Cemetery	340.34	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	11/15/24-12/14/25 Cemetery Water Services
Bill #422333	1/28/2026	2/12/2026	300 - Cemetery	206.85	STAUFFERS LAWN EQUIPMENT	Departmental Supplies
Bill #422333	1/28/2026	2/12/2026	300 - Cemetery	304.49	STAUFFERS LAWN EQUIPMENT	Cemetery Equipment
Bill #2686855	10/31/2025	2/12/2026	302 - Cemetery Capital Improvement Fund	5,266.89	INTERWEST CONSULTING GROUP	CIP 067 Palomar Widening, Gruwell to Wildomar Trail - October 2025
Bill #179822497-0001	2/6/2026	2/12/2026	300 - Cemetery	282.88	SUNBELT RENTALS, INC.	Equipment Rental
Bill #021226	2/12/2026	2/12/2026	302 - Cemetery Capital Improvement Fund	59,651.00	VAN ENGINEERING	Progress Payment #12
Bill #12375	2/4/2026	2/19/2026	300 - Cemetery	310.00	RIGHTWAY	(1) Septic Pump 21400 Palomar Street
Bill #2889499	11/30/2025	2/19/2026	302 - Cemetery Capital Improvement Fund	4,946.21	INTERWEST CONSULTING GROUP	CIP 067 Palomar Widening, Gruwell to Wildomar Trail - November2025
Bill #14066947	1/27/2026	2/19/2026	300 - Cemetery	332.62	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/14/25-01/14/26 Cemetery Water Services
Bill #06B8710073513	2/25/2026	2/26/2026	300 - Cemetery	13.04	PRIMO BRANDS	Cemetery Drinking Water Services 01/21/26-02/20/26
Bill #18148089	1/29/2026	2/26/2026	300 - Cemetery	916.00	ALLIED UNIVERSAL JANITORIAL SERVICES	Cemetary Services
			TOTAL:	**73,069.46**		

SUBJECT: January 2026 City Treasury Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the City Treasury Report for January 2026.

SUMMARY:
January 2026 City Treasury Report

DISCUSSION:
Attached is the Treasury Report for Cash and Investments for the month of January 2026. The City utilizes both the California State Treasurer's Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP) for city investments.

On October 12th, 2022, the City entered into an agreement with PFM Asset Management as an investment advisor for the City's CAMP investment pool and established an additional managed CAMP account for long-term investments. Over time, this is expected to increase the returns on the City investments above the normal CAMP pool rate.

Over this month, the City earned $254,195.49 in interest from its investment accounts.

ACCOUNT CODE:
100-1012
100-1011
110-1011
120-1011
201-1011
212-1011
300-1011
301-1011
420-1011
421-1011
440-1011
461-1011

FISCAL IMPACT:
This is only a report on balances for the City and therefore it has no fiscal impact.

ATTACHMENTS:
January 2026 City Treasury Report.pdf

CITY OF WILDOMAR
TREASURY REPORT FOR
CASH AND INVESTMENT PORTFOLIO
January 2026

CITY CASH

FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	All	WELLS FARGO	$ 3,935,542.61	$ 4,945,531.16	(1,693,321.40)	$ 7,187,752.37	3.56496%
		TOTAL	$ 3,935,542.61	$ 4,945,531.16	$ (1,693,321.40)	$ 7,187,752.37	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	AVERAGE DAYS TO MAT.	STATED RATE
100	LOCAL AGENCY INVESTMENT FUND	$ 5,402,859.32	$ 5,402,859.32	$ 5,402,859.32	12.38%	N/A	3.931%
Various	CAMP POOL	$ 13,120,657.93	$ 13,120,657.93	$ 13,120,657.93	30.07%	N/A	3.850%
Various	CAMP MANAGED ACCOUNT	$ 24,224,903.09	$ 24,224,903.09	$ 25,114,804.07	57.55%	937	4.290%
	TOTAL	$ 42,748,420.34	$ 42,748,420.34	$ 43,638,321.32	100.00%		

CITY	TOTAL CASH AND INVESTMENTS	$ 50,826,073.69

BREAKDOWN

FUND		ISSUER	BEGINNING BALANCE	+ PURCHASES	+ INTEREST DEPOSITED	(-) WITHDRAWALS/ SALES	ENDING BALANCE	STATED RATE
100	General	LOCAL AGENCY INVESTMENT FUNDS	$ 5,346,329.19	$ 0.00	$ 56,530.13	$ 0.00	$ 5,402,859.32	3.931%
100	General	CAMP POOL	$ 5,646,826.62	$ 0.00	$ 18,470.66	$ 0.00	$ 5,665,297.28	3.850%
120	AA	CAMP POOL	$ 4,167,184.37	$ 0.00	$ 13,630.78	$ 0.00	$ 4,180,815.15	3.850%
461	DIF Park Imp.	CAMP POOL	$ 2,807,552.11	$ 0.00	$ 9,183.45	$ 0.00	$ 2,816,735.56	3.850%
301	Endowment	CAMP POOL	$ 456,317.33	$ 0.00	$ 1,492.61	$ 0.00	$ 457,809.94	3.850%
100	General	CAMP MANAGED ACCOUNT	$ 6,561,947.78	$ 0.00	$ 42,302.77	$ 0.00	$ 6,604,250.55	4.290%
110	Dev. Agrmnt.	CAMP MANAGED ACCOUNT	$ 3,380,358.39	$ 0.00	$ 21,575.63	$ 0.00	$ 3,401,934.02	4.290%
120	AA	CAMP MANAGED ACCOUNT	$ 6,671,610.09	$ 0.00	$ 42,948.70	$ 0.00	$ 6,714,558.79	4.290%
201	Measure A	CAMP MANAGED ACCOUNT	$ 1,241,091.09	$ 0.00	$ 7,961.96	$ 0.00	$ 1,249,053.05	4.290%
204	Waste Svcs.	CAMP MANAGED ACCOUNT	$ 1,105,898.14	$ 0.00	$ 7,117.91	$ 0.00	$ 1,113,016.05	4.290%
300	Cemetery	CAMP MANAGED ACCOUNT	$ 1,105,898.14	$ 0.00	$ 7,117.91	$ 0.00	$ 1,113,016.05	4.290%
420	Public Fac.	CAMP MANAGED ACCOUNT	$ 529,973.14	$ 0.00	$ 3,399.93	$ 0.00	$ 533,373.07	4.290%
421	Police Fac.	CAMP MANAGED ACCOUNT	$ 529,973.14	$ 0.00	$ 3,399.93	$ 0.00	$ 533,373.07	4.290%
440	DIF Roads	CAMP MANAGED ACCOUNT	$ 2,777,003.29	$ 0.00	$ 17,965.91	$ 0.00	$ 2,794,969.20	4.290%
461	DIF Park Imp.	CAMP MANAGED ACCOUNT	$ 166,262.02	$ 0.00	$ 1,097.21	$ 0.00	$ 167,359.23	4.290%
		TOTAL	$ 42,494,224.85	$ 0.00	$ 254,195.49	$ 0.00	$ 42,748,420.34	

In compliance with the California Code Section 53646, as Finance Manager for the City of Wildomar, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months, and that all investments are in compliance with the City's Statement of Investment Policy.

I also certify that this report reflects all Government Agency pooled investments and all of the City's Bank Balances.

Adam Jantz
Adam Jantz
Finance Manager

2/12/2026
Date

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.6
Meeting Date: March 11, 2026

SUBJECT: January 2026 Cemetery Treasury Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the Treasury Report for January 2026.

SUMMARY:
January 2026 Cemetery Treasury Report

DISCUSSION:
Attached is the Treasury Report for Cash and Investments for the month of January 2026.

ACCOUNT CODE:
300-1011
301-1011

FISCAL IMPACT:
This is only a report of balances for the Cemetery and therefore has no fiscal impact.

ATTACHMENTS:
January 2026 Cemetery Treasury Report.pdf

WILDOMAR CEMETERY DISTRICT
TREASURY REPORT FOR
CASH AND INVESTMENT PORTFOLIO
January 2026

DISTRICT INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
301	CAMP POOL	$ 457,809.94	$ 457,809.94	$ 457,809.94	28.40%	N/A	3.850%
300	CAMP MANAGED ACCOUNT	$ 1,113,016.05	$ 1,113,016.05	$ 1,154,157.18	71.60%	937	4.290%
	TOTAL	$ 1,570,825.99	$ 1,570,825.99	$ 1,611,967.12	100.00%		

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	+ INTEREST DEPOSITED	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
301	CAMP POOL	$ 456,317.33	$ -	$ 1,492.61	$ -	$ 457,809.94	3.850%
300	CAMP MANAGED ACCOUNT	$ 1,105,898.14	$ -	$ 7,117.91	$ -	$ 1,113,016.05	4.290%
	TOTAL	$ 1,562,215.47	$ -	$ 8,610.52	$ -	$ 1,570,825.99	

In compliance with the California Code Section 53646, as Finance Manager for the Wildomar Cemetery District, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the District's expenditure requirements for the next six months.

I also certify that this report reflects all Government Agency pooled investments and all of the District's Bank Balances.

Adam Jantz
Adam Jantz
Finance Manager

2/12/2026
Date

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.7
Meeting Date: March 11, 2026

SUBJECT:	Authorize use of Cemetery District Property, APN 376-060-031, as a Temporary Construction Staging Area for the City of Wildomar's Bundy Canyon Road Rehab Project and Slurry Seal Project (CIPs 057-3 and 058-3)
SUBMITTED BY:	Jason Farag, Public Works Director/ City Engineer
PREPARED BY:	Cameron Luna, Associate Engineer

ACTION:
Authorize the General Manager to sign the License Agreement and approve the use of District property, APN 376-060-031, as a temporary construction staging area for the City of Wildomar's Bundy Canyon Road Rehab Project (CIP 057-3) and Slurry Seal Project (CIP 058-3) Contractor All American Asphalt.

SUMMARY:
CIP contractor All American Asphalt seeks approval from the District to use the District's Property for the temporary storage of construction equipment and materials during the duration of the City's Road Rehab and Slurry Seal Project.

BACKGROUND:
CIP 057-3/058-3 (Projects) include street improvements on several roads throughout the City. The City's Contractor for the Projects, All American Asphalt, has requested a location to temporarily stage construction equipment, items, and pavement materials during the duration of the Projects. The District owns a secured parcel (APN 376-060-031) near Palomar Street that is centrally located near the streets included in the Projects. This parcel has been used for temporary construction staging in past CIP projects.

DISCUSSION:
To permit use of District property, the user of the property must execute a License Agreement with the District. A proposed License Agreement (Agreement) for this specific request is included in Attachment A. As proposed in in the Agreement, access to the District property would be granted to the contractor for approximately six (6) months, enough time to cover the 50 working days allowed in the construction contract. The contractor will be required to secure the equipment and materials, at no liability to the District. The site will be maintained per the License Agreement, employing good housekeeping and compliance with stormwater pollution prevention requirements. The Contractor will restore the site to an acceptable condition upon the completion of their use. Staff requests that the Board of Trustees approve the use of District property as a temporary construction staging area and authorize the General Manager to sign the License Agreement.

ENVIRONMENTAL ANALYSIS:

The Projects are Categorically Exempt under the California Environmental Quality Act (CEQA) and an exemption has been approved by the City Council at the February 10, 2026, City Council Meeting.

FISCAL IMPACT:
There is no impact to the Cemetery District budget. Any costs related to the Projects or the approval of this License Agreement are funded by the budgets approved by the City Council for the Projects.

ATTACHMENTS:
A - Temporary Use License Agreement

LICENSE AGREEMENT BETWEEN THE WILDOMAR CEMETERY DISTRICT AND ALL AMERICAN ASPHALT, INC. FOR TEMPORARY STORAGE OF CONSTRUCTION EQUIPMENT AND MATERIALS

This LICENSE AGREEMENT ("Agreement") is made and entered into on the 11TH day of March 2026 between the Wildomar Cemetery District, as a subsidiary district of the City of Wildomar, hereinafter referred to as "District," and All American Asphalt, Inc., hereinafter referred to as Licensee. District and Licensee are sometimes individually referred to as a "Party" and collectively as the "Parties." All references to District include its elected officials, officers, directors, employees, agents, and volunteers. All references to Licensee include its personnel, employees, agents, and subcontractors.

RECITALS

WHEREAS, the District is the owner of land designated as APN 376-060-031 ("Property") of the Tax Assessor's Maps of Riverside County in the City of Wildomar ("City"); which lands are graphically depicted in Exhibit "A" attached hereto, being the location of District's Property; and

WHEREAS, Licensee wishes to seek approval from District to utilize the District's Property for the temporary storage of construction equipment and materials; and

WHEREAS, District agrees to permit Licensee to utilize the District Property for said purposes subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the following, the parties agree as follows:

1. GRANT OF LICENSE. District does hereby grant to Licensee, and Licensee does hereby accept from District, a nonexclusive license to use the District Property for the purpose of storing construction materials and equipment to be used for the Bundy Canyon Road Rehab Project, CIP 057-3, and Slurry Seal Project, CIP 058-3, approved by the City of Wildomar City Council on February 10, 2026.

2. TERM. The initial Term of the Agreement shall commence on March 23, 2026, and shall terminate at 12:00 midnight on September 25, 2026. The parties may mutually agree to extend the Term for up to three (3) months. Such extension shall be memorialized in writing and the District Board authorizes the District General Manager to sign any such extension.

3. TERMINATION WITHOUT CAUSE: District may terminate this Agreement at any time without cause by notifying the other party in writing at least thirty (30) days prior to the termination date.

4. USE; MAINTENANCE: It is hereby acknowledged and agreed that the District Property is being provided to Licensee in an as-is condition, and District makes

no representation regarding the condition of the District's Property. Licensee shall maintain the District's Property in good condition, general wear and tear excepted. Licensee agrees to employ good housekeeping and adhere to full compliance with NPDES requirements. Licensee agrees to take all prudent action to protect the Property from any damage or injury caused by the exercise of this License. Licensee shall pay to District all costs incurred by District for the repair of such damage or injury.

5. GENERAL INDEMNITY. Licensee shall indemnify, protect, defend and hold harmless District, and its elected and appointed officials, officers, agents and employees (collectively, the "Indemnified Parties"), from and against any and all claims, actions, liabilities, damages, losses, judgments, costs and expenses (including reasonable attorneys' fees and costs), (collectively "Claims") which the Indemnified Parties, or any of them, may suffer or incur arising from Licensee's use of the District's Property, and shall further indemnify, protect, defend and hold harmless the Indemnified Parties, and each of them, from and against any Claims arising from any negligence of Licensee, its agents, contractors, servants, employees, or licensees. The foregoing indemnity shall not extend to any Claims to the extent arising from the grossly negligent, willful or intentional acts or omissions of the Indemnified Parties, or any of them, as to all of which Claims District shall indemnify, protect, defend and hold harmless Licensee.

6. INSURANCE:

a. Types; Amounts. Licensee shall obtain, and shall require any subcontractor to obtain, insurance in the amounts described below unless specifically altered or waived by District ("Required Insurance").

i. Commercial General Liability Insurance. Licensee shall maintain occurrence version commercial general liability insurance or equivalent form, with a combined single limit of not less than Two Million Dollars ($2,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate, and excess liability coverage in the form of an umbrella policy of no less than Four Million Dollars ($4,000,000).

ii. "All Risk" Property Insurance. Licensee shall maintain a policy of property insurance for perils usual to a standard "all risk" insurance policy on all its improvements or alterations in, on, or about the Premises, with limits equal to ninety percent (90%) of the replacement value of all such improvements or alterations. Licensee is permitted to self insure this coverage in a manner consistent with its risk management program in effect from time to time. This option to self insure does not extend to Licensee's subcontractors.

iii. Worker's Compensation as required by law.

iv. Automobile liability with a combined single limit of One Million Dollars ($1,000,000.00) per accident.

b. General Provisions. The Required Insurance shall include District and City, its elected officials, officers, employees, agents, and volunteers as additional insureds. The Required Insurance shall be primary with respect to any insurance or self-insurance programs covering District and City, its elected officials, officers, employees, agents, and volunteers, or if in excess stand in an unbroken chain of coverage in excess of Licensee's scheduled underlying coverage. The Required Insurance shall contain standard separation of insureds provisions, and shall contain no special limitations on the scope of its protection to District and City, its elected officials, officers, employees, agents, and volunteers.

c. Certificates; Insurer Rating Cancellation Notice. Prior to the Commencement Date, Licensee shall furnish to District properly executed certificates of insurance which evidence all Required Insurance. Licensee shall maintain the Required Insurance at all times while this Agreement is in effect, and shall replace any certificate or policy which will expire within twenty (20) days after expiration. All certificates of insurance evidencing the Required Insurance shall state that coverage shall not be canceled, unless insurers endeavor to provide thirty (30) days' prior written notice to District. Unless approved in writing by District, Licensee shall place the Required Insurance with insurers licensed to do business in the State of California and with a current A.M. Best rating of at least A:VII.

7. SEVERABILITY: If any term, provision, covenant or condition of this License should be held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of this Agreement shall continue in full force and effect, and shall in no way be affected, impaired or invalidated thereby.

8. INTERPRETATION: The laws of the State of California shall govern the validity, construction and effect of this Agreement.

9. AMENDMENTS: No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the District and Licensee. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

10. ENTIRE AGREEMENT: This License, including Exhibit "A", is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other Agreements or understandings, whether oral or written, or entered into between District or Licensee prior to the execution of this License. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding.

11. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the party to be notified may have designed to the sender by like notice):

TO DISTRICT: Wildomar Cemetery District
Attention: Chris Mann, General Manager
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595

TO LICENSEE: All American Asphalt, Inc.
Attention: Edward J Carlson, Vice President
400 E. 6th St., Corona, CA 92879

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

WILDOMAR CEMETERY DISTRICT

_____
Chris Mann, General Manager

ALL AMERICAN ASPHALT, INC.

By: _____
Title: _____
[Notary Acknowledgement Required]

By: _____
Title: _____
[Notary Acknowledgement Required]

APPROVED AS TO FORM:

_____
Thomas D. Jex, District Counsel

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On _____, 2026_____,
before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____,
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ Individual
- ☐ Corporate Officer

_____
Title(s)

- ☐ Partner(s) ☐ Limited ☐ General
- ☐ Attorney-In-Fact
- ☐ Trustee(s)
- ☐ Guardian/Conservator
- ☐ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number Of Pages

_____
Date Of Document

_____
Signer(s) Other Than Named Above

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On _____, 2026_____,
before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____,
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ Individual
- ☐ Corporate Officer

_____
Title(s)

- ☐ Partner(s) ☐ Limited ☐ General
- ☐ Attorney-In-Fact
- ☐ Trustee(s)
- ☐ Guardian/Conservator
- ☐ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number Of Pages

_____
Date Of Document

_____
Signer(s) Other Than Named Above

Exhibit "A"


376-060-031
376-060-028
376-060-016
376-060-011
WILDOMAR CEMETERY
376-060-030
376-060-012
US POST OFFICE
376-060-019
376-060-015
376-060-018
Palomar St
Grizzell St
Central Ave
21411
21435
21421
32275

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.8
Meeting Date: March 11, 2026

SUBJECT: Approval of a Services Agreement with SCA of CA, LLC for Street Sweeping Services

SUBMITTED BY: Jason Farag, Public Works Director/ City Engineer

PREPARED BY: Daniel Torres, Public Works Manager

ACTION:
1. Authorize the City Manager to execute a Services Agreement with SCA of CA, LLC for Street Sweeping Services and waive any informality or irregularity in the bid.

2. Approve a supplemental appropriation for Fund 204 (Waste Services) to increase $40,000 in expenditures.

SUMMARY:
The City contracted with SCA of CA, LLC beginning in December 2022 for street sweeping services. Following the expiration of the agreement in November 2025, the City issued a Request for Proposals for street sweeping services which resulted in a single proposal from SCA reflecting an increase in curb-mile sweeping rates due primarily to increased labor, equipment, fuel, and regulatory compliance costs. Staff recommends approval of a one-year agreement with SCA to ensure continuity of services while allowing the City time to further evaluate service practices and cost structures among neighboring agencies.

BACKGROUND:
The City of Wildomar historically received street sweeping services through its solid waste hauling franchise agreements. The City's franchisee, CR&R, elected to discontinue providing street sweeping services under the current franchise agreement with the City. However, pursuant to the franchise agreement, CR&R annually remits a mitigation fee specifically designated to support street sweeping operations.

SCA of CA, LLC (SCA) commenced citywide street sweeping services on December 1, 2022, under a three (3) year agreement. The contract term concluded in November 2025. To ensure continuity of services while the City prepared and issued a formal Request for Proposals (RFP), street sweeping operations have continued on an interim basis through an authorized Purchase Order.

DISCUSSION:
The Request for Proposals (Attachment A) was released on December 22, 2025, with bid submittals due by January 22, 2026. A total of seven (7) prospective bidders registered through PlanetBids; however, only one proposal was received by the submission deadline from SCA of CA, LLC (SCA) (Attachment B). The proposal included two service options: one that includes debris disposal services and one that excludes disposal services.

Upon review of the submitted proposal, staff determined that the proposed annual cost for services reflected an approximate 48 percent increase compared to the previous contract. During the review process, staff also noted an apparent irregularity in the proposed fee schedule for services priced on a per-square-foot basis, suggesting the potential for a miscalculation in those rates.

Following this review, staff met with SCA to discuss and negotiate the proposed fees and scope of services. SCA provided clarification regarding the factors contributing to the increase in the proposed service rates. SCA indicated that its bid was developed following a detailed evaluation of the operational requirements necessary to meet the City's street sweeping service standards, including labor, equipment, logistics, regulatory compliance, and overall service delivery costs. SCA explained that the increase in pricing compared to the 2022 contract is primarily attributed to higher labor expenses associated with California Department of Industrial Relations (DIR) prevailing wage requirements, increased equipment acquisition and maintenance costs, fuel price volatility, and other rising operational and logistical expenses. SCA also acknowledged the irregularity identified by staff within the per-square-foot sweeping rates and provided an updated fee schedule (Attachment C).

Based on the updated fee schedule provided by SCA, staff recommends proceeding with a Services Agreement (Agreement) for street sweeping services (Attachment D). Under the revised proposal, the rate for curb-mile sweeping reflects an increase of approximately 48 percent, while the rates associated with per-square-foot sweeping remain unchanged. As a result of the significant cost increase, staff recommends that the Agreement be limited to a one (1) year term. The recommended one-year Agreement term will provide staff the opportunity to further evaluate service levels, operational practices, and cost structures among neighboring agencies without making a long-term contract commitment at this time.

Approval of the proposed Agreement will ensure the continuation of street sweeping services at existing service locations without interruption while allowing the City to maintain compliance with established maintenance standards.

ACCOUNT CODE:
120-4500-52115
204-4500-52115
606-4500-52115
612-4500-52115
690-4611-52115

Budget Amendments

- Fund 204-4500-52115 (Waste Services)
    - Expenditures = $40,000

FISCAL IMPACT:
To maintain current street sweeping service levels, the proposed one (1) year service Agreement is estimated to cost $124,929.00. Funding for street sweeping services will be provided through the several fund sources including the CR&R Waste Hauling Franchise Agreement Mitigation Fees designated for street sweeping (Fund 204), Community Facility District Funds (Funds 606, 612), Measure Z (Fund 690), and Measure AA (Fund 120).

Due to the increase in rates, staff recommends that the City Council approve a supplemental appropriation of $40,000 from Fund 204 (Waste Services) to cover anticipated expenditures.

ATTACHMENTS:

A - RFP Street Sweeping
B - SCA of CA, LLC, Street Sweeping Proposal
C - SCA Proposed Pricing
D - Agreement for Services

CITY OF WILDOMAR

Request for Proposals

Street Sweeping Services

City of Wildomar
23873 Clinton Keith Road, Ste 110
Wildomar, CA 92595

Proposals Due by 5:00 pm PST on Thursday, January 22, 2026

Submit Proposals to: PlanetBids
https://vendors.planetbids.com/portal/66534/bo/bo-search

Introduction:

The City of Wildomar (City) is accepting proposals from qualified contractors for Professional Street Sweeping Services in accordance with the included requirements, terms, and conditions shown in this Request for Proposals (RFP). Prospective respondents are advised to read this information carefully prior to submitting a proposal.

Proposals shall be addressed to Terri Abercrombie, Senior Management Analyst and submitted via PlanetBids in accordance with the following instructions. Proposals that do not conform to these instructions will not be accepted.

Proposals are due on or before 5:00 pm PST on Thursday, January 22, 2026.
Please note that the proposal must be submitted in PlanetBids https://vendors.planetbids.com/portal/66534/bo/bo-search on or before the date and time specified. All inquiries regarding this RFP shall be submitted via PlanetBids https://vendors.planetbids.com/portal/66534/bo/bo-search by 5:00 pm on Thursday, January 8, 2026. Only questions submitted through PlanetBids will be answered. The questions and answers will be made Public for all potential bidders via PlanetBids https://vendors.planetbids.com/portal/66534/bo/bo-search and on the City website (https://www.cityofwildomar.org/business/bid_opportunities/rfps_rfqs). Any subsequent changes to the scope of services or proposal procedures from the date of issuance to the date of submittal will result in an addendum by the City and will be posted on PlanetBids https://vendors.planetbids.com/portal/66534/bo/bo-search and on the City website (https://www.cityofwildomar.org/business/bid_opportunities/rfps_rfqs). No questions will be responded to if received after 5:00 pm PST on **Thursday, January 8, 2026.**

Late Proposals:

Proposals submitted after the specified date and time will not be considered. Each contractor assumes responsibility for timely submission of its proposal.

Withdrawal or Modifications of Proposals:

Any proposal may be withdrawn or modified via the PlanetBids portal https://vendors.planetbids.com/portal/66534/bo/bo-search prior to the final time and date for the receipt of Proposals. Once the deadline is past, contractors are obligated to fulfill the terms of their proposal.

Proposal Acceptance and Rejection:

The City of Wildomar reserves the right to accept any proposal, to reject any and all proposals, to call for new proposals, and to award the contract to other than the lowest cost proposal if deemed to be in the best interest of the City.

Proposal Evaluation and Award:

Evaluation of the RFP will be made based on the criteria noted in Section III Additional Information. Award shall be made to the responsible contractor whose proposal is determined to be the most advantageous to the City, taking into consideration price and adherence to the included specifications. The selection will not be driven by lowest proposed cost. The City intends to enter into an agreement with the successful contractor for the specified products and services. Nothing herein shall obligate the City to award a contract to any responding contractor.

Qualification/Inspection/Interviews:

Proposals will only be considered from contractors normally engaged in providing the types of products and services specified herein. The City reserves the right to inspect the Contractor's facilities, equipment, products, personnel, and organization at any time, or to take any other action necessary to determine Contractor's ability to perform. The City reserves the right to reject proposals where evidence or evaluation is determined to indicate inability to perform. The City reserves the right to interview any or all responding contractors and/or to award a contract without conducting interviews.

Key Dates:

RFP Circulated	December 22, 2025
Last Date to Submit Questions on RFP	January 8, 2025
Request for Proposals Due	**January 22, 2026**
Interview(s), if required	February 9-13, 2026
Staff Recommendation for Selection	February 16, 2026
Negotiate Scope and Fee	February 17-24, 2026
Contractor sign PSA (Agreement)	February 27, 2026
Staff Report docket with City Clerk	March 2, 2026
City Council/Cemetery District Board Award Contract	March 11, 2026

I. Guidelines for Proposal

The following guidelines are provided for standardizing the preparation and submission of proposals. The intent is to assist respondents in the preparation of their submissions and to assist the City by simplifying the review process providing standards for comparison of submissions.

Statements submitted in response to this RFP shall include a complete response to the requirements in this section in the order presented. Statements should be a straightforward delineation of the respondent's capability to satisfy the intent and requirements of this RFP and should not contain redundancies and conflicting statements.

Proposals shall be prepared with easy-to-read font size and style. Pages shall be numbered.

Proposals shall contain the following information in the order listed:

1. Introductory letter
   The introductory letter should be addressed to:

   Terri Abercrombie, Senior Management Analyst
   City of Wildomar
   23873 Clinton Keith Road, Ste 110
   Wildomar, CA 92595

   The letter should state the respondent's name submitting the proposal, their mailing address, telephone number, and contact name. Letter shall name any subcontractors that will play a major role in the project. The letter shall address the contractor's understanding of the project based on this RFP and any other information the contractor has gathered. Include a statement discussing the contractor's interest and qualifications for this type of work. The letter shall be signed by a principal authorized to commit the contractor contractually.

2. Qualifications and Experience
   Describe the contractor's capability for undertaking and performing the work. Provide the qualifications and experience of the team that will work on the Project. Team members are expected to be available for the duration of the Agreement and replacement will not be permitted without prior consultation and approval by the City.

   List types and locations of similar work performed by the contractor in the last five (5) years that best characterizes the quality and past performance. Emphasize the specific qualifications and experience from similar projects for the key team members. If the team includes a subcontractor playing a prominent role then highlight the projects worked on as a team. Include client names, current phone numbers and email addresses for the representative projects. References (for prime and subcontractors) may be contacted as part of the selection process.

3. Project Understanding and Approach
   This section shall clearly convey the Contractor's understanding and approach to satisfy the scope of work. Highlight the contractor's best practices that you believe set you apart from other similar contractors.

4. Work Plan

   The work plan shall address all the items of work as described in this RFP. The plan should be simple, easy to read and follow, and addresses and satisfies the objectives and specifications as listed in the Scope of Services in this RFP. The work plan shall be presented in the proposal such that it can be easily incorporated into the Services Agreement as Exhibit A, Scope of Work.

5. Conflict of Interest Statement
   The respondent shall disclose any financial, business, or other relationship with the City that may have an impact upon the outcome of this contract.

6. References
   Provide at least three references for each key team member (prime and/or subcontractor) from recent work similar to the Project.

7. Comments on or Requested Changes to Contract
   The City Standard Services Agreement is included as Attachment A to this Request for Proposals. The proposing contractor shall identify any objections to and/or request changes to the standard contract language in this section. If no objections or changes are requested, then so note in this section.

8. Fee

   The fee shall include a summary of anticipated hours, billing classification, rate per mile, per sq. ft. or per hour. No cost increases shall be passed onto the City after the proposal has been submitted. Tax, if applicable, is to be listed as a separate line item. The fee shall be presented in the proposal such that it can be easily incorporated into the Services Agreement as Exhibit B.

9. Scope of Work

   This project consists of providing contract street sweeping of approximately 53.28 curb miles of public streets, painted and raised medians, turn pockets, bike lanes, and approximately 111,100 sq. ft City park parking lots, to be swept on a bi-monthly schedule. An additional 3,000 sq. ft. of parking lot to be swept on an as needed basis. The detailed scope of work and service requirements are provided in Attachment A. Budget adjustments, boundary adjustments, new infrastructure development and construction activities by the City of other entities may affect the level of service for this contract. The Contractor, therefore, agrees to adjust the level of service without changing other contract conditions herein, when notified by the City Representative.

II. Compensation

Contractors shall propose a summary of billing classification, hourly rate, per curb mile rate, or per sq. ft. billing rate for each sweep area type.

III. Additional Information

Evaluation and Selection Criteria

The City will evaluate all eligible RFP responses based on the following criteria:

1) Respondent understanding of the work to be performed (15%);
2) Qualifications, professional experience and skills of the contractor. Includes performance on similar projects (20%);
3) Work Plan and schedule to deliver the scope of services (25%);
4) Fee Proposal (40%)

After initial evaluation the City may interview the top contractor(s) and modify the initial rankings.

IV. Attachments

A. Exhibit A Scope of Work
B. Exhibit B Matrix of Frequency, Locations, Sweep Type Estimated curb miles or sq. ft.
C. Exhibit C City of Wildomar Street Sweeping Maps
D. Exiibit D Services Agreement: The Standard City Services Contract form used by the City of Wildomar.



SCA
SWEEPING CORP OF AMERICA

CITY OF WILDOMAR

Request for Proposals

STREET SWEEPING SERVICES

Response Submitted by:
SCA of CA, LLC

Bid Due:
January 22, 2026 by 5:00 PST

1. INTRODUCTORY LETTER

January 22, 2026

City of Wildomar
Terri Abercrombie, Senior Management Analyst
23873 Clinton Keith Road, Ste. 110
Wildomar, CA 92595

Dear Terri,

On behalf of SCA of CA, LLC ('SCA'), we are pleased to present our response to your Request for Proposals to provide Street Sweeping Services to the City of Wildomar. As a company built on a foundation of satisfaction and outstanding quality service, we have developed unparalleled expertise delivering comprehensive street cleaning services for municipalities across California.

It has been our privilege to serve as your trusted sweeping services provider for more than three years. We know how important a high-quality street sweeping provider is to the City. Our Fontana team's comprehensive grasp of the street sweeping requirements detailed in your RFP is what distinguishes us from other suppliers.

SCA is a reputable, bonded, and NAPSA-certified industry leader. Our commitment to excellence is evident in every aspect of the sweeping services we provide to our customers. We will furnish all labor, supervision, materials, non-consumable supplies, equipment, fuel, transportation, and every other expense necessary to support the street sweeping requirements for the City of Wildomar. The importance of keeping streets, parking lots, and public spaces clean and safe is paramount. That is why we approach every job with the utmost care and attention to detail, using state-of-the-art equipment and techniques to deliver exceptional results.

Our Fontana team is available to ensure your streets, painted and raised medians, turn pockets, and alleys remain free from debris and pollutants. They will use their thorough understanding of the City to sweep approximately 53.28 curb miles of public streets, painted and raised medians, turn pockets, bike lanes, and approximately 111,100 square feet of parking lots within an additional 3,000 square foot parking lot that will need to be swept on an as needed basis. We are accustomed to scaling up our services during leaf season and as needed for other times during the year when additional sweeping may be necessary.

We understand that there will be budget and boundary adjustments, new infrastructure development, and construction in Wildomar that may impact this contract. Our ability to adapt quickly and provide real-time, customized solutions is

SCA
SWEEPING CORP OF AMERICA

powered by our broad capabilities and industry insight. Our primary service location and headquarters information are listed below.

PRIMARY SERVICE LOCATION	MAILING ADDRESS / HEADQUARTERS
13961 Rose Avenue Fontana, CA 92337 O: 951-809-1725	4141 Rockside Rd, Suite 100 Cleveland, OH 44131 O: 216-777-2750

Should you have any questions during the proposal evaluation, please do not hesitate to reach out to:

Terry Roberts
714.620.4740
troberts@sweepingcorp.com

Thank you for the opportunity to continue to support your street sweeping requirements. We appreciate your business and look forward to advancing to the next steps in the proposal evaluation process.

Respectfully,

Patrick Bobo | Secretary, Chief Legal Officer

Docusign Envelope ID: A25DC002-769A-4FF7-B63B-449DF87C2297

JOINT ACTION IN WRITING
BY THE
SOLE MEMBER AND
THE MANAGER OF
SCA OF CA, LLC

The undersigned, being (i) the sole member (the "***Member***") and, (ii) following the actions by the Member contemplated by this Joint Action in Writing, the manager (the "***Manager***") SCA of CA, LLC, a Delaware limited liability company (the "***Company***"), hereby adopts, consents to, and approves the following actions and resolutions without a meeting, to be effective as of July 1, 2025:

Actions by the Member

WHEREAS, the Member desires to confirm the appointment of the Manager as the manager of the Company;

NOW, THEREFORE, BE IT:

RESOLVED, that all current members of the Board of Managers of the Company are hereby removed;

FURTHER RESOLVED, that Jonathan Sisler, the undersigned Manager, is hereby appointed as the manager of the Company; and

FURTHER RESOLVED, that any and all actions, whether previously or subsequently taken, by the Manager, which are consistent with the intent and purposes of the foregoing resolutions, hereby are, in all respects, ratified, approved, adopted and confirmed.

Actions by the Manager

WHEREAS, the Manager desires to confirm the appointment of the officers of the Company;

NOW, THEREFORE, BE IT:

RESOLVED, that all current officers of the Company are hereby removed, and that the following persons are hereby elected to the offices of the Company set forth opposite their respective names (each, an "***Authorized Officer***"):

Jonathan Sisler	--	Chief Executive Officer
Patrick Bobo	--	CLO, Secretary

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Kelly Rich	--	CFO, Treasurer
Christopher Chiodo	--	Chief Operating Officer
Jody Hall	--	Chief People Officer
Jean Souliere	--	Chief Strategy Officer
Brad Becker	--	Regional Vice President

FURTHER RESOLVED, that each of the Authorized Officers is hereby authorized and empowered, throughout such Authorized Officer's tenure, to execute and deliver, for, on behalf of, and in the name of, the Company, any and all contracts, agreements, bids, commitments, certificates, instruments and other documents, as any Authorized Officer shall deem necessary, desirable or appropriate in such Authorized Officer's discretion, to evidence contractual and other obligations on behalf of the Company undertaken in the conduct of the Company's operations, and any Authorized Officer's execution and delivery of any such contract, agreement, bid, commitment, certificate, instrument or other document shall be conclusive evidence of the exercise by such Authorized Officer of the discretionary authority conferred in these resolutions;

FURTHER RESOLVED, that each of the Authorized Officers is hereby authorized, empowered and directed, in the name and on behalf of the Company, to take or cause to be taken all such further actions and deeds and to deliver or cause to be delivered all such further contracts, agreements, bids, commitments, certificates, instruments and other documents as in their judgment shall be necessary, appropriate or convenient to carry into effect the purposes of the Company; and

FURTHER RESOLVED, that any and all actions, whether previously or subsequently taken, by any Authorized Officer, which are consistent with the intent and purposes of the foregoing resolutions hereby are, in all respects, ratified, approved, adopted and confirmed.

Miscellaneous

RESOLVED, that: (i) this Action may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same action; (ii) a manual signature of this Action, an image of which shall have been transmitted electronically (including e-mail delivery of a .pdf or scan of a signature), or an electronic signature (such as DocuSign), will constitute an original signature for all purposes; and (iii) the delivery of copies of this Action, including executed signature pages where required, by electronic transmission will constitute effective delivery of this Action for all purposes.

Docusign Envelope ID: A25DC002-769A-4FF7-B63B-449DF87C2297

IN WITNESS WHEREOF, the undersigned, being the sole member and the manager of the Company, hereby indicate their approval of and consent to the foregoing action and resolutions effective as of the date first written above.

SOLE MEMBER:

SCA Acquisitions, LLC a Delaware limited liability company

DocuSigned by:
By: Jonathan Sisler
JONATHAN SISLER, CEO

MANAGER:

DocuSigned by:
By: Jonathan Sisler
JONATHAN SISLER

2. QUALIFICATIONS AND EXPERIENCE

SCA is the nation's leading street sweeping company, operating in over 20 states and supporting more than 600 municipalities, counties, and government agencies. With over six million miles serviced annually, SCA is uniquely focused on the delivery of high-performance street sweeping, JetVac, and environmental services. SCA has built its entire organization, its people, processes, technology, and investments around providing uninterrupted, accountable, and results-driven services tailored to the needs of our clients. Our mission is to provide essential sweeping and environmental services that support cleaner, safer, and more sustainable communities.

As urban populations grow, infrastructure ages, and environmental regulations become more complex, municipalities face increasing pressure to keep streets clean, safe, and compliant with local, state, and federal standards. SCA is purpose-built to meet this challenge. With a national network of fleet and personnel resources, a rigorous commitment to safety and environmental compliance, deep industry knowledge, and focus on street sweeping, SCA provides a service model that is not only dependable but scalable, cost effective, and technologically advanced. Our vision is to continuously redefine the future of power sweeping and environmental services through innovative technologies, operational excellence, and a people-first approach.

SCA adheres to all current applicable federal, state, and local laws, codes, and ordinances, including, but not limited to, those promulgated by Federal, State of California, CARB, AQMD, OSHA, SCAQMD Rule 1186 "Certified Street Sweepers" and all other applicable regulatory requirements.

While SCA is the leading sweeping service provider in the country, our sites are run locally. We are a local company that puts money back into our communities. We use our experience to set a higher standard for street sweeping services and to drive continuous improvement in our operations. Our team is part of your community, and our team members are your neighbors and friends. We are excited about the future, and the opportunity to continue to build upon our partnership with your organization. Please note that no subcontractors will be used should we have the pleasure of being awarded this contract.

Your SCA Team

Quality, reliability, teamwork, integrity, efficiency, and environmental compliance are values evident in every aspect of our work. No other company will match our level of sweeping service nor our presence in your area, which is why we are the best and most qualified company to perform this work.
We have been servicing the sweeping needs of Wildomar since 2022 and have the pleasure of supporting numerous municipalities in and around San Bernardino County for many years.

Our commitment to our customers is what drives our success. Our Fontana team is focused on continuing to provide the highest level of service and customer support to the City of Wildomar and your residents. Our team is committed to providing comprehensive street sweeping services to include all other maintenance required to maintain the areas included in this contract in a safe, attractive, and usable condition.

Teamwork is the cornerstone of our success, as we believe that collaboration leads to innovation and superior results. Integrity is non-negotiable in our organization, and we hold ourselves to the highest ethical standards every day. Having a professional and experienced team is crucial to delivering top-level service and support to meet the expectations of the City of Wildomar. The following information details the background and expertise of our dedicated team members who are committed to excellence each day.



SCA ensures that every member of our field team represents the highest standards of quality, safety, and accountability—delivering reliable, best-in-class service.

Alexandra Zaragoza will continue to serve as your primary day-to-day contact for the City of City of Wildomar. The information on the following pages provides details regarding the background and expertise of our dedicated team members who are committed to excellence each day.

Jose, Alexandra, and additional staff members also support the citywide street sweeping programs for Riverside County and the cities of Corona, Redlands, Eastvale, and Banning.

TERRY ROBERTS – DISTRICT SALES MANAGER

Terry has a wealth of experience and expertise in the field of industrial sweeping equipment, particularly with Tymco sweepers. His roles as a District Sales Manager with SCA, a General Manager/Operations Manager at RF Dickson Sweeping, and as a Tymco Sweepers Factory representative have provided Terry with valuable insight into the industry and the needs of customers.

His deep knowledge of sales management, operations management, and factory representation equips him with a diverse skill set that enables him to effectively lead teams, manage operations, and build strong relationships with SCA customers and stakeholders.

JOSE BRITO – DISTRICT MANAGER, SOUTHERN CALIFORNIA

Jose has been with SCA since 2022. He is responsible for operations, employees, and maintaining strong relationships with our valued customers in Southern California. Jose is the driving force behind SCA's constant emphasis on safety.
Jose oversees sweeping operations throughout Southern California, ensuring the efficient and effective management of procedures and policies. His responsibilities include comprehensive financial planning and oversight, as well as driving operational efficiency across all aspects of the organization. Jose manages public relations efforts to maintain a positive image and strong community engagement. Additionally, he is accountable for a fleet of more than 55 sweepers, ensuring optimal performance and compliance with stringent Environmental Health and Safety standards, including Cal/OSHA and FMCSA regulations.

Jose is a bilingual professional fluent in both Spanish and English, bringing effective communication skills to diverse environments. His experience in project management and strategic planning, ensure successful execution of initiatives and alignment with organizational goals. Additionally, Jose is well-versed in behavioral-based safety programs, leveraging this expertise to promote a culture of safety and compliance across operations.

ALEXANDRA ZARAGOSA – SENIOR OPERATIONS MANAGER

As Senior Operations Manager, Alexandra possesses more than three years of industry experience. She provides comprehensive leadership and oversight of operational activities across both field and shop environments. Demonstrating strong analytical judgment and effective issue-resolution capabilities, Alex consistently ensures operational continuity and service quality. A high level of commitment, professionalism, and accountability defines Alex's leadership style, supporting organizational goals through dependable performance and strategic operational management.

Her proven record of proactive and consistent communication is a valuable asset to SCA, her colleagues, and our customers. Her effective communication has been essential for fostering collaboration, addressing issues promptly, and keeping SCA customers and stakeholders informed. Amber plays a pivotal role in driving growth and success at our Fontana location. By leveraging her operations experience, Alex ensures her team is equipped with the necessary resources and support to excel in their roles. Additionally, her commitment to customer service is invaluable and helps to differentiate SCA from other service providers in the area.

Our supervisors, drivers, and dispatch staff work in close collaboration with municipal managers to adapt service plans to specific geographic, seasonal, and community needs. Our local teams coordinate closely with city officials to establish optimal sweeping times that align with neighborhood traffic patterns, waste collection schedules, school hours, and parking enforcement windows. We manage the deployment and removal of temporary no-parking signage, monitor and report on illegally parked vehicles, and support ticketing enforcement efforts when needed. During special events, emergency weather incidents, or municipal clean-up days, SCA mobilizes additional crews and equipment to provide pre- and post-event cleaning or immediate disaster response.

JOSE RAMOS VASQUEZ– SWEEPER OPERATOR

Jose has more than 19 years of sweeping experience. His experience working in various capacities within the industry gives him a unique perspective that allows him to effectively sweep the City of Wildomar's routes. Jose's keen attention to detail ensures routes are promptly swept and that all residents' needs are met promptly and effectively.

Overall, Jose's combination of industry experience, attention to detail, and effective communication skills makes him an invaluable asset to the sweeping services team. His dedication and expertise contribute to the overall success and efficiency of the operation.

ROBINSON MORALES – SWEEPER OPERATOR

Robinson brings over 15 years of experience as a sweeper operator and will serve as one of the sweeper operators for the City, bringing valuable experience from his previous work. Robinson's background and expertise ensure reliable service and operational efficiency in fulfilling the City's sweeping needs. He is committed to providing reliable operations and high-quality service for the community.

CYNTHIA CRUZ – BILLING SPECIALIST

Cynthia manages end-to-end billing for City of Wildomar. She is familiar with all SCA's contracts and proposals and will address all your billing inquiries effectively and efficiently. Cynthia offers a positive and enthusiastic attitude to our accounting department. Her excellent professionalism, solid business ethics, problem solving, and extensive computer skills are an asset to SCA. She has extensive billing experience and works effectively to resolve all inquiries with a sense of urgency.

3. PROJECT UNDERSTANDING AND APPROACH

There will be no obstacles preventing us from continuing to provide an elevated level of service to the City of Wildomar. Rest assured, you will not experience any disruption in service that you might encounter with another service provider.

We understand the City's primary objective is for our Fontana team pick up all leaves, paper, dirt, rocks, cans, and any other debris to ensure the free flow of water into the gutter. Our goal is to continue to maintain a state of cleanliness for all streets and parking lots in the City of Wildomar two times a month or more at the request of the City's representative.

Satisfaction and consistent quality service are the standards we uphold with our teams. Our supervisors are full-time employees; they care about their team and foster an environment of success. They are highly trained, so all phases of the project run smoothly. Our supervisors are directly involved with each account and job inspections to ensure quality.

We will furnish all the necessary equipment, labor, and material, supervision, and traffic controls, when needed, to sweep the City of Wildomar according to your pre-established schedule. SCA is committed to providing our customers with environmental service that reduces stormwater and air pollution to meet NPDES MS4 Permit requirements. Our PACP certified technicians have helped other municipalities and industries meet EPA regulations under their NPDES Programs.

As stated, SCA thoroughly understands the nature of this project and offers a customized approach of internal controls including field supervision, daily oversight of GPS tracking - which includes curb mile sweeping - and "brooms-down" productivity. Our service will include providing all necessary labor, equipment, tools, fuel, materials, insurance, supervision, and traffic control (if needed), along with any other items required to deliver comprehensive street sweeping services to and its residents.

BEST PRACTICES

We believe that open communication is imperative to the success of our relationship with the city. During our meeting with the Public Works Department, we will provide the city with a list of our supervisors' contact cell phone numbers, and an emergency phone number which can be called 24 hours a day. We understand that there will be routine and non-routine inspections of completed routes conducted by City staff. We look forward to collaborating with your team to resolve any concerns that may arise, and we will be prepared to take action to resolve the issue within 24 hours at no additional cost to the City. The Fontana will use their experience and creativity to analyze the work on an ongoing basis and present real-world ideas and solutions to the Public Works team that will improve efficiencies and enhance the overall street sweeping program.

QUALITY ASSURANCE

Our experienced team will maintain the established routes to ensure that both residential streets and commercial areas are swept within the allotted schedule and is committed to proactively managing both scheduled and unscheduled emergency work. Our operational approach involves monitoring existing route mapping and staying informed about on-the-ground issues by collaborating with the City contact and extended team. We will adjust as needed to accommodate your evolving needs, by:

- Collaborating with your team to refine our street sweeping schedule while working around established trash collection days and holidays.
- Engaging our Quality Management team to conduct site visits to gain additional information and further advance our ability to provide you with the most effective, safe, and high-quality service.
- Continuing to work closely with our experienced sweeper operator team to ensure we continue to provide the highest level of service.
- Adhering to a pre-established schedule to sweep streets on time, with the support of our management and dispatch teams.
- Remaining flexible and readily available to address unexpected needs to ensure a strong and collaborative partnership with your team.

OPERATORS

Our experienced operators have been servicing the City of Wildomar for several years. They are highly familiar with the city's routing maps, understand the expectations set by City supervision, and take great pride in consistently delivering high-quality service. Leveraging their familiarity with the area, our team has optimized sweeping coverage to operate more efficiently and effectively, ensuring superior results for the community.

REPAIR AND MAINTENANCE

Crew SCA employs full-time mechanics who are experts in repairing and maintaining our equipment. Factory-trained, they ensure our equipment performs at the highest level. Additionally, we have mechanics available around the clock to meet our commitments reliably, as we understand that dependable, well-maintained equipment is essential for customer satisfaction. Therefore, we prioritize the quality of our repairs and maintenance for our sweepers. We also have full-time mechanics' helpers who assist with changing brooms and tires and keeping our sweepers clean.



DISPATCH & OPERATIONS

The Dispatch and Operations department is the nerve center of SCA, crucial for both operational and financial decision-making. Our dispatchers ensure smooth operations by gathering necessary information from callers and providing appropriate responses, whether it's for an emergency sweep, a special sweep, a regular sweep, or handling a complaint. They ensure that the right drivers and equipment are matched to each job, guaranteeing timeliness, safety, and accuracy. Drivers SCA employs a team of highly skilled drivers. All SCA drivers must possess a current Class A or B commercial driver's license, wear a company uniform and class 3 safety vest, have undergone a pre-hire physical, drug screen, MVR

check, be subject to random testing and be tested for cause on all accidents. All SCA Drivers have undergone extensive job specific training and attend weekly job specific safety meetings. SCA drivers are furnished with any personal protective equipment required such as gloves, safety glasses, dust masks, etc. that are required for the performance of their duties.

4. WORK PLAN

We understand the activities to accomplish clean and debris-free streets in Wildomar include:

- Power broom sweep and/or clean all public, City-maintained streets and parking lots as specified on Exhibit C, Project Location Maps.
- Perform a single pass with a street sweeper at an average speed of 8 miles of hour, not to exceed 10 miles per hour. Routes typically will not exceed 45 cub miles per day/per sweeper.
- During the course sweeping a route, additional passes may be necessary to adequately address problem areas where excessive silt, leaves, debris or other conditions may warrant special attention. Additional passes will be made at the established curb-mile rate.
- Use water to minimize dust.
- Understanding that curbed areas (e.g., narrow cul-de-sacs, median noses, and portions of left turn pockets, shall be hand cleaned at the request of the City.
- Perform additional sweeps within two working days at the request of the City if the results of initial pass are considered unsatisfactory. These sweeps will not interfere will the regular sweeping schedule and will not take place on a trash pick-up day.
- Respond to requests for emergency sweeping within four hours of notification. When it is difficult to measure curb miles swept, the CITY has the option to compensate CONTRACTOR on an hourly basis. In these cases, the hourly rate paid shall be the contract unit price per hour.
- Adhere to all existing protocol so that routes will not be swept when the sweeping schedule lands on a holiday or observance day, trash pickup day.
- Refrain from sweeping four or more lane streets during peak traffic hours.
- Sweep residential areas from 6:30 am to 5:30 pm, Monday through Friday with no sweeping occurring on Saturdays or Sundays.

We will continue to comply with all other street sweeping requirements associated with the Scope of Work outlined in Attachment A of your RFP.

5. CONFLICT OF INTEREST STATEMENT

SCA of CA, LLC does not have any financial, business, or any other relationship with the City of Wildomar that would have an impact on the outcome of this contract.

6. REFERENCES

Listed below are projects of similar size and scope to the City of Wildomar that best characterize the quality and past performance of our Fontana team. The Fontana management team led by Alexandra support the sweeping programs for these customers.

RIVERSIDE COUNTY

SCA sweeps approximately 3,000.00 curb miles of residential and commercial areas each year.
Contact Name: Mark Hughes
951-955-6767
Email Address: markhughes@rivco.org
Customer Address: 4080 Lemon Street, 8th Floor; Riverside, CA 92501

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS (CVAG)

SCA sweeps approximately 26,160 CMs and all arterials each year.
Contact Name: Julie Mignogna
Contact #: 760-346-1127
Email Address: jmignogna@cvag.org
Customer Address: 74199 El Paleo Ste. 100; Palm Desert, CA 92260

CITY OF REDLANDS

SCA sweeps approximately 9,600 CMs (Residential and Commercial) a year.
Contact Name: Mike Foster
Contact #: 909-329-114
Email Address: mfoster@cityofredlands.org
Customer Address: 35 Cajon St.; Suite 222, Redlands, CA 923373

CORONA

SCA sweeps approximately 10,116 CMs (Residential and Commercial) a year.
Contact Name: Eugene Silvas
Contact #: 951-279-3629
Email Address: eugene.silvas@coronaca.gov
Customer Address: 400 South Vicentia Ave, Corona, CA 92882

7. COMMENTS ON OR REQUESTED CHANGES TO CONTRACT

SCA of CA, LLC does not have any comments related to the contract at this time.

8. FEE

Our proposed pricing is listed below. We appreciate this opportunity to be considered for your sweeping supplier for the City of Wildomar and your community.

SCA OF CA, LLC PROPOSED PRICING

DISPOSAL INCLUDED

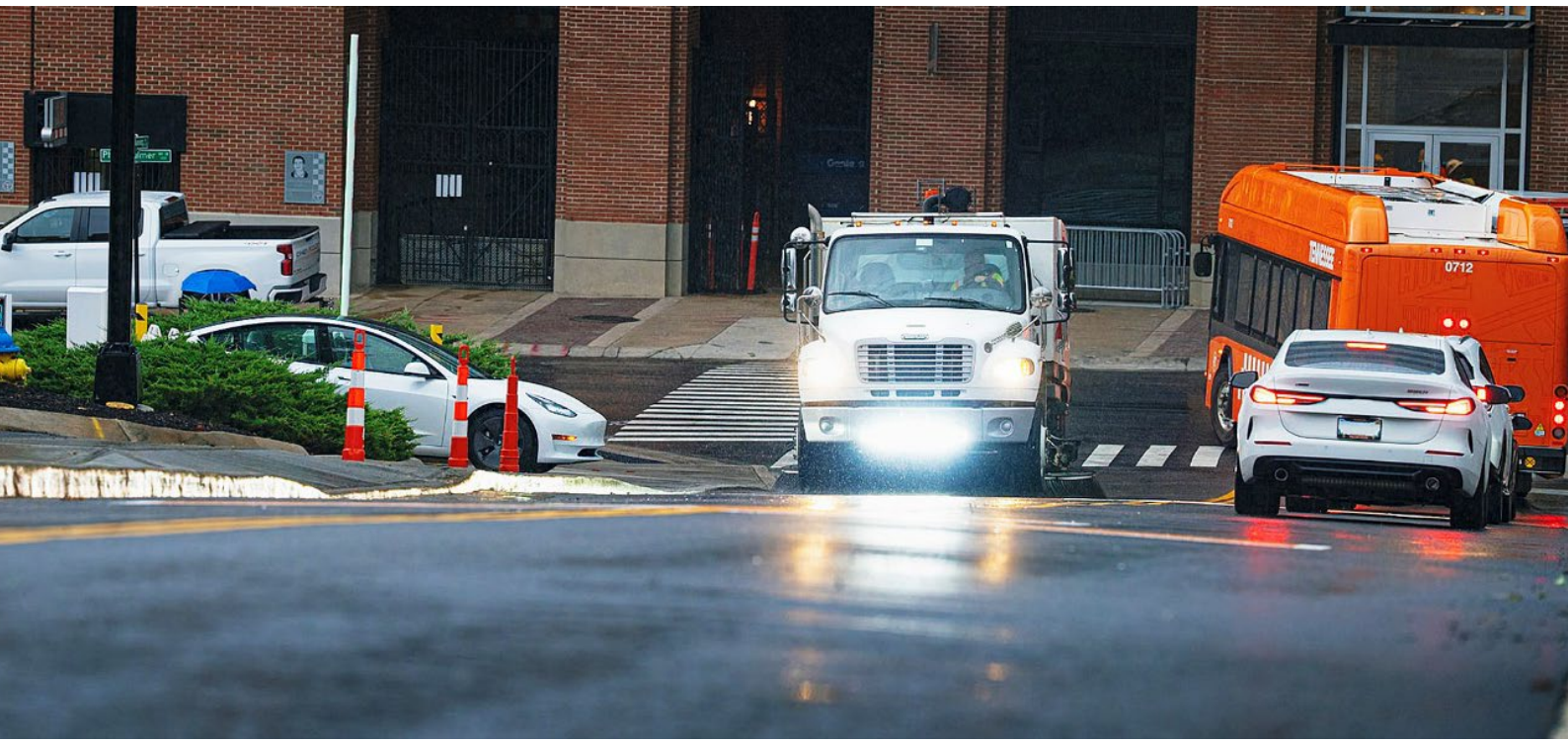
CITY STREET SWEEPING	
DESCRIPTION	**All-Inclusive Cost (Labor, Equipment, and Delivery to City site)**
PER CURB MILE	$81.00 Per Curb Mile
PER SQUARE FOOT	$0.02 Per Squart Foot With Manual Blowing
PER SQUARE FOOT	$0.02 Per Squart Foot Without Manual Blowing
PER HOUR	$155.44 (2-Hour Lead)
SPECIAL CALL-OUT	$220.00 Per Hour During Business Hours (2-Hour Lead Time)
TOTAL	$158,344.32/Year

DISPOSAL NOT INCLUDED

CITY STREET SWEEPING	
DESCRIPTION	**All-Inclusive Cost (Labor, Equipment, and Delivery to City site)**
PER CURB MILE	$72.00 Per Curb Mile
PER SQUARE FOOT	$0.12 Per Squart Foot With Manual Blowing
PER SQUARE FOOT	$0.12 Per Squart Foot Without Manual Blowing
PER HOUR	$155.44 (2-Hour Lead)
SPECIAL CALL-OUT	$220.00 Per Hour During Business Hours (2-Hour Lead Time)
TOTAL	$124,928.64/Year

9. SCOPE OF WORK

We can agree to adjust the level of service without changing other contract conditions upon notification by the City's representative. All work performed will be highest standards of quality and efficiency. We understand from our work with your team that frequencies may be modified from time to time as deemed necessary by the City for proper maintenance of the City's streets.



SCA
SWEEPING CORP OF AMERICA

Department of Industrial Relations
STATE OF CALIFORNIA

APPLICATION FOR
PUBLIC WORKS CONTRACTOR REGISTRATION

Registration Information

Type: Public Works

Period: 07/01/2024 06/30/2026

Contractor Information

Contractor Name: SCa of CA, LLC

Trade Name:

License Type Number: PW-LR-1000880302

Contractor Physical Address

Physical Business Country: United States of America

Physical Business Address: 12524 Columbia Way

Physical Business City/ Province: Downey

Physical Business State: CA

Physical Business Postal Code: 90242

Contractor Mailing Address

Mailing Country: United States of America

Mailing Address: 4141 Rockside Road, Suite 100

Mailing City /Province: Seven Hills

Mailing State: OH

Mailing Postal Code: 44131

Contact Info

Daytime Phone:

Mobile Phone:

Daytime Phone Ext.:

Business Email: compliance@sweepingcorp.com

Applicant's Email: compliance@sweepingcorp.com

SWEEPING CORP OF AMERICA

Workers' Compensation

Professional Employer Organization (PEO)

Do you lease employees through Professional Employer Organization? No

Workers' Compensation Overview

Carrier: Safety National Casualty Corporation

Inception Date: 06/01/2023

Policyholder Name: SCA of CA, LLC

Expiration Date: June 1, 2025

Policy Number: LDS4068227 (CA)

Certification

Yes I certify that I do not have any delinquent liability to an employee or the state for any assessment of back wages or related damages, interest, fines, or penalties pursuant to any final judgment, order, or determination by a court or any federal, state, or local administrative agency, including a confirmed arbitration award

Yes I certify that the contractor is not currently debarred under Section 1777.1 or under any other federal or state law providing for the debarment of contractors from public works.

Yes I certify that one of the following is true: (1) I am licensed by the Contractors State License Board (CSLB) in accordance with Chapter 9 (commencing with Section 7000) of the Business and Professions Code; or (2) my business or trade is not subject to licensing by the CSLB.

Yes I understand refunds are not authorized

I, Katy Beyerle, the undersigned, am , SCa of CA, LLC with the authority to act for and on behalf of the above named contractor. I certify under penalty of perjury that all of the above information provided is true and correct. I further acknowledge that any untruthful information provided in this application could result in the certification being canceled.

I certify this on: 12:07 PM

Legal Entity Information

Legal Entity Type: LLC

Name: SCa of CA, LLC

SCA
SWEEPING CORP OF AMERICA

1-888-SWEEPING

SWEEPINGCORP.COM

SCA OF CA, LLC PROPOSED PRICING

DISPOSAL INCLUDED

CITY STREET SWEEPING	
DESCRIPTION	All-Inclusive Cost (Labor, Equipment, and Delivery to City site)
PER CURB MILE	$81.00 Per Curb Mile
PER SQUARE FOOT	$0.012 Per Square Foot With Manual Blowing
PER SQUARE FOOT	$0.006 Per Square Foot Without Manual Blowing
PER HOUR	$155.44 (2-Hour Lead)
SPECIAL CALL-OUT	$220.00 Per Hour During Business Hours (2-Hour Lead Time)
TOTAL	$158,344.32 Year

DISPOSAL NOT INCLUDED

CITY STREET SWEEPING	
DESCRIPTION	All-Inclusive Cost (Labor, Equipment, and Delivery to City site)
PER CURB MILE	$72.00 Per Curb Mile
PER SQUARE FOOT	$0.012 Per Square Foot With Manual Blowing
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PER HOUR	$155.44 (2-Hour Lead)
SPECIAL CALL-OUT	$220.00 Per Hour During Business Hours (2-Hour Lead Time)
TOTAL	$124,928.64/Year

AGREEMENT FOR SERVICES

By and Between

THE CITY OF WILDOMAR,

a municipal corporation

and

SCA OF CA, LLC,

A limited liability company

AGREEMENT FOR SERVICES
BETWEEN
THE CITY OF WILDOMAR, CALIFORNIA
AND
SCA OF CA, LLC

This Agreement for Services ("Agreement") is entered into as of this 11 day of March, 2026 by and between the City of Wildomar, a municipal corporation ("City") and SCA of CA, LLC, a limited liability company ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by request for proposal the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Service Provider, following submission of a proposal for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Wildomar's Municipal Code, City has authority to enter into this Services Agreement and the City Manager has authority to execute this Agreement.

D. The Parties desire to formalize the selection of Service Provider for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for a one (1) year term commencing on the date first ascribed above. At the sole discretion of the City, the parties may extend the Term of this Agreement by two additional one-year terms. Not less than (90) days prior to the expiration of the current Term of the Agreement, Service Provider shall provide notice to City of its request to extend the Term. The City shall provide notice to Service Provider not less than thirty (30) days prior to the expiration of the current Term of whether the City agrees to the requested extension. The City Manager shall have the authority to approve an extension to the Term of this Agreement in accordance with this Section 1.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Service Provider agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

(b) Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Service Provider shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Service Provider to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Service Provider shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "B" "Compensation" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed one hundred twenty-four thousand nine hundred twenty-nine dollars ($124,929.00), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. In accordance with California Government Code Section 8546.7, if the Not to Exceed Amount exceeds TEN THOUSAND DOLLARS ($10,000.00), this Agreement and the Service Provider's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Each month Service Provider shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-Service Provider contracts. Sub-Service Provider charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "B" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Service Provider to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any

charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.

(d) Payment to Service Provider for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Service Provider.

(e) Service Provider's invoices shall be subtotaled by "Sweeping Location", as identified in Exhibit "B".

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Service Provider's work under this Agreement, either during performance or when completed. City shall reject or finally accept Service Provider's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Service Provider's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Service Provider's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS; EXCEPTIONS; WARRANTY

Except as otherwise provided below, all documents, data, studies, drawings, maps, models, photographs and reports prepared by service provider (collectively, "Documents") under this Agreement are City's property. Service Provider may retain copies of such Documents as desired but will deliver all original materials to City upon City's written notice. City agrees that use of Service Provider's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at City's own risk. Service Provider warrants that all Documents it drafts and completes pursuant to this Agreement constitutes original work. Specifically, Service Provider understands and agrees that use of artificial intelligence (AI) tools including, without limitation, ChatGPT, Microsoft's Bing Chat, Google's Bard, and Meta's LLaMA (Large Language Model Meta AI), in the performance of this Agreement does not constitute an original work, i.e., submitting Documents generated by such AI tools to City and representing it as Service Provider's original work constitutes a material breach of this Agreement, constitutes a false claim, and may also violate applicable intellectual property right laws including, without limitation, United States Copyright Law. Accordingly, and notwithstanding any other provision of this Agreement as to ownership, City specifically rejects ownership of such Documents. Service Provider is required to indemnify and defend City to the fullest extent allowed by applicable law should it violate this Section.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or

discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement, Service Provider's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All Final Work Product developed by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such Final Work Product if paid for by the City. This provision specifically excludes Service Providers' work notes and drafts, which are owned by Service Provider, not City.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

(a) Service Provider shall maintain any and all documents and records demonstrating or relating to Service Provider's performance of the Services. Service Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Service Provider pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Service Provider's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to

dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Nothing in this Agreement may be construed to be inconsistent with this relationship or status. Service Provider shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

(b) Service Provider shall perform all Services as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Service provider shall be solely responsible for the means, methods, techniques, sequences and procedures in performance of Services. The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Any terms within this Agreement regarding City directives apply to an concern the result of Service Provider's provision of service and not the means, methods, or scheduling of the Service Provider's work. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

(c) Neither Service Provider, nor any of Service Provider's officers, employees or agents, shall obtain any privileges or rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Service Provider expressly waives any claim Service Provider may have to any such benefits, privileges or rights.

SECTION 9. STANDARD OF PERFORMANCE.

Service Provider represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Service Provider shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Service Provider shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Service Provider under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Service Provider's work under

this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Service Provider shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Service Provider shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Service Provider shall provide a hazard assessment upon request to the City. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Service Provider to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

It is the understanding of City and Service Provider that California prevailing wage laws apply to this Agreement. Service Provider agrees to comply with all provisions of the California Labor Code and regulations promulgated thereunder. Service Provider agrees to comply with all Prevailing Wage provisions included in the Scope of Services. However, where conflicts exist between the provisions included in the Scope of Services and the California Labor Code and regulations promulgated thereunder, the latter shall govern.

SECTION 12. NONDISCRIMINATION.

Service Provider shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Service Provider hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Service Provider so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Service Provider hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

SECTION 14. CONFLICTS OF INTEREST.

(a) Service Provider covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Service Provider's performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an

officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

(b) City understands and acknowledges that Service Provider is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Service Provider is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Service Provider gives City notice of such court order or subpoena.

(c) If Service Provider, or any officer, employee, agent or subcontractor of Service Provider, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Service Provider for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Service Provider’s conduct.

Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or

mean the right by City to control, direct, or rewrite said response. Service Provider shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider.

(c) Indemnification from Sub-Service Providers. Service Provider agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every sub-Service Provider or any other person or entity involved by, for, with or on behalf of Service Provider in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Service Provider fails to obtain such indemnity obligations from others as required herein, Service Provider agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Service Provider and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Service Provider agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "E" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Service Provider agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Service Provider are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Service Provider under this Agreement. In recognition of that interest, Service Provider shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Service Provider's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Service Provider, in the performance of its duties pursuant to this Agreement, may utilize sub-contractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Service Provider shall make every reasonable effort to maintain the stability and continuity of Service Provider's staff and sub-contractors, if any, assigned to perform the Services. Service Provider shall notify City of any changes in Service Provider's staff and sub-contractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Service Provider. In the event such notice is given, Service Provider shall cease immediately all work in progress.

(b) Service Provider may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Service Provider or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Service Provider, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Service Provider or City, all property belonging exclusively to City which is in Service Provider's possession shall be returned to City. Service Provider shall furnish to City a final invoice for work performed and expenses incurred by Service Provider, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider for any work performed after the date of default. Instead, the City may give notice to Service Provider of the default and the reasons for the default. The notice shall include the timeframe in which Service Provider may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Service Provider is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Service Provider does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Service Provider's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Service Provider shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Service Provider. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Service Provider in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by telecopier or certified mail, postage prepaid and return receipt requested, addressed as follows:

To City: City of Wildomar
Attn: City Manager
23873 Clinton Keith Rd., Suite 110
Wildomar, CA 92595

To Service Provider: SCA of CA. LLC
Attn: Matt Spencer
4141 Rockside Road, Suite 100
Seven Hill, OH 44131

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Wildomar Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Service Provider and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager’s contracting authority under the Wildomar Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City’s City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City’s rights under this Agreement. All other

amendments shall be approved by the City Council.

SECTION 29. WAIVER.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "E", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Service Provider and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF WILDOMAR

_____
Chris Mann
City Manager

ATTEST:

_____
Janet Morales, CMC
City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex
City Attorney

"Service Provider": SCA of CA, LLC

By: _____ By: _____

Name: Matt Spencer
Its (Title): Chief Operating Officer (COO)

Name: Erin Quinn
Its (Title): VP & General Counsel and Secretary

NOTE: SERVICE PROVIDER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO SERVICE PROVIDER'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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_____

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT“A"
SCOPE OF WORK/SCOPE OF SERVICES

1. PREVAILING WAGE

A. All or a portion of the services in this Agreement is considered a public works project according to California Labor Code section 1771 and subject to compliance monitoring and enforcement by the California Department of Industrial Relations (DIR). Prevailing wage and registration requirements remain in effect throughout the period of performance of this Agreement. CONTRACTOR will provide its DIR registration each fiscal year to CITY within ten (10) business days of renewal. CITY will register this Agreement annually and provide CONTRACTOR with the applicable DIR project identification number in which to reference when uploading electronic certified payroll records (eCPR) to www.dir.ca.gov as required. CONTRACTOR must also provide a copy of its certified payroll records to CITY at the same time those records are provided to the DIR. CONTRACTOR shall pay its employees the general prevailing rate of pay for each craft or type of workman or mechanic needed to perform under this Agreement in compliance with applicable DIR requirements. CONTRACTOR shall comply with the requirements set forth in Exhibit D, Prevailing Wage Requirements, attached hereto and incorporated herein by this reference.

2. GENERAL REQUIREMENTS & NOTES

A. The CONTRACTOR's primary objective of this street sweeping contract is to pick up all leaves, paper, dirt, rocks, cans, and/or other debris to ensure free flow of water in the gutter and to maintain streets in a state of cleanliness. The CITY will make the final determination as to whether the street sweeping service has been satisfactorily completed. CONTRACTOR is required to sweep routes twice monthly at the very minimum.

B. CONTRACTOR shall meet wage and reporting requirements as set forth in the City’s Services Agreement.

C. CONTRACTOR shall furnish all necessary legal transportation, permits, insurance and taxes, in their performance of the scope of services.

D. CONTRACTOR shall provide all labor, materials, tools, equipment, traffic control, fuel, and supervision necessary in their performance of the scope of services.

E. CONTRACTOR shall schedule work during normal working hours, Monday thru Friday, 6:30 A.M. to 5:30 P.M. CONTRACTOR shall obtain prior approval by the appropriate Public Works Department staff for any and all work outside normal working hours, with the exception of emergency situations. CONTRACTOR shall not schedule or plan street sweeping services on Saturdays or Sundays.

F. DRESS CODE AND APPEARANCE - The CONTRACTOR shall be required to provide uniforms,. Contracted personnel shall wear uniforms, at all times, when working on CITY projects.

G. TRAFFIC CONTROL - Traffic Control is the sole responsibility of the CONTRACTOR.

Additional traffic control may be required if existing traffic control is deemed insufficient.

H. VEHICLE LABELING - The CONTRACTOR shall provide company name and telephone number on all vehicles working on CITY projects. Labeling may be permanent or temporary.

I. VEHICLE SAFETY - The CONTRACTOR shall provide on their onsite vehicles a 'backup warning device' that operates automatically while the vehicle is backing, such **as a** buzzard, bell, horn, etc. Vehicles should be parked in such a manner as not to create confusion, a hazard, or block signage. The CONTRACTOR shall provide on all of their vehicles a high-intensity rotating, flashing, oscillating or strobe light on their vehicles. Vehicle hazard warning signals may be used to supplement the above required lighting, but not as a replacement. Vehicles shall be in good working order, safe, legally registered to the CONTRACTOR, well maintained, and good in appearance.

J. VEHICLE OCCUPANCY - CONTRACTOR shall not exceed passenger vehicle occupancy safety ratings.

K. EQUIPMENT TRAINING - CONTRACTOR shall be responsible for the proper education of their employees on all equipment used by the employees. CONTRACTOR shall at a minimum perform annual safety instruction.

L. DRIVER LICENSING - CONTRACTOR shall ensure and verify each Driver has the correct State of California Department of Motor Vehicles license/endorsement for equipment operated by the Driver.

M. EMERGENCY SERVICES - The CONTRACTOR shall make available emergency service on a 24 hour a day, seven day per week basis.

N. SAFETY - CONTRACTOR shall conform to all governing safety regulations. CONTRACTOR shall be solely responsible for the condition of the premises on which the work is performed and for safety of the premises on which the work is performed. This requirement shall not be limited to normal working hours but shall apply continuously.

3. QUALITY ASSURANCE/INSPECTION

A. CONTRACTOR agrees all performance (which includes services, workmanship, materials, supplies and equipment furnished or utilized in the performance of this Scope of Service) shall be subject to inspection and test by the CITY or other regulatory agencies at all times. The CONTRACTOR shall provide adequate cooperation to any inspector or other CITY representative to permit him/her to determine the CONTRACTOR's conformity with the terms of this Scope of Service. If any services performed or products provided by CONTRACTOR are not in conformance with this Scope of Service, the CITY shall have the right to require the CONTRACTOR to perform the services or provide the products in conformance with the terms of this Scope of Service at no additional cost to the CITY. When the services to be performed or the products to be provided are of such nature that the difference cannot be corrected, the CITY shall have the right to: (1) require the CONTRACTOR immediately to take all necessary steps to ensure future performance in conformity with the terms of this

Scope of Service; and/or (2) reduce the price (including monthly maintenance cost) to reflect the reduced value of the services performed or products provided. The CITY may also terminate the contract as a result of default and charge to CONTRACTOR any costs incurred by the CITY because of the CONTRACTOR's failure to perform.

B. CONTRACTOR shall establish adequate procedures for self-monitoring and quality control and assurance to ensure proper performance under this Scope of Service; and shall permit a CITY representative or other regulatory official to monitor, assess or evaluate CONTRACTOR's performance under this Scope of Service at any time with/without reasonable notice to CONTRACTOR.

C. CONTRACTOR shall use an adequate number of skilled personnel who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of all work contained in these specifications. CITY may request CONTRACTOR's personnel be removed from the site, with explanation provided to CONTRACTOR regarding the reason for the request. Such personnel shall be allowed to work the rest of the day but must be replaced by the next day or next service day, whichever is sooner.

4. SAFETY

A CONTRACTOR shall be solely responsible for the condition of the premises on which the work is performed and for safety of the premises on which the work is performed. This requirement shall not be limited to normal working hours but shall apply continuously.

B. CONTRACTOR shall conform to all governing safety regulations.

C. CONTRACTOR is not authorized to block a traffic lane unless all legal traffic control measures are in place, and the CITY has been notified of the intended closure 72 hours in advance.

D. CONTRACTOR shall not trespass or perform illegal activities.

E. CONTRACTOR shall be responsible for the proper education of their employees on all equipment used by the employees. CONTRACTOR shall perform annual safety instruction, at a minimum.

F. CONTRACTOR shall focus on spill prevention, spill control, and spill cleanup at all times while conducting street sweeping services. CONTRACTOR shall practice safe storage practices of all chemicals at all times while on street sweeping service activities. CONTRACTOR shall readily cleanup any spills associated with their street sweeping services including any oil or hydraulic fluids.

5. GENERAL

A. CONTRACTOR shall provide two sets of street sweeping rates: one for CITY disposal of street sweeping debris and one for CONTRACTOR disposal of street sweeping debris. CITY shall have the right to select the option that is most advantageous to the CITY.
For CITY disposal of street sweeping debris: CITY shall be responsible for debris disposal. Any debris resulting from street sweeping services shall be removed from street sweeping routes and transported to the City designated disposal site by the CONTRACTOR. CONTRACTOR is not permitted to leave any debris in a temporary location overnight.

B. CONTRACTOR shall clean roadways and other areas dirtied by his street sweeping services.

C. CONTRACTOR shall not blow any major or minor materials into the roadways at any time.
D. CONTRACTOR shall be responsible for all cleanups of green waste and debris that overflows or is left on the street due to the street sweeping.
E. CONTRACTOR shall submit and maintain a current maintenance schedule for street sweeping services, to be updated as needed to maintain an accurate schedule.
F. CONTRACTOR shall not wash down curbs, and gutters with water in any instance in which the runoff would enter a storm drain or any other waterway. CONTRACTOR shall not wash down any equipment with water on any project where runoff would enter a storm drain or any other waterway. Proper

cleaning of gutters and streets include sweeping and vacuuming. Remember - "ONLY RAIN IN THE STORM DRAIN".

G. CONTRACTOR shall furnish all labor and materials necessary to accomplish maintenance in accordance with foregoing specifications.

6. SWEEPING

A. The CONTRACTOR shall sweep and/or clean all public, CITY maintained streets and facilities as specified on Exhibit C, Project Location Maps, and approved route maps. The term "street" shall include the paved area between the normal curb lines of the roadway, whether or not an actual curb exists. Gutters of all paved streets and/or rolled berms, raised medians, painted medians and intersections shall be swept as follows:
   a. Sweeping shall normally consist of a single pass with a street sweeper at an average speed of 8 miles per hour not to exceed 10 miles per hour over an area.
   b. Additional passes shall be made, if necessary, in problem areas where excessive silt, leaves, debris or other conditions warrant special attention. Any such required sweeping shall be performed by the CONTRACTOR at the normal curb-mile price and will not be defined as additional sweeping.
   c. CONTRACTOR shall use water while sweeping to minimize dust.
   d. "Sweeping" shall define the operation; however, the method shall not be limited to the use of power broom street sweeping.
   e. CONTRACTOR understands that curbed areas that cannot be swept with power sweeping equipment, such as but not limited to narrow cul-de-sacs, median noses, and portions of left turn pockets, shall be hand cleaned at the request of the CITY.
   f. In the event that the results of one sweeping are considered unsatisfactory, the CONTRACTOR shall sweep or clean the unsatisfactory area again at no cost to the CITY within two (2) working days without interruption in the regular sweeping schedule and not on a trash pick-up day.

7. ADDITIONAL SWEEPING

A. The CONTRACTOR shall provide additional sweeping of any of the listed streets and intersections at any time ordered by the CITY. The CONTRACTOR will be compensated for each additional sweep at the contract unit price per curb-mile in effect at the time. No

allowance will be made for travel time on additional sweeps. The CONTRACTOR shall respond to a request for emergency sweeping within four (4) hours of notification.

B. CONTRACTOR acknowledges that the need for additional sweeping may arise due to storm, fire, flood, parade, public gathering, traffic accident, riot or other natural or unanticipated occurrences affecting the cleanliness of the streets. Sweeping in addition to the regularly scheduled sweeping as ordered by the CITY will be at the contract unit price per hour.

C. Additional sweeping will normally be confined to sweeping the curb lane. However, if additional sweeping requires the total width of the street(s) to be swept, then compensation will be at the contract unit price per hour. Additionally, in situations where it is difficult to measure curb miles swept, the CITY has the option to compensate CONTRACTOR on an hourly basis. In these cases, the hourly rate paid shall be the contract unit price per hour.

D. In the event that the results of the additional sweeping ordered by the City are considered unsatisfactory, the CONTRACTOR shall sweep or clean the unsatisfactory area again at no cost to the CITY within two (2) working days without interruption in the regular sweeping schedule and not on a trash pick-up day.

8. SCHEDULE DISRUPTIONS

A. When, in the opinion of the CITY, inclement weather prevents adherence to the regular sweeping schedule for two (2) days or less in a given week, the CONTRACTOR will sweep affected routes prior to the end of that month. Any such required sweeping made necessary by inclement weather shall be performed by the CONTRACTOR at the normal curb-mile price and will not be defined as additional sweeping.

B. When any holiday or observance as specified in the Government Code of the State of California occurs on a regularly scheduled sweeping day, and routes are not swept in observance of the holiday, the sweeping routes shall be swept within two (2) days of the regularly scheduled sweeping day without interruption of the regular sweeping schedule and not on trash pick-up day. Routes shall be swept twice monthly. Any such required sweeping shall be performed by the CONTRACTOR at the normal curb-mile price and will not be defined as additional sweeping. For sweeping areas that are scheduled for sweeping on an observed holiday, CONTRACTOR shall prepare and submit to the CITY a modified sweeping schedule identifying on what day the street sweeping will be rescheduled. CONTRACTOR shall prepare and submit to the CITY the modified schedule at the beginning of each calendar year.

C. In the event the CONTRACTOR is prevented from completing the sweeping as provided in the approved schedule to reasons other than inclement weather or holiday, the CONTRACTOR will be required to complete the sweeping so deferred within two (2) days of

the regularly scheduled sweeping day without interruption of the regular sweeping schedule and not on a trash pick-up day. Routes shall be swept twice monthly. Any such required sweeping shall be performed by the CONTRACTOR at the normal curb-mile price and will not be defined as additional sweeping.

9. PROTECTION OF PROPERTY

A The CONTRACTOR shall protect all public and private property insofar as it may be endangered by CONTRACTOR's operations and take every reasonable precaution to avoid damage to such property.

B. Sit-parked mobile equipment and operable machinery, and hazardous parts subject to mischief shall be kept locked or otherwise made inoperable whenever left unattended.

C. The CONTRACTOR shall restore and bear the cost of any public or private vehicle, improvement, facility, or structure within the right-of-way, which is damaged, or injured directly or indirectly by an act, omission or neglect in the execution of the work and which is not designated for removal. CONTRACTOR shall be responsible for any injury, loss, or **damage caused by the CONTRACTOR or the CONTRACTOR's employees, agents, or** subcontractors, and in the event of such injury, loss or damage shall promptly make such repairs or replacements as required by the CITY without additional cost to the CITY.

10. DISPOSAL OF SWEEPINGS WASTE

If CITY disposes of sweeping waste:

CONTRACTOR shall ensure that sweeping wastes shall not be buried or burned on the site or disposed of into storm drains, sanitary sewers, streams or waterways. All sweeping wastes shall be removed from the site and transported to a location designated by CITY for disposal by CITY.

If CONTRACTOR disposes of sweeping waste:

If CONTRACTOR disposes of sweeping wastes at any time under this contract, all sweeping wastes shall be disposed in a manner complying with local ordinances, state and federal anti-pollution laws at legally established disposal sites. CONTRACTOR shall submit copies of dump/disposal tickets and tonnage reports in the event that CITY requests CONTRACTOR to provide disposal.

CONTRACTOR shall provide rates for full-time CONTRACTOR disposal and rates for CITY disposal of waste.

11. ADDED AND DELETED ROUTES

A It is the intent of this contract to provide sweeping for all public, CITY maintained streets and facilities as identified in Exhibit C, Project Location Maps. As streets are accepted into the CITY maintained road system or as new CITY facilities are constructed, they will be added to the twice a month sweeping schedule. The CITY will provide a list of added streets and route map to the CONTRACTOR. Compensation to the CONTRACTOR will be based on curb-miles added and multiplied by the current contract unit price per curb-mile.

B. Streets initially included in the sweeping schedule that are vacated by order of the CITY Council will be deleted from the twice a month schedule and the affected curb mileage deducted from the contract quantities.

C. The CITY may adjust the mileage total of the contract due to new annexations or relinquishments. In the event that new routes are added to or deleted from the contract the CONTRACTOR shall incorporate these adjustments into the sweeping schedule and compensation to the CONTRACTOR will be based on curb-miles added and multiplied by the current contract unit price per mile.

12. SCHEDULE AND COMMENCEMENT OF WORK

A CONTRACTOR shall submit a complete schedule of twice a month sweeping to the CITY for approval prior to any work being done under this contract. The schedule shall include the curb miles of streets and medians to be swept as well as the proposed starting time. Also, a route map shall be submitted as part of the schedule, showing the streets to be swept each month by the CONTRACTOR. The CONTRACTOR shall indicate the sweeping route on the maps in an appropriate and understandable manner that is acceptable to the CITY. Changes in the schedule for the convenience of the CONTRACTOR will require approval by the CITY and/or the Contract Administrator prior to being included in the twice a month work.

B. The CITY reserves the right to require the CONTRACTOR to sweep specific areas on specified days and at specified times of the day. The following guidelines will generally be applicable:

a. CONTRACTOR shall not sweep areas on the same day trash is picked up. Whenever feasible, sweeping shall be scheduled the day after trash pick-up. The CONTRACTOR shall be responsible for determining when trash pick-ups are scheduled. Contact the Public Works Department at 951-677-7751 x5 or by email at public.works@wildomar.gov for waste pick-up information.

b. CONTRACTOR shall not sweep four or more lane streets during peak traffic hours. CONTRACTOR shall be responsible for identifying these streets. Peak traffic hours are generally defined as 7:00 am - 9:00 and 2:00 pm - 5:00 pm.

c. CONTRACTOR shall sweep residential areas between the hours of 6:30 am and 5:30 pm, Monday through Friday. No sweeping will be permitted on Saturday or Sunday.

d. Routes typically will not exceed 45 curb miles per day/per sweeper, any adjustments to the 45 curb miles per day/per sweeper must be approved by the CITY Contract Administrator prior to work being done.

e. 'No Parking' signs are NOT consistently posted on all streets. CONTRACTOR shall navigate around obstacles to perform contract. The CITY may post 'No Parking' signs upon approval of the CONTRACTOR's sweeping schedule. However, if the CONTRACTOR wishes to change the regular sweeping schedule after signs have been posted, CONTRACTOR shall pay for the cost to replace the signs.

13. CONTRACTOR'S EQUIPMENT

A. CONTRACTOR shall ensure that all equipment must be performance worthy by visual and operational inspection. Machines must be maintained in good working condition throughout the life of this contract with the CONTRACTOR demonstrating evidence of an adequate service center to ensure scheduled routine maintenance and proper adjustment for sweepers. CONTRACTOR shall ensure machines are fully operational during all sweeps.

B. The CONTRACTOR must keep a sufficient supply of spare brooms and parts to insure continuous operation. Worn brushes and brooms shall be replaced and adjusted to insure maximum efficiency. The determination of when a brush or broom shall be replaced shall be based on the effectiveness of all brushes and brooms.

C. CONTRACTOR shall ensure all equipment is properly registered and insured in accordance with state and local laws. The CONTRACTOR must show proof of ownership of a signed lease for sufficient machinery to adequately perform services as agreed to in this contract. CONTRACTOR shall provide the CITY with a list of equipment to be used. CONTRACTOR shall provide the CITY with a list of any spare equipment. CONTRACTOR shall note on the list which pieces of equipment is either primary or spare equipment.

D. CONTRACTOR shall ensure all units are clearly and prominently marked with the CONTRACTOR's name and unit number and have a radio or paging equipment.

E. CONTRACTOR shall ensure sweepers are self-propelled, pickup sweepers with revolving gutter brushes on both sides, in-head broom, a sprinkler system and high lift storage hopper with a minimum three (3) cubic yard capacity, or as approved by the CITY. CONTRACTOR shall ensure sweepers shall are capable of removing all leaves, paper, dirt, rocks, cans, and/or other debris to insure free flow of water in gutter.

F. CONTRACTOR shall ensure that sweeping equipment shall be equipped with a 'backup warning device' that operates automatically while the vehicle is backing, such as a buzzard, bell, horn, etc. Equipment shall be parked in such a manner as not to create a hazard or block signage. The CONTRACTOR shall provide on all of their vehicles a high-intensity rotating, flashing, oscillating or strobe light on their vehicles. Vehicle hazard warning signals may be used to supplement the above required lighting, but not as a replacement. All warning devices and lights for safe operation shall meet all vehicle-operating requirements of the State of California Department of Motor Vehicles.

14. EQUIPMENT PERFORMANCE

CONTRACTOR shall ensure the sweepers used are capable of picking up all debris from a street in a single pass, without leaving a trail of debris behind and shall be capable of dust abatement. Sweepers shall be driven an average of 8 miles per hour not to exceed 10 miles per hour to ensure all debris is picked up. CONTRACTOR shall ensure all equipment used is in good mechanical condition and shall not leak oil or other fluids onto pavement during operations. If the CITY deems a piece of equipment unsuitable, the CONTRACTOR will be instructed to make the appropriate repairs or remove it from the work site.

15. WATER USE

The CONTRACTOR shall be responsible for securing all water used during the course of operations and shall be responsible for all water costs. Water shall not be permitted to drain into the storm drain system.

16. APPROXIMATE MILEAGE OF STREETS AND AREAS OF PARKING LOTS

The estimated quantities of work to be performed by the CONTRACTOR under these specifications are as follows:

A. See Exhibit B specifying approximate quantities of streets and approximate areas of parking lots to be swept.
B. Note that the quantities identified in Exhibit B are an estimate only used as a basis for comparing proposals. The CONTRACTOR will be paid for the actual number of curb miles swept each month. In addition, the CONTRACTOR may, on infrequent occasions, be required to perform additional sweeping.

17. INSPECTION

A. CITY shall perform inspections on a regular basis, and in response to citizen complaints. Any deficiencies found will be reported to the CONTRACTOR for response and corrective action. Debris that has accumulated on a street after it has been swept shall not be cause for corrective action, provided that debris was not caused by the CONTRACTOR and/or was not the result of missed debris from the original sweeping. The CITY may schedule meetings as necessary to review the quality of work performed by the CONTRACTOR and/or review the number of "corrective action requests" received and the action taken by the CONTRACTOR to correct.
B. The CITY will track the CONTRACTOR's responsiveness in taking corrective actions. In the event the CITY discovers an area of non-performance by the CONTRACTOR, a letter of "corrective action requests" will be sent to the CONTRACTOR via EMAIL. Unless otherwise approved by the City, the CONTRACTOR will have two (2) days to complete the corrective action. The CONTRACTOR will provide the CITY written notice of corrective action taken via EMAIL within two (2) days of "corrective action request" receipt.
C. The CONTRACTOR shall monthly report total curb-miles swept, corrective actions requested, corrective actions completed and method of completion, and the number of curb-miles affected by corrective actions to the CITY.
D. All performance (which includes services, workmanship, materials, supplies, and equipment furnished or utilized in the performance of this Scope of Service) shall be subject to inspection and test by the CITY or other regulatory agencies at all times. The CONTRACTOR shall

provide adequate cooperation to any inspector or other CITY representative to permit him/her to determine the CONTRACTOR's conformity with the terms of this Scope of Service. If any services performed or products provided by CONTRACTOR are not in conformance with this Scope of Service, the CITY shall have the right to require the CONTRACTOR to perform the services or provide the products in conformance with the terms of this Scope of Service at no additional cost to the CITY. When the services to be performed or the products to be provided are of such nature that the difference cannot be corrected, the CITY shall have the right to: (1) require the CONTRACTOR immediately to take all necessary steps to ensure future performance in conformity with the terms of this Scope of Service; and/or (2) reduce the price (including monthly maintenance cost) to reflect the reduced value of the services performed or products provided. The CITY may also terminate the Contract as a result of default and charge to CONTRACTOR any costs incurred by the CITY because of the **CONTRACTOR's** failure to perform.

E. CONTRACTOR shall establish adequate procedures for self-monitoring and quality control and assurance to ensure proper performance under this Scope of Service; and shall permit a CITY representative or other regulatory official to monitor, assess or evaluate CONTRACTOR's performance under this Scope of Service at any time with/without reasonable notice to CONTRACTOR.

F. The CONTRACTOR shall use an adequate number of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of all work contained in these specifications.

18. UTILITIES

The CONTRACTOR shall recognize the rights of utility companies within the public right-of-way and their needs to maintain and repair facilities. The CONTRACTOR shall exercise due and proper care to prevent damage to facilities and to adjust schedules when utility operations prevent the CONTRACTOR from sweeping during a specified time frame. No additional compensation will be allowed by complying with these requirements.

19. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT/DUST CONTROL, WATER, AIR POLLUTION, AND PM-10 REGULATIONS

A. During all phases of work, and when directed, the CONTRACTOR shall take precautions to abate dust nuisance by cleaning up, sweeping, sprinkling with water, or other means necessary to accomplish the suppression of dust.

B. During the term of this contract, CONTRACTOR's operations shall conform to applicable laws and regulations of the South Coast Air Quality Management District, and other agencies of the State and Federal Government, as well as local ordinances designed to prevent, control and abate water and air pollution.

C. CONTRACTOR shall comply with and meet all requirements, if applicable, of Rule 1186.1 Less Polluting Sweepers, Section (d) Requirements for Fleet Operators: For Affected Governmental Agencies Contracting for Sweeping Services.

20. REQUIRED MONTHLY DOCUMENTATION

CONTRACTOR shall ensure that sweeping equipment shall be equipped with a speed-monitoring device. CONTRACTOR shall submit with the monthly statement the following terms:

A. A Tac-a-graph report showing the speed and miles swept on each sweeper used for this contract or approved GIS hardware/software equipment.
B. Corrective action request/completion/resolution report stating date of complaint/concern with date completed and action required for resolution.
C. Copies of tonnage reports with monthly and/or quarterly reports.
D. CONTRACTOR shall provide equipment report showing all equipment used on the contract for the month with summary of accidents, breakdowns, spills, or other items resulting in downtime of equipment on a route.

21. REQUIRED ANNUAL DOCUMENTATION

CONTRACTOR shall provide the CITY with a summary of all monthly required documentation. Along with a monthly and/or quarterly breakdown for the tonnage report estimation the breakdown of sediment, vegetative, and man-made debris. CITY requires tonnage data to also be separated by watershed, for annual National Pollutant Discharge Elimination System (NPDES) reporting. CONTRACTOR shall track tonnage data by watershed and provide watershed data breakdowns to the CITY annually. See Exhibit C for a watershed map.

22. PREVENTATIVE MAINTENANCE/SPILL RESPONSE

A. CONTRACTOR shall focus on spill prevention, spill control, and spill cleanup at all times while on CITY Street Sweeping activities. CONTRACTOR shall practice safe storage practices of all chemicals and oils at all times while on CITY Street Sweeping activities. CONTRACTOR shall readily cleanup any spills associated with their Sweeping activities including: fuel spillage during refueling activities, hydraulic leaks, etc.
B. CONTRACTOR shall submit a Spill Control Plan, or policy addressing response to spills both internal and external of the organization. CONTRACTOR shall submit a Preventative Maintenance Plan, or policy addressing preventative maintenance internal to the organization.

23. EXTRA WORK AND WARRANTY PERIOD

A. CONTRACTOR shall obtain written approval from the CITY prior to any and all extra work being performed.

B. Any products or services not otherwise specified in this specification shall be negotiated between the CONTRACTOR and the CITY at a price agreed upon by both parties.

24 PERFORMANCE EVALUATION

A. The CONTRACTOR's performance of the street sweeping services will be reviewed and monitored by the CITY on an ongoing basis.

B. The CITY may review street sweeping routes at any given time with or without the presence of the CONTRACTOR.
During these reviews, the CITY may utilize photos or video to document the findings.

EXHIBIT "B"
COMPENSATION

CITY STREET SWEEPING	
DESCRIPTION	**All-Inclusive Cost (Labor, Equipment, and Delivery to City site)**
PER CURB MILE	$72.00 Per Curb Mile (Disposal Not Included)
PER SQUARE FOOT	$0.012 Per Square Foot With Manual Blowing
PER SQUARE FOOT	$0.006 Per Square Foot Without Manual Blowing
PER HOUR	$152.44 (2-Hour Lead)
SPECIAL CALL-OUT	$220.00 Per Hour During Business Hours (2-Hour Lead Time)

ESTIMATED MILEAGE

Street Name/Subdivision	Frequency	Estimated Curb Miles	Sweeping Location	Notes
Bundy Canyon Rd. (Mission Trail to Sunset Ave.)	2 x month	8.70	Arterial	
Clinton Keith Rd. (Grand Ave.to Eastern City limits)	2 x month	6.00	Arterial	
Corydon Rd. (Mission Trail to Grand Ave.)	2 x month	1.50	Arterial	South side only. North side is Lake Elsinore.
Grand Ave. (Richard St. to Corydon Rd.)	2 x month	0.15	Arterial	West side only. East side is Countv.
Grand Ave. (Corydon Rd. to Clinton Keith Rd.)	2 x month	7.40	Arterial	
Malaga Rd. (Mission Trail to Auto Center Dr.	2 x month	0.25	Arterial	South side only. North side is Lake Elsinore.
Mission Trail (Malaga Rd. to Corydon Rd.)	2 x month	1.35	Arterial	East side only. West side is Lake Elsinore.
Mission Trail (Corydon Rd. to Palomar St.)	2 x month	2.60	Arterial	
Palomar St. (Corydon Rd. to Mission Trail)	2 x month	1.60	Arterial	
Palomar St. (Mission Trail to Washington Ave.)	2 x month	7.60	Arterial	
Wildomar Trail (Grand Ave. to Palomar St.)	2 x month	1.00	Arterial	
Wildomar Trail (Palomar St. to Clinton Keith Rd.)	2 x month	6.40	Arterial	

TR 25122	2 x month	2.00	CFD 2013-1, Zone 3	Frontage streets included unless overlapping with arterial streets which have been previously accounted for.
TR 31479	2 x month	1.00	CFD 2013-1, Zone 2	
TR 32078	2 x month	1.00	CFD 2013-1, Zone 3	
TR 36497	2 x month	1.15	CFD 2013-1, Zone 5	
TR 32024	2 x month	1.9	CFD 2013-1, Zone 19	
TR 32206	2 x month	1.16	CFD 2013-1, Zone 10	
PM 37941 (Baxter Village)	2 x month	0.18	CFD 2022-1, Zone 4	
PP 21-0138 (Orange St., Popeyes)	2 x month	0.09	CFD 2022-1, Zone 9	
Other, non-arterial	2 x month	0.25	Non-Arterial	
Total Curb Miles		**53.28**		
Times Swept Per month		**2**		
Total Monthly Curb Miles		**106.56**		

Location/Address	Frequency	Estimated Area (SF)
Marna O'Brien Park (Parking Lot)	2 x month	58,500
City Hall (Parking Lot)	2 x month	52,600
Park on McVicar (Parking Lot)	2 x month (if needed)	3,000
Total Area		**114,100**
Times Swept Per Month		**2**
Total Monthly Area		**228,200**

SCA OF CA, LLC PROPOSED PRICING

DISPOSAL INCLUDED

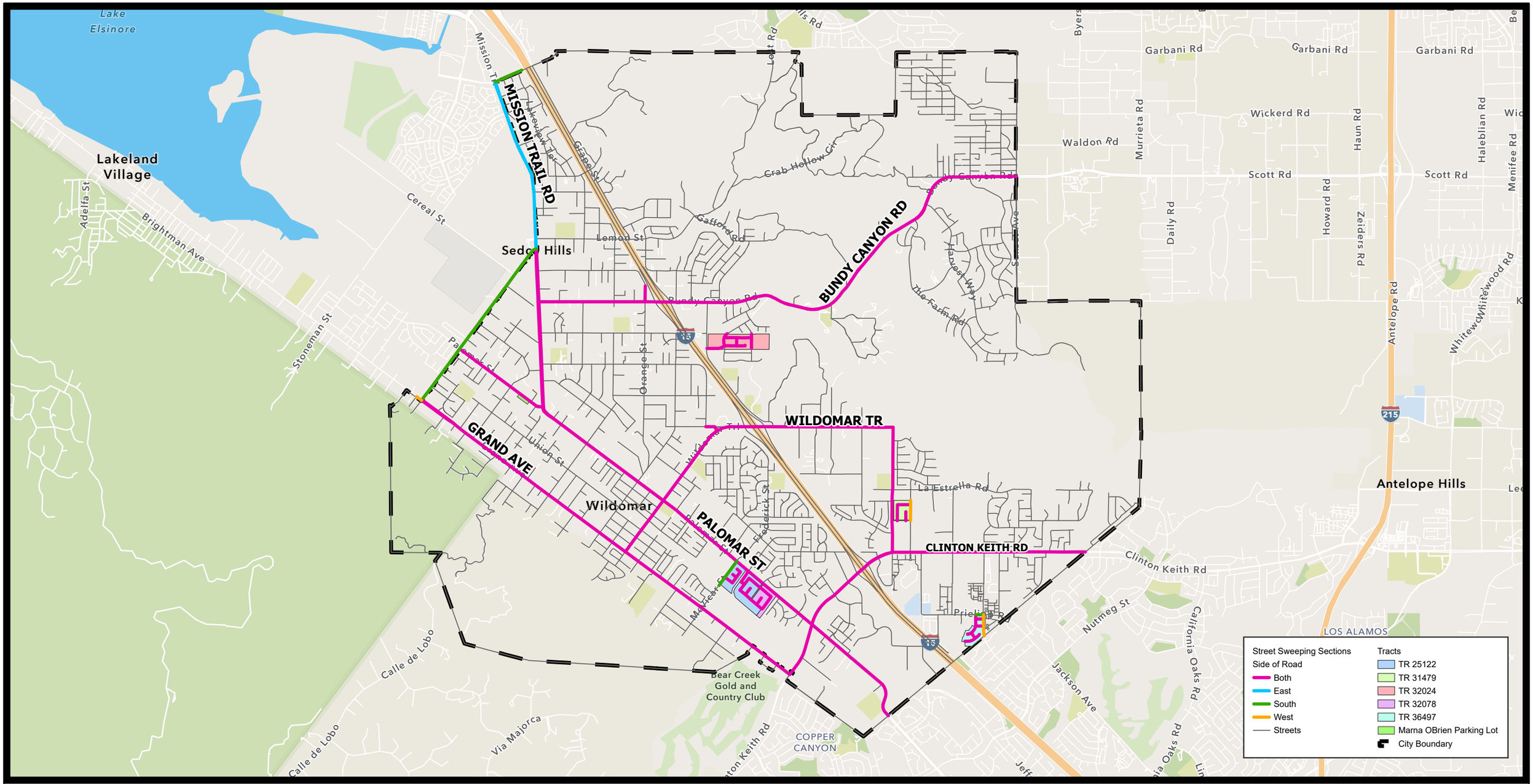
CITY STREET SWEEPING	
DESCRIPTION	All-Inclusive Cost (Labor, Equipment, and Delivery to City site)
PER CURB MILE	$81.00 Per Curb Mile
PER SQUARE FOOT	$0.012 Per Square Foot With Manual Blowing
PER SQUARE FOOT	$0.006 Per Square Foot Without Manual Blowing
PER HOUR	$155.44 (2-Hour Lead)
SPECIAL CALL-OUT	$220.00 Per Hour During Business Hours (2-Hour Lead Time)
TOTAL	$158,344.32 Year

DISPOSAL NOT INCLUDED

CITY STREET SWEEPING	
DESCRIPTION	All-Inclusive Cost (Labor, Equipment, and Delivery to City site)
PER CURB MILE	$72.00 Per Curb Mile
PER SQUARE FOOT	$0.012 Per Square Foot With Manual Blowing
PER SQUARE FOOT	$0.006 Per Square Foot Without Manual Blowing
PER HOUR	$155.44 (2-Hour Lead)
SPECIAL CALL-OUT	$220.00 Per Hour During Business Hours (2-Hour Lead Time)
TOTAL	$124,928.64/Year

EXHIBIT "C"
PROJECT LOCATION MAPS

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N

0 0.5 1 1.5 2 Miles

Overall Street Sweeping

City of Wildomar

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EXHIBIT "D"
PREVAILING WAGE REQUIREMENTS

All or a portion of the Scope of Services in this Agreement or Purchase Order (as applicable) requires the payment of prevailing wages and compliance with the following requirements.

C1.0. Determination of Prevailing Rates:

Pursuant to Labor Code sections 1770, et seq., the CITY has obtained from the Director of the Department of Industrial Relations (DIR) pursuant to the California Labor Code, the general prevailing rates of per diem wages and the prevailing rates for holiday and overtime work in the locality in which the Scope of Services is to be performed. Copies of said rates are on file with the CITY, will be made available for inspection during regular business hours, may be included elsewhere in the specifications for the Scope of Services, and are also available online at www.dir.ca.gov. The wage rate for any classification not listed, but which may be required to execute the Scope of Services, shall be commensurate and in accord with specified rates for similar or comparable classifications for those performing similar or comparable duties. In accordance with Labor Code section 1773.2, the CONTRACTOR shall post, at appropriate and conspicuous locations on the jobsite, a schedule showing all applicable prevailing wage rates and shall comply with the requirements of Labor Code sections 1773, et seq.

C2.0. Payment of Prevailing Rates

Each worker of the CONTRACTOR, or any subcontractor, engaged in the Scope of Services, shall be paid not less than the general prevailing wage rate, regardless of any contractual relationship which may be alleged to exist between the CONTRACTOR or any subcontractor, and such worker.

C3.0. Prevailing Rate Penalty

The CONTRACTOR shall, as a penalty, forfeit two hundred dollars ($200.00)

to the CITY for each calendar day or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of the DIR for such work or craft in which such worker is employed by the CONTRACTOR or by any subcontractor in connection with the Scope of Services. Pursuant to California Labor Code section 1775, the difference between such prevailing wage rates and the amount paid to each worker for each calendar day, or portion thereof, for which each worker was paid less than the prevailing wage rate, shall be paid to each worker by the CONTRACTOR.

C4.0. Ineligible Contractors:

Pursuant to the provisions of Labor Code section 1777.1, the Labor Commissioner publishes and distributes a list of contractors ineligible to perform work as a contractor or subcontractor on a public works project. This list of debarred contractors is available from the DIR website at http://www.dir.ca.gov/Public-Works/PublicWorks.html. Any contract entered into between a contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract, and any public money that may have been paid to a debarred subcontractor by a CONTRACTOR on the project shall be returned to the CITY. The CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Scope of Services.

C5.0. Payroll Records:

Pursuant to California Labor Code section 1776, the CONTRACTOR and each subcontractor, shall keep accurate certified payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by them in connection with the Scope of Services. The payroll records enumerated herein shall be verified by a written declaration made under penalty of perjury that the information contained in the payroll record is true and correct and that the CONTRACTOR or subcontractor has complied with the requirements of the California Labor Code sections 1771, 1811, and 1815 for

any Scope of Services performed by his or her employees. The payroll records shall be available for inspection at all reasonable hours at the principal office of the CONTRACTOR on the following basis:

(1) A certified copy of an employee's payroll record shall be made available for inspection or furnished to such employee or his/her authorized representative on request;

(2) A certified copy of all payroll records shall be made available for inspection or furnished upon request to the CITY, the Division of Labor Standards Enforcement of the DIR;

(3) A certified copy of payroll records shall be made available upon request to the public for inspection or copies thereof made; provided, however, that a request by the public shall be made through either the CITY or the Division of Labor Standards Enforcement. If the requested payroll records have not been previously provided to the CITY or the Division of Labor Standards Enforcement, the requesting Party shall, prior to being provided the records, reimburse the cost of preparation by the CONTRACTOR, subcontractor and the entity through which the request was made; the public shall not be given access to such records at the principal office of the CONTRACTOR;

(4) The CONTRACTOR shall file a certified copy of the payroll records with the entity that requested such records within ten (10) days after receipt of a written request; and

(5) Copies provided to the public, by the CITY or the Division of Labor Standards Enforcement shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address and social security number. The name and address of the CONTRACTOR or any subcontractor, performing a part of the Scope of Services shall not be marked or obliterated. The CONTRACTOR shall inform the CITY of the location of payroll records, including the street address, city and CITY and shall, within five (5) working days, provide a notice of a change of location and address. The CONTRACTOR shall have ten (10) days from receipt of the written notice specifying in what respects the CONTRACTOR must comply with the above requirements. In the event CONTRACTOR does not comply with the

requirements of this section within the ten (10) day period, the CONTRACTOR shall, as a penalty to the CITY, forfeit one-hundred dollars ($100.00) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Labor Standards Enforcement, such penalty shall be withheld from any portion of the payments then due or to become due to the CONTRACTOR.

C6.0. Limits of Hours of Work:

Pursuant to California Labor Code section 1810, eight (8) hours of labor shall constitute a legal day's work. Pursuant to California Labor Code section 1811, the time of service of any worker employed at any time by the CONTRACTOR or by a subcontractor, upon the Scope of Services or upon any part of the Scope of Services, is limited and restricted to eight (8) hours during any one calendar day and forty (40) hours during any one calendar week, except as provided for under Labor Code section 1815. Notwithstanding the foregoing provisions, work performed by employees of CONTRACTOR or any subcontractor, in excess of eight (8) hours per day and forty (40) hours during any one week, shall be permitted upon compensation for all hours worked in excess of eight (8) hours per day at not less than one and one-half (1½) times the basic rate of pay.

C7.0. Penalty of Excess Hours:

The CONTRACTOR shall pay to the CITY a penalty of twenty-five dollars ($25.00) for each worker employed on the Scope of Services by the CONTRACTOR or any subcontractor, for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any calendar day and forty (40) hours in any one calendar week, in violation of the provisions of the California Labor Code, unless compensation to the worker so employed by the CONTRACTOR is not less than one and one- half (1½) times the basic rate of pay for all hours worked in excess of eight (8) hours per day.

C8.0. Senate Bill 854 (Chapter 28, Statutes of 2014) Requirements:

C8.1. CONTRACTOR shall comply with Senate Bill 854 (signed into law on June 20, 2014). The requirements include, but are not limited to, the following:

a. No contractor or subcontractor may be listed on a bid proposal (submitted on or after March 1, 2015) for a public works project unless registered with the DIR

pursuant to Labor Code section 1725.5, with limited exceptions from this requirements for bid purposes only as allowed under Labor Code section 1771.1(a).

b. No contractor or subcontractor may be awarded a contract for public work or perform work on a public works project (awarded on or after April 1, 2015) unless registered with the DIR pursuant to Labor Code section 1725.5.

c. This project is subject to compliance monitoring and enforcement by the DIR.

d. As required by the DIR, CONTRACTOR is required to post job site notices, as prescribed by regulation, regarding compliance monitoring and enforcement by the DIR.

e. CONTRACTOR and all subcontractors must submit certified payroll records online to the Labor Commissioner for all new public works projects issued on or after April 1, 2015, and for all public works projects, new or ongoing, on or after January 1, 2016.

i. The certified payroll must be submitted at least monthly to the Labor Commissioner.

ii. The CITY reserves the right to require CONTRACTOR and all subcontractors to submit certified payroll records more frequently than monthly to the Labor Commissioner.

iii. The certified payroll records must be in a format prescribed by the Labor Commissioner. **C8.2**. As required by Labor Code 1771.1(a) "A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded."

C9.0. STATE PUBLIC WORKS APPRENTICESHIP REQUIRMENTS

C9.1. State Public Works Apprenticeship Requirements: The CONTRACTOR is responsible for compliance with Labor Code section 1777.5 and the California Code of Regulations, title 8, sections 230 –

230.2 for all apprenticeable occupations (denoted with "#" symbol next to craft name in DIR Prevailing Wage Determination), whether employed by the CONTRACTOR, subcontractor, vendor or consultant. Included in these requirements is (1) the CONTRACTOR's requirement to provide notification (i.e. DAS- 140) to the appropriate apprenticeship committees; (2) pay training fund contributions for each apprenticeable hour employed on the Contract; and (3) utilize apprentices in a minimum ratio of not less than one apprentice hour for each five journeyman hours by completion of Contract work (unless an exception is granted in accordance with Labor Code section 1777.5) or request for the dispatch of apprentices.

Any apprentices employed to perform any of the Scope of Services shall be paid the standard wage to apprentices under the regulations of the craft or trade for which such apprentice is employed, and such individual shall be employed only for the work of the craft or trade to which such individual is registered. Only apprentices, as defined in California Labor Code section 3077, who are in training under apprenticeship standards and written apprenticeship agreements under California Labor Code sections 3070 et seq. are eligible to be employed for the Scope of Services. The employment and training of each apprentice shall be in accordance with the provisions of the apprenticeship standards and apprentice agreements under which such apprentice is training.

C9.2. Compliance with California Labor Code section 1777.5 requires all public works contractors to:

C9.2.1) Submit Contract Award Information (DAS-140)

a. Although there are a few exemptions (identified below), all contractors, regardless of union affiliation, must submit contract award information when performing on a California public works project.

b. The DAS-140 is a notification "announcement" of the CONTRACTOR's participation on a public works project—it is not a request for the dispatch of an

apprentice.

c. CONTRACTOR shall submit the contract award information (you may use form DAS 140) within 10 days of the execution of the prime CONTRACTOR subcontract, but in no event later than the first day in which the CONTRACTOR has workers employed on the public work.

d. Contractors who are already approved to train apprentices (i.e. check "Box 1" on the DAS-140) shall only be required to submit the form to their approved program.

e. Contractors who are NOT approved to train apprentices (i.e. those that check either "Box 2" or "Box 3" on the DAS-140) shall submit the DAS-140 TO EACH of the apprenticeship program sponsors in the area of your public works project. For a listing of apprenticeship programs see http://www.dir.ca.gov/Databases/das/pwaddrstart.asp.

C9.2.2) Employ Registered Apprentices

a. Labor Code section 1777.5 requires that a contractor performing work in an "apprenticeable" craft must employ one (1) hour of apprentice work for every five (5) hours performed by a journeyman. This ratio shall be met prior to the contractor's completion of work on the project. "Apprenticeable" crafts are denoted with a pound symbol "#" in front of the craft name on the prevailing wage determination.

b. All contractors who do not fall within an exemption category (see below) must request for dispatch of an apprentice from an apprenticeship program (for each apprenticeable craft or trade) by giving the program actual notice of at least 72 hours (business days only) before the date on which apprentices are required.

c. Contractors may use the "DAS-142" form for making a request for the dispatch of an apprentice.

d. Contractors who are participating in an approved apprenticeship training program and who did not receive sufficient number of apprentices from their initial request must request dispatch of apprentices from ALL OTHER apprenticeship committees in the project area in order to fulfill this requirement.

e. CONTRACTOR should maintain and submit proof (when requested) of its DAS-142 submittal to the apprenticeship committees (e.g. fax transmittal confirmation). CONTRACTOR has met its requirement to employ apprentices only after it has successfully made a dispatch request to all apprenticeship programs in the project area.

f. Only "registered" apprentices may be paid the prevailing apprentice rates and must, at all times work under the supervision of a Journeyman (Cal. Code Regs., tit 8, § 230.1).

C9.2.3) Make Training Fund Contributions

a. Contractors performing in apprenticeable crafts on public works projects, must make training fund contributions in the amount established in the prevailing wage rate publication for journeymen and apprentices.

b. Contractors may use the "CAC-2" form for submittal of their training fund contributions.

c. Contractors who do not submit their training fund contributions to an approved apprenticeship training program must submit their contributions to the California Apprenticeship Council (CAC), PO Box 420603, San Francisco, CA 94142-0603.

d. Training fund contributions to the CAC are due and payable on the 15th day of the month for work performed during the preceding month.

e. The "training" contribution amount identified on the prevailing wage determination shall not be paid to the worker, unless the worker falls within one of the exemption categories listed below.

C9.2.4) Exceptions to Apprenticeship Requirements: The following are exempt from having to comply with California apprenticeship requirements. These types of contractors do not need to submit a DAS-140, DAS-142, make training fund contributions, or utilize apprentices.

a. When the contractor holds a sole proprietor license ("Owner-Operator")

and no workers were employed by the contractor. In other words, the contractor performed the entire work from start to finish and worked alone.

b. Contractors performing in non-apprenticeable crafts. "Apprenticeable" crafts are denoted with a pound symbol "#" in front of the craft name on the prevailing wage determination.

c. When the contractor has a direct contract with the Public Agency that is under $30,000.

d. When the project is 100% federally-funded and the funding of the project does not contain any city, CITY, and/or state monies (unless the project is administered by a state agency in which case the apprenticeship requirements apply).

e. When the project is a private project not covered by the definition of public works as found in Labor Code section 1720.

C9.2.5) Exceptions from Apprenticeship Ratios: The Joint Apprenticeship Committee shall have the discretion to grant a certificate, which shall be subject to the approval of the Administrator of Apprenticeship, exempting the CONTRACTOR from the 1-to-5 ratio set forth in this Section when it finds that any one of the following conditions are met:

a. Unemployment for the previous three-month period in such area exceeds an average of fifteen percent (15%); or

b. The number of apprentices in training in such area exceeds a ratio of 1-to-5 in relation to journeymen; or

c. The Apprenticeable Craft or Trade is replacing at least one-thirtieth (1/30) of its journeymen annually through apprenticeship training, either on a statewide basis or on a local basis; or

d. If assignment of an apprentice to any work performed under the Contract Documents would create a condition which would jeopardize such apprentice's life or the life, safety or property of fellow employees or the public at large, or if the specific task to which the apprentice is to be assigned is of such a nature that

training cannot be provided by a journeyman.

When such exemptions from the 1-to-5 ratio between apprentices and journeymen are granted to an organization which represents contractors in a specific trade on a local or statewide basis, the member contractors will not be required to submit individual applications for approval to local Joint Apprenticeship Committees, provided they are already covered by the local apprenticeship standards.

C9.2.6) CONTRACTOR's Compliance: The responsibility of compliance with this Section for all Apprenticeable Trades or Crafts is solely and exclusively that of the CONTRACTOR. All decisions of the Joint Apprenticeship Committee(s) under this Section are subject to the provisions of California Labor Code section 3081 and penalties are pursuant to Labor Code section 1777.7 and the determination of the Labor Commissioner.

Exhibit "E"
INSURANCE REQUIREMENTS

Service Provider shall procure and maintain, for the duration of the Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Service Provider, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than $1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Service Provider has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than $1,000,000 per accident for bodily injury and property damage.

3. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.

(Not required if Service Provider provides written verification it has no employees)

4. Professional Liability (Errors and Omissions) Insurance appropriate to the Service Provider's profession, with limit no less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of Agreement work. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, the Service Provider must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work. A copy of the claims reporting requirements must be submitted to the City for review.

If the Service Provider maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or higher limits maintained by the Service Provider. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Service Provider including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Service Provider's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this Agreement, the Service Provider's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Service Provider's insurance and shall not contribute with it.

Notice of Cancellation

Service Provider shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Service Provider shall forthwith obtain and submit proof of substitute insurance.

Waiver of Subrogation

Service Provider hereby grants to City a waiver of any right to subrogation which any insurer of said Service Provider may acquire against the City by virtue of the payment of any loss under such insurance. Service Provider agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer. However, the Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Service Provider, its employees, agents and subcontractors.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Service Provider to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

Acceptability of Insurers

Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

Verification of Coverage

Service Provider shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Service Provider's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Subcontractors

Service Provider shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Service Provider shall ensure that City is an additional insured on insurance required from subcontractors.

Special Risks or Circumstances

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.9
Meeting Date: March 11, 2026

SUBJECT: City of Wildomar Housing Element 2025 Annual Progress Report

SUBMITTED BY: Robert Flores, Community Development Director

PREPARED BY: Robert Flores, Community Development Director

ACTION:
1. Receive and file the City of Wildomar ("City") Housing Element 2025 Annual Progress Report ("APR"); and

2. Direct the Community Development Director or designee to submit the City's 2025 APR to the State of California Office of Land Use and Climate Innovation ("LCI"), State of California Department of Housing and Community Development ("HCD"), and Southern California Association of Governments ("SCAG").

SUMMARY:
The State of California requires yearly reporting by local jurisdictions of housing development and progress of housing policy implementation. This report must be reviewed by the legislative body prior to submittal on April 1st of each year.

Authorization to submit the City's 2025 APR is necessary to submit to the state in a timely manner, as required, to remain compliant with Housing and Housing Element Law.

BACKGROUND:
State law requires local jurisdictions to prepare a Housing Element as part of their General Plan, pursuant to Government Code (“Gov’t Code”) Section 65580 – 65589.8. Housing Elements assess the current and future housing needs for local jurisdictions, which are, therefore, required to identify in their Housing Element adequate sites to address their acutely low, extremely low, very low, low, moderate, and above moderate income housing needs, based on their Regional Housing Needs Assessment (“RHNA”) allocation. Housing Elements are reviewed and certified by the California Department of Housing and Community Development (“HCD”) for compliance with State housing element law.

The City has a compliant housing element through October 2029, at which time the 7th Cycle Housing Element is expected to be adopted, which will commence the subsequent 8-year planning period that ends October 2037. The City received certification of the 6th Cycle Housing Element from HCD on January 10, 2022.

Gov’t Code Section 65400 mandates that an annual report be provided to the Wildomar City Council, LCI and HCD by April 1st of every year. The purpose of the APR is to present information on a jurisdiction’s status in implementing its Housing Element and progress in

meeting its share of the RHNA allocation, including reporting housing production by income category.

DISCUSSION:
Amongst other information, the APR provides the following HCD required tables:

- Housing applications received by the City (Table A), including:
  - All discretionary housing applications received and deemed complete or selected ministerial applications where no discretion is necessary (i.e. building permit for by-right use), and
  - The net increase in housing unit(s) by application;
- Completed housing applications (Table A2), including:
  - All completed, or approved, housing entitlements (only one entitlement per project if multiple applications are necessary for approval),
  - All issued housing certificates of completion ("CofO") or similar action, and
  - The net increase in housing units by completed application;
- The City's progress in achieving state-mandated housing development goals (i.e., RHNA) (Table B); and
- The City's progress for implementing housing programs (Table D).

A summary of the 2025 APR is provided as an attachment to this staff report (Attachment A). A complete 2025 APR is provided as Attachment B of this report.

ENVIRONMENTAL ANALYSIS:
In accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code § 21000, et seq., and the CEQA Guidelines, Section § 15000, et seq., this report is exempt from further environmental review, based on CEQA Guideline Section 15306 (Class 6 Categorical Exemption), in that the actions of data collection for this report and any actions to comply with reporting requirements will not have a significant effect on the environment.

FISCAL IMPACT:
The fiscal impacts associated with this report are covered by the Department's Operating Budget of General Fund.

ATTACHMENTS:
Attachment A - 2025 APR Summary.pdf
Attachment B - 2025 APR (full report).pdf

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	130
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		49
Total Units		**193**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	49	24
2 to 4 units per structure	0	0	32
5+ units per structure	10	130	269
Accessory Dwelling Unit	0	12	3
Mobile/Manufactured Home	0	2	2
Total	**10**	**193**	**330**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	0	0
Not Indicated as Infill	76	193

Housing Applications Summary	
Total Housing Applications Submitted:	85
Number of Proposed Units in All Applications Received:	562
Total Housing Units Approved:	71
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	82	161
Discretionary	3	401

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	159
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	31
Sites Rezoned to Accommodate the RHNA	0

Please Start Here

General Information	
Jurisidiction Name	Wildomar
Reporting Calendar Year	2025
Contact Information	
First Name	Robert
Last Name	Flores
Title	Community Development Director
Email	Rflores@wildomar.gov
Phone	9516777751
Mailing Address	
Street Address	23873 Clinton Keith Road
City	Wildomar
Zipcode	92595

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Wildomar
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bo Applica
1					2	3	4					5						6	7	8	9	10	11
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	74	0	0	0	6	26	456	562	71	0			
	362-302-027	24482 CITRUS HILL RD		BRS-25-0955	ADU	R	3/13/2025										1		1	1		NONE	No	No
	366-300-035	35720 SELLERS RD		BRS-25-0968	ADU	R	8/6/2025										1		1	1		NONE	No	No
	366-453-001	22421 LAKEWOOD DR		BRS-25-0974	ADU	R	9/18/2025										1		1	1		NONE	No	No
	366-362-007	33410 MAPLE TREE LN		BRS-25-0975	ADU	R	10/2/2025										1		1	1		NONE	No	No
	376-201-013	35132 AWA CIR		BRS-25-0979	ADU	R	10/24/2025										1		1	1		NONE	No	No
	366-403-008	33742 VIEW CREST DR		BRS-25-0980	ADU	R	10/29/2025										1		1	1		NONE	No	No
	376-090-003	31953 CASH LN		BRS-25-0982	ADU	R	12/10/2025										1		1	1		NONE	No	No
	367-420-024	22269 SEQUOIA CIR		BRS-25-0910	ADU	R	1/8/2025										1		1	1		NONE	No	No
	370-250-005	34425 MISSION TRL		BRS-25-0929	ADU	R	1/28/2025										1		1	1		NONE	No	No
	367-393-009	34545 ALMOND ST		BRS-25-0956	ADU	R	4/9/2025										1		1	1		NONE	No	No
	376-362-011	23100 BOXWOOD CT		BRS-25-0966	ADU	R	6/24/2025										1		1	1		NONE	No	No
	362-231-005	33276 HOMESTEAD LN		BRS-25-0967	ADU	R	7/16/2025										1		1	1		NONE	No	No
	370-270-045	20438 PALOMAR ST		BRS-25-0976	ADU	R	10/9/2025										1		1	1		NONE	No	No
	368-140-012	33045 VICTORY CIR		BRS-25-0977	ADU	R	10/17/2025										1		1	1		NONE	No	No
	367-431-012	34004 AUTUMN SAGE CT		BMR-25-0727	ADU	R	7/31/2025										1		1	1		NONE	No	No
	367-050-050	21227 CANYON DR.		BMR-25-0729	ADU	R	8/6/2025										1		1	1		NONE	No	No
	367-220-055	22500 CHETLEE LN		BMR-25-0731	ADU	R	8/19/2025										1		1	1		NONE	No	No
	376-090-001	35020 ORANGE ST		BMR-25-0738	ADU	R	12/18/2025										1		1	1		NONE	No	No
	380-550-021	23354 DESERT LILY CT		BRS-25-0911	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-022	23342 DESERT LILY CT		BRS-25-0912	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-023	23330 DESERT LILY CT		BRS-25-0913	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-024	23318 DESERT LILY CT		BRS-25-0914	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-025	23306 DESERT LILY CT		BRS-25-0915	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-026	23294 DESERT LILY CT		BRS-25-0916	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-033	23283 DESERT LILY CT		BRS-25-0917	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-034	23295 DESERT LILY CT		BRS-25-0918	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-035	23307 DESERT LILY CT		BRS-25-0919	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-036	23325 DESERT LILY CT		BRS-25-0920	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-037	23343 DESERT LILY CT		BRS-25-0921	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-038	23355 DESERT LILY CT		BRS-25-0922	SFD	O	1/9/2025											1	1	1		NONE	No	No
	380-550-027	23282 DESERT LILY CT		BRS-25-0923	SFD	O	1/13/2025											1	1	1		NONE	No	No

	380-550-028	23270 DESERT LILY CT		BRS-25-0924	SFD	O	1/13/2025										1	1	1		NONE	No	No
	380-550-029	23258 DESERT LILY CT		BRS-25-0925	SFD	O	1/13/2025										1	1	1		NONE	No	No

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier (1) / Unit Types (2, 3)

Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner
Summary Row: Start Data Entry Below						
	367-382-007	34668 ORCHARD ST		BRS-24-0851	ADU	R
	366-452-013	33616 VIEWPOINT DR		BRS-24-0852	ADU	R
	376-403-015	23052 HARBOR SEAL CT		BRS-24-0899	ADU	R
	367-170-081	21024 LAGUNA RD		BRS-24-0905	ADU	R
	366-300-035	35720 SELLERS RD		BRS-25-0968	ADU	R
	376-252-029	22864 TEMET ST		BRS-24-0888	ADU	R
	366-240-081	33360 SILVER SAGE WAY		BRS-24-0896	ADU	R
	380-331-020	22980 JOY CT		BRS-24-0908	ADU	R
	367-420-024	22269 SEQUOIA CIR		BRS-25-0910	ADU	R
	376-362-011	23100 BOXWOOD CT		BRS-25-0966	ADU	R
	367-050-050	21227 CANYON DR.		BMR-25-0729	ADU	R
	367-220-055	22502 CHETLEE LN		BMR-25-0731	ADU	R
	361-195-011	24834 MULBERRY ST		BMR-25-0724	MH	O
	367-050-050	21229 CANYON DR		BMR-25-0728	MH	O
	367-020-014	21375 BUNDY CANYON RD		BRS-24-0834	SFD	O
	380-550-044	23296 DESERT DANDELION CT		BRS-24-0900	SFD	O
	380-550-045	23284 DESERT DANDELION CT		BRS-24-0901	SFD	O
	380-550-046	23272 DESERT DANDELION CT		BRS-24-0902	SFD	O
	380-550-047	23260 DESERT DANDELION CT		BRS-24-0903	SFD	O
	380-550-083	23248 DESERT DANDELION CT		BRS-24-0904	SFD	O
	380-550-021	23354 DESERT LILY CT		BRS-25-0911	SFD	O
	380-550-022	23342 DESERT LILY CT		BRS-25-0912	SFD	O
	380-550-023	23330 DESERT LILY CT		BRS-25-0913	SFD	O
	380-550-024	23318 DESERT LILY CT		BRS-25-0914	SFD	O
	380-550-025	23306 DESERT LILY CT		BRS-25-0915	SFD	O
	380-550-026	23294 DESERT LILY CT		BRS-25-0916	SFD	O
	380-550-033	23283 DESERT LILY CT		BRS-25-0917	SFD	O
	380-550-034	23295 DESERT LILY CT		BRS-25-0918	SFD	O
	380-550-035	23307 DESERT LILY CT		BRS-25-0919	SFD	O
	380-550-036	23325 DESERT LILY CT		BRS-25-0920	SFD	O
	380-550-037	23343 DESERT LILY CT		BRS-25-0921	SFD	O
	380-550-038	23355 DESERT LILY CT		BRS-25-0922	SFD	O
	380-550-027	23282 DESERT LILY CT		BRS-25-0923	SFD	O
	380-550-028	23270 DESERT LILY CT		BRS-25-0924	SFD	O
	380-550-029	23258 DESERT LILY CT		BRS-25-0925	SFD	O
	380-550-030	23247 DESERT LILY CT		BRS-25-0926	SFD	O
	380-550-031	23259 DESERT LILY CT		BRS-25-0927	SFD	O
	380-550-032	23271 DESERT LILY CT		BRS-25-0928	SFD	O
	380-550-001	23302 COPA DE ORO CT		BRS-25-0930	SFD	O
	380-550-002	23340 COPA DE ORO CT		BRS-25-0931	SFD	O
	380-550-003	23328 COPA DE ORO CT		BRS-25-0932	SFD	O
	380-550-004	23316 COPA DE ORO CT		BRS-25-0933	SFD	O
	380-550-005	23304 COPA DE ORO CT		BRS-25-0934	SFD	O
	380-550-016	23299 COPA DE ORO CT		BRS-25-0935	SFD	O
	380-550-017	23311 COPA DE ORO CT		BRS-25-0936	SFD	O
	380-550-018	23329 COPA DE ORO CT		BRS-25-0937	SFD	O
	380-550-019	23341 COPA DE ORO CT		BRS-25-0938	SFD	O
	380-550-020	23353 COPA DE ORO CT		BRS-25-0939	SFD	O
	380-550-006	23292 COPA DE ORO CT		BRS-25-0940	SFD	O
	380-550-007	23280 COPA DE ORO CT		BRS-25-0941	SFD	O
	380-550-008	23268 COPA DE ORO CT		BRS-25-0942	SFD	O
	380-550-009	23256 COPA DE ORO CT		BRS-25-0943	SFD	O
	380-550-010	23244 COPA DE ORO CT		BRS-25-0944	SFD	O
	380-550-011	23239 COPA DE ORO CT		BRS-25-0945	SFD	O
	380-550-012	23251 COPA DE ORO CT		BRS-25-0946	SFD	O
	380-550-013	23263 COPA DE ORO CT		BRS-25-0947	SFD	O
	380-550-014	23275 COPA DE ORO CT		BRS-25-0948	SFD	O
	380-550-015	23287 COPA DE ORO CT		BRS-25-0949	SFD	O
	380-570-017	23547 EVENING PRIMROSE CT		BRS-25-0950	SFD	O
	380-570-018	23559 EVENING PRIMROSE CT		BRS-25-0951	SFD	O
	380-570-019	23571 EVENING PRIMROSE CT		BRS-25-0952	SFD	O
	380-570-020	23583 EVENING PRIMROSE CT		BRS-25-0953	SFD	O
	380-570-021	23570 EVENING PRIMROSE CT		BRS-25-0954	SFD	O
	365-180-004	32647 MESA DR		BRS-24-0889	5+	R
	365-180-004	32640 MESA DR		BRS-24-0890	5+	R
	365-180-004	32644 MESA DR		BRS-24-0891	5+	R
	365-180-004	32651 MESA DR		BRS-24-0892	5+	R
	365-180-004	32680 MESA DR		BRS-24-0893	5+	R
	365-180-004	32676 MESA DR		BRS-24-0894	5+	R
	365-180-004	32672 MESA DR		BRS-24-0895	5+	R
	365-180-004	32648 MESA DR		BRS-25-0960	5+	R
	365-180-004	32654 MESA DR		BRS-25-0961	5+	R
	365-180-004	32658 MESA DR		BRS-25-0962	5+	R
	365-180-004	32662 MESA DR		BRS-25-0963	5+	R
	365-180-004	32670 MESA DR		BRS-25-0964	5+	R
	365-180-004	32666 MESA DR		BRS-25-0965	5+	R
	380-311-004	21942 HELIOTROPE LN		BRS-23-0685	ADU	R
	376-281-001	35590 BILLIE ANN RD		BRS-24-0814	ADU	R
	370-400-008	32700 CORYDON RD		BMR-24-0715	MH	O
	361-195-016	24798 MULBERRY ST		BMR-21-0534	MH	O
	366-033-028	33370 MISSION TRL		BRS-18-0291	SFD	O
	366-060-029	21285 APRICOT LN		BRS-22-0528	SFD	O
	362-250-029	35820 IODINE SPRINGS RD		BRS-22-0587	SFD	O
	365-153-011	21380 OLIVE ST		BRS-23-0594	SFD	O
	380-561-008	23527 WESTERN GOLDENROD ST		BRS-24-0826	SFD	O
	380-550-069	37143 STARBUCK CIR		BRS-24-0843	SFD	O
	380-550-070	37155 STARBUCK CIR		BRS-24-0844	SFD	O
	380-550-071	37167 STARBUCK CIR		BRS-24-0845	SFD	O
	380-560-001	23382 WESTERN GOLDENROD ST		BRS-24-0846	SFD	O
	380-560-003	23406 WESTERN GOLDENROD ST		BRS-24-0848	SFD	O
	380-560-004	23418 WESTERN GOLDENROD ST		BRS-24-0849	SFD	O
	380-560-005	23430 WESTERN GOLDENROD ST		BRS-24-0850	SFD	O
	380-550-062	37059 STARBUCK CIR		BRS-24-0861	SFD	O
	380-550-063	37071 STARBUCK CIR		BRS-24-0862	SFD	O
	380-550-064	37083 STARBUCK CIR		BRS-24-0863	SFD	O
	380-550-065	37095 STARBUCK CIR		BRS-24-0864	SFD	O
	380-550-066	37107 STARBUCK CIR		BRS-24-0865	SFD	O
	380-550-067	37119 STARBUCK CIR		BRS-24-0866	SFD	O
	380-550-068	37131 STARBUCK CIR		BRS-24-0867	SFD	O
	380-550-039	23356 DESERT DANDELION CT		BRS-24-0868	SFD	O
	380-550-040	23344 DESERT DANDELION CT		BRS-24-0869	SFD	O
	380-550-041	23332 DESERT DANDELION CT		BRS-24-0870	SFD	O
	380-550-042	23320 DESERT DANDELION CT		BRS-24-0871	SFD	O
	380-550-043	23308 DESERT DANDELION CT		BRS-24-0872	SFD	O
	380-550-049	37063 BUSH SUNFLOWER CT		BRS-24-0873	SFD	O
	380-550-050	37081 BUSH SUNFLOWER CT		BRS-24-0874	SFD	O
	380-550-059	37082 BUSH SUNFLOWER CT		BRS-24-0875	SFD	O
	380-550-060	37070 BUSH SUNFLOWER CT		BRS-24-0876	SFD	O
	380-550-061	37058 BUSH SUNFLOWER CT		BRS-24-0877	SFD	O
	380-550-051	37093 BUSH SUNFLOWER CT		BRS-24-0880	SFD	O
	380-550-052	37111 BUSH SUNFLOWER CT		BRS-24-0881	SFD	O
	380-550-053	37123 BUSH SUNFLOWER CT		BRS-24-0882	SFD	O
	380-550-054	37141 BUSH SUNFLOWER CT		BRS-24-0883	SFD	O
	380-550-055	37130 BUSH SUNFLOWER CT		BRS-24-0884	SFD	O
	380-550-056	37118 BUSH SUNFLOWER CT		BRS-24-0885	SFD	O
	380-550-057	37106 BUSH SUNFLOWER CT		BRS-24-0886	SFD	O
	380-550-058	37094 BUSH SUNFLOWER CT		BRS-24-0887	SFD	O
	368-100-053	20620 Grand Ave	Project Touch	PLN 24-0036	5+	R
	380-290-045	36466 TAL VEZ WAY		BRS-22-0498	5+	R
	380-250-049	36351 ELIZABETH LN		BRS-22-0531	2 to 4	O
	380-250-038	36101 INLAND VALLEY DR		BRS-23-0658	5+	R
	380-250-038	36101 INLAND VALLEY DR		BRS-23-0659	5+	R
	380-250-038	36101 INLAND VALLEY DR		BRS-23-0660	5+	R
	380-250-038	36101 INLAND VALLEY DR		BRS-23-0661	5+	R
	380-250-038	36101 INLAND VALLEY DR		BRS-23-0662	5+	R
	380-250-038	36101 INLAND VALLEY DR		BRS-23-0663	5+	R
	380-250-038	36101 INLAND VALLEY DR		BRS-23-0664	5+	R
	380-250-038	36101 INLAND VALLEY DR		BRS-23-0665	5+	R
	380-250-049	36351 ELIZABETH LN.		BRS-23-0733	2 to 4	O
	380-290-045	24640 TESORO CT		BRS-24-0806	5+	R
	380-250-049	36351 ELIZABETH LN		BRS-25-0959	2 to 4	O
	380-250-049	36351 ELIZABETH LN		BRS-24-0815	2 to 4	O
	380-250-049	36351 ELIZANETH LN		BRS-24-0816	2 to 4	O
	380-250-049	36351 ELIZABETH LN		BRS-24-0817	2 to 4	O
	380-250-049	36351 ELIZABETH LN		BRS-24-0818	2 to 4	O
	380-250-049	36351 ELIZABETH LN		BRS-24-0829	2 to 4	O
	380-250-049	36351 ELIZABETH LN		BRS-24-0830	2 to 4	O
	380-250-049	36351 ELIZABETH LN		BRS-24-0831	2 to 4	O

Affordability by Household Incomes - Completed Entitlement (4, 5, 6)

Local Jurisdiction Tracking ID	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row	0	0	0	0	0	10	0	0	0	0	0		10
BRS-24-0851													0
BRS-24-0852													0
BRS-24-0899													0
BRS-24-0905													0
BRS-25-0968													0
BRS-24-0888													0
BRS-24-0896													0
BRS-24-0908													0
BRS-25-0910													0
BRS-25-0966													0
BMR-25-0729													0
BMR-25-0731													0
BMR-25-0724													0
BMR-25-0728													0
BRS-24-0834													0
BRS-24-0900													0
BRS-24-0901													0
BRS-24-0902													0
BRS-24-0903													0
BRS-24-0904													0
BRS-25-0911													0
BRS-25-0912													0
BRS-25-0913													0
BRS-25-0914													0
BRS-25-0915													0
BRS-25-0916													0
BRS-25-0917													0
BRS-25-0918													0
BRS-25-0919													0
BRS-25-0920													0
BRS-25-0921													0
BRS-25-0922													0
BRS-25-0923													0
BRS-25-0924													0
BRS-25-0925													0
BRS-25-0926													0
BRS-25-0927													0
BRS-25-0928													0
BRS-25-0930													0
BRS-25-0931													0
BRS-25-0932													0
BRS-25-0933													0
BRS-25-0934													0
BRS-25-0935													0
BRS-25-0936													0
BRS-25-0937													0
BRS-25-0938													0
BRS-25-0939													0
BRS-25-0940													0
BRS-25-0941													0
BRS-25-0942													0
BRS-25-0943													0
BRS-25-0944													0
BRS-25-0945													0
BRS-25-0946													0
BRS-25-0947													0
BRS-25-0948													0
BRS-25-0949													0
BRS-25-0950													0
BRS-25-0951													0
BRS-25-0952													0
BRS-25-0953													0
BRS-25-0954													0
BRS-24-0889													0
BRS-24-0890													0
BRS-24-0891													0
BRS-24-0892													0
BRS-24-0893													0
BRS-24-0894													0
BRS-24-0895													0
BRS-25-0960													0
BRS-25-0961													0
BRS-25-0962													0
BRS-25-0963													0
BRS-25-0964													0
BRS-25-0965													0
BRS-23-0685													0
BRS-24-0814													0
BMR-24-0715													0
BMR-21-0534													0
BRS-18-0291													0
BRS-22-0528													0
BRS-22-0587													0
BRS-23-0594													0
BRS-24-0826													0
BRS-24-0843													0
BRS-24-0844													0
BRS-24-0845													0
BRS-24-0846													0
BRS-24-0848													0
BRS-24-0849													0
BRS-24-0850													0
BRS-24-0861													0
BRS-24-0862													0
BRS-24-0863													0
BRS-24-0864													0
BRS-24-0865													0
BRS-24-0866													0
BRS-24-0867													0
BRS-24-0868													0
BRS-24-0869													0
BRS-24-0870													0
BRS-24-0871													0
BRS-24-0872													0
BRS-24-0873													0
BRS-24-0874													0
BRS-24-0875													0
BRS-24-0876													0
BRS-24-0877													0
BRS-24-0880													0
BRS-24-0881													0
BRS-24-0882													0
BRS-24-0883													0
BRS-24-0884													0
BRS-24-0885													0
BRS-24-0886													0
BRS-24-0887													0
PLN 24-0036						10						6/24/2025	10
BRS-22-0498													0
BRS-22-0531													0
BRS-23-0658													0
BRS-23-0659													0
BRS-23-0660													0
BRS-23-0661													0
BRS-23-0662													0
BRS-23-0663													0
BRS-23-0664													0
BRS-23-0665													0
BRS-23-0733													0
BRS-24-0806													0
BRS-25-0959													0
BRS-24-0815													0
BRS-24-0816													0
BRS-24-0817													0
BRS-24-0818													0
BRS-24-0829													0
BRS-24-0830													0
BRS-24-0831													0

Affordability by Household Incomes - Building Permits (7, 8, 9)

Local Jurisdiction Tracking ID	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row	0	0	0	0	130	0	0	0	0	14	49		193
BRS-24-0851										1		6/3/2025	1
BRS-24-0852										1		4/3/2025	1
BRS-24-0899										1		7/10/2025	1
BRS-24-0905										1		11/14/2025	1
BRS-25-0968										1		8/11/2025	1
BRS-24-0888										1		1/30/2025	1
BRS-24-0896										1		6/18/2025	1
BRS-24-0908										1		6/18/2025	1
BRS-25-0910										1		8/12/2025	1
BRS-25-0966										1		5/7/2025	1
BMR-25-0729										1		6/30/2025	1
BMR-25-0731										1		10/23/2025	1
BMR-25-0724										1		11/6/2025	1
BMR-25-0728										1		2/26/2025	1
BRS-24-0834											1	1/6/2025	1
BRS-24-0900											1	1/6/2025	1
BRS-24-0901											1	1/6/2025	1
BRS-24-0902											1	1/6/2025	1
BRS-24-0903											1	1/6/2025	1
BRS-24-0904											1	1/6/2025	1
BRS-25-0911											1	2/5/2025	1
BRS-25-0912											1	2/5/2025	1
BRS-25-0913											1	2/5/2025	1
BRS-25-0914											1	2/5/2025	1
BRS-25-0915											1	2/5/2025	1
BRS-25-0916											1	2/5/2025	1
BRS-25-0917											1	2/5/2025	1
BRS-25-0918											1	2/5/2025	1
BRS-25-0919											1	2/5/2025	1
BRS-25-0920											1	2/5/2025	1
BRS-25-0921											1	2/5/2025	1
BRS-25-0922											1	2/5/2025	1
BRS-25-0923											1	2/5/2025	1
BRS-25-0924											1	2/5/2025	1
BRS-25-0925											1	2/5/2025	1
BRS-25-0926											1	2/5/2025	1
BRS-25-0927											1	2/5/2025	1
BRS-25-0928											1	2/5/2025	1
BRS-25-0930											1	3/18/2025	1
BRS-25-0931											1	3/18/2025	1
BRS-25-0932											1	3/18/2025	1
BRS-25-0933											1	3/18/2025	1
BRS-25-0934											1	3/18/2025	1
BRS-25-0935											1	3/18/2025	1
BRS-25-0936											1	3/18/2025	1
BRS-25-0937											1	3/18/2025	1
BRS-25-0938											1	3/18/2025	1
BRS-25-0939											1	3/18/2025	1
BRS-25-0940											1	5/1/2025	1
BRS-25-0941											1	5/1/2025	1
BRS-25-0942											1	5/1/2025	1
BRS-25-0943											1	5/1/2025	1
BRS-25-0944											1	5/1/2025	1
BRS-25-0945											1	5/1/2025	1
BRS-25-0946											1	5/1/2025	1
BRS-25-0947											1	5/1/2025	1
BRS-25-0948											1	5/1/2025	1
BRS-25-0949											1	5/1/2025	1
BRS-25-0950											1	12/17/2025	1
BRS-25-0951											1	12/17/2025	1
BRS-25-0952											1	12/17/2025	1
BRS-25-0953											1	12/17/2025	1
BRS-25-0954											1	12/17/2025	1
BRS-24-0889					12							11/7/2025	12
BRS-24-0890					12							11/7/2025	12
BRS-24-0891					12							11/7/2025	12
BRS-24-0892					8							11/7/2025	8
BRS-24-0893					8							11/7/2025	8
BRS-24-0894					8							11/7/2025	8
BRS-24-0895					6							11/7/2025	6
BRS-25-0960					12							11/7/2025	12
BRS-25-0961					12							11/7/2025	12
BRS-25-0962					12							11/7/2025	12
BRS-25-0963					12							11/7/2025	12
BRS-25-0964					8							11/7/2025	8
BRS-25-0965					8							11/7/2025	8
BRS-23-0685													0
BRS-24-0814													0
BMR-24-0715													0
BMR-21-0534													0
BRS-18-0291													0
BRS-22-0528													0
BRS-22-0587													0
BRS-23-0594													0
BRS-24-0826													0
BRS-24-0843													0
BRS-24-0844													0
BRS-24-0845													0
BRS-24-0846													0
BRS-24-0848													0
BRS-24-0849													0
BRS-24-0850													0
BRS-24-0861													0
BRS-24-0862													0
BRS-24-0863													0
BRS-24-0864													0
BRS-24-0865													0
BRS-24-0866													0
BRS-24-0867													0
BRS-24-0868													0
BRS-24-0869													0
BRS-24-0870													0
BRS-24-0871													0
BRS-24-0872													0
BRS-24-0873													0
BRS-24-0874													0
BRS-24-0875													0
BRS-24-0876													0
BRS-24-0877													0
BRS-24-0880													0
BRS-24-0881													0
BRS-24-0882													0
BRS-24-0883													0
BRS-24-0884													0
BRS-24-0885													0
BRS-24-0886													0
BRS-24-0887													0
PLN 24-0036													0
BRS-22-0498													0
BRS-22-0531													0
BRS-23-0658													0
BRS-23-0659													0
BRS-23-0660													0
BRS-23-0661													0
BRS-23-0662													0
BRS-23-0663													0
BRS-23-0664													0
BRS-23-0665													0
BRS-23-0733													0
BRS-24-0806													0
BRS-25-0959													0
BRS-24-0815													0
BRS-24-0816													0
BRS-24-0817													0
BRS-24-0818													0
BRS-24-0829													0
BRS-24-0830													0
BRS-24-0831													0

Affordability by Household Incomes - Certificates of Occupancy (10, 11, 12)

Local Jurisdiction Tracking ID	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
Summary Row	0	0	0	0	0	0	0	0	0	5	325		330
BRS-24-0851													0
BRS-24-0852													0
BRS-24-0899													0
BRS-24-0905													0
BRS-25-0968													0
BRS-24-0888													0
BRS-24-0896													0
BRS-24-0908													0
BRS-25-0910													0
BRS-25-0966										1		9/18/2025	1
BMR-25-0729													0
BMR-25-0731													0
BMR-25-0724													0
BMR-25-0728													0
BRS-24-0834											1	10/15/2025	1
BRS-24-0900											1	6/24/2025	1
BRS-24-0901											1	6/26/2025	1
BRS-24-0902											1	6/24/2025	1
BRS-24-0903											1	6/24/2025	1
BRS-24-0904											1	6/26/2025	1
BRS-25-0911											1	8/12/2025	1
BRS-25-0912											1	8/12/2025	1
BRS-25-0913											1	8/14/2025	1
BRS-25-0914											1	8/12/2025	1
BRS-25-0915											1	8/20/2025	1
BRS-25-0916											1	8/20/2025	1
BRS-25-0917											1	8/20/2025	1
BRS-25-0918											1	8/21/2025	1
BRS-25-0919											1	8/25/2025	1
BRS-25-0920											1	8/14/2025	1
BRS-25-0921											1	8/14/2025	1
BRS-25-0922											1	9/16/2025	1
BRS-25-0923											1	9/17/2025	1
BRS-25-0924											1	9/16/2025	1
BRS-25-0925											1	9/16/2025	1
BRS-25-0926											1	9/17/2025	1
BRS-25-0927											1	9/16/2025	1
BRS-25-0928											1	9/16/2025	1
BRS-25-0930													0
BRS-25-0931													0
BRS-25-0932													0
BRS-25-0933													0
BRS-25-0934													0
BRS-25-0935													0
BRS-25-0936													0
BRS-25-0937													0
BRS-25-0938													0
BRS-25-0939													0
BRS-25-0940													0
BRS-25-0941													0
BRS-25-0942													0
BRS-25-0943													0
BRS-25-0944													0
BRS-25-0945													0
BRS-25-0946													0
BRS-25-0947													0
BRS-25-0948													0
BRS-25-0949													0
BRS-25-0950													0
BRS-25-0951													0
BRS-25-0952													0
BRS-25-0953													0
BRS-25-0954													0
BRS-24-0889													0
BRS-24-0890													0
BRS-24-0891													0
BRS-24-0892													0
BRS-24-0893													0
BRS-24-0894													0
BRS-24-0895													0
BRS-25-0960													0
BRS-25-0961													0
BRS-25-0962													0
BRS-25-0963													0
BRS-25-0964													0
BRS-25-0965													0
BRS-23-0685										1		5/13/2025	1
BRS-24-0814										1		4/24/2025	1
BMR-24-0715										1		7/1/2025	1
BMR-21-0534										1		12/2/2025	1
BRS-18-0291													0
BRS-22-0528													0
BRS-22-0587													0
BRS-23-0594													0
BRS-24-0826													0
BRS-24-0843												2/3/2025	0
BRS-24-0844												1/22/2025	0
BRS-24-0845												1/27/2025	0
BRS-24-0846												1/9/2025	0
BRS-24-0848												1/13/2025	0
BRS-24-0849												1/13/2025	0
BRS-24-0850												1/9/2025	0
BRS-24-0861												3/24/2025	0
BRS-24-0862												3/24/2025	0
BRS-24-0863												3/24/2025	0
BRS-24-0864												3/24/2025	0
BRS-24-0865												3/24/2025	0
BRS-24-0866												3/24/2025	0
BRS-24-0867												3/24/2025	0
BRS-24-0868												4/29/2025	0
BRS-24-0869												4/29/2025	0
BRS-24-0870												4/30/2025	0
BRS-24-0871												4/28/2025	0
BRS-24-0872												4/30/2025	0
BRS-24-0873												5/27/2025	0
BRS-24-0874												5/27/2025	0
BRS-24-0875												5/27/2025	0
BRS-24-0876												5/27/2025	0
BRS-24-0877												5/27/2025	0
BRS-24-0880												10/23/2025	0
BRS-24-0881												10/27/2025	0
BRS-24-0882												12/4/2025	0
BRS-24-0883												12/4/2025	0
BRS-24-0884												12/11/2025	0
BRS-24-0885												12/4/2025	0
BRS-24-0886												10/27/2025	0
BRS-24-0887												10/23/2025	0
PLN 24-0036													0
BRS-22-0498											6	6/19/2025	6
BRS-22-0531											3	8/5/2025	3
BRS-23-0658											32	3/25/2025	32
BRS-23-0659											32	6/16/2025	32
BRS-23-0660											32	7/10/2025	32
BRS-23-0661											32	7/24/2025	32
BRS-23-0662											32	9/16/2025	32
BRS-23-0663											32	11/12/2025	32
BRS-23-0664											32	10/22/2025	32
BRS-23-0665											32	8/26/2025	32
BRS-23-0733											3	8/4/2025	3
BRS-24-0806											7	6/19/2025	7
BRS-25-0959											3	7/24/2025	3
BRS-24-0815											4	2/24/2025	4
BRS-24-0816											4	2/24/2025	4
BRS-24-0817											4	8/4/2025	4
BRS-24-0818											4	8/5/2025	4
BRS-24-0829											2	8/5/2025	2
BRS-24-0830											2	7/30/2025	2
BRS-24-0831											3	7/30/2025	3

Streamlining (13) / Historic Sites (14) / Infill (15) / Housing with Financial Assistance and/or Deed Restrictions (16, 17) / Housing without Financial Assistance or Deed Restrictions (18) / Term of Affordability or Deed Restriction (19) / Demolished/Destroyed Units (20) / Density Bonus (21–24) / Notes (25)

Local Jurisdiction Tracking ID	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
Summary Row								0							
BRS-24-0851	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-24-0852	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-24-0899	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-24-0905	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-25-0968	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-24-0888	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-24-0896	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-24-0908	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-25-0910	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-25-0966	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BMR-25-0729	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BMR-25-0731	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BMR-25-0724	NONE	No	N			Based on Health and Safety Code Section 50052.5, this new development does not exceed the product of 35 % of 110% of AMI adjusted for family size appropriate for the unit.									
BMR-25-0728	NONE	No	N			Based on Health and Safety Code Section 50052.5, this new development does not exceed the product of 35 % of 110% of AMI adjusted for family size appropriate for the unit.									
BRS-24-0834	NONE	No	N												
BRS-24-0900	NONE	No	N												
BRS-24-0901	NONE	No	N												
BRS-24-0902	NONE	No	N												
BRS-24-0903	NONE	No	N												
BRS-24-0904	NONE	No	N												
BRS-25-0911	NONE	No	N												
BRS-25-0912	NONE	No	N												
BRS-25-0913	NONE	No	N												
BRS-25-0914	NONE	No	N												
BRS-25-0915	NONE	No	N												
BRS-25-0916	NONE	No	N												
BRS-25-0917	NONE	No	N												
BRS-25-0918	NONE	No	N												
BRS-25-0919	NONE	No	N												
BRS-25-0920	NONE	No	N												
BRS-25-0921	NONE	No	N												
BRS-25-0922	NONE	No	N												
BRS-25-0923	NONE	No	N												
BRS-25-0924	NONE	No	N												
BRS-25-0925	NONE	No	N												
BRS-25-0926	NONE	No	N												
BRS-25-0927	NONE	No	N												
BRS-25-0928	NONE	No	N												
BRS-25-0930	NONE	No	N												
BRS-25-0931	NONE	No	N												
BRS-25-0932	NONE	No	N												
BRS-25-0933	NONE	No	N												
BRS-25-0934	NONE	No	N												
BRS-25-0935	NONE	No	N												
BRS-25-0936	NONE	No	N												
BRS-25-0937	NONE	No	N												
BRS-25-0938	NONE	No	N												
BRS-25-0939	NONE	No	N												
BRS-25-0940	NONE	No	N												
BRS-25-0941	NONE	No	N												
BRS-25-0942	NONE	No	N												
BRS-25-0943	NONE	No	N												
BRS-25-0944	NONE	No	N												
BRS-25-0945	NONE	No	N												
BRS-25-0946	NONE	No	N												
BRS-25-0947	NONE	No	N												
BRS-25-0948	NONE	No	N												
BRS-25-0949	NONE	No	N												
BRS-25-0950	NONE	No	N												
BRS-25-0951	NONE	No	N												
BRS-25-0952	NONE	No	N												
BRS-25-0953	NONE	No	N												
BRS-25-0954	NONE	No	N												
BRS-24-0889	NONE	No	N												
BRS-24-0890	NONE	No	N												
BRS-24-0891	NONE	No	N												
BRS-24-0892	NONE	No	N												
BRS-24-0893	NONE	No	N												
BRS-24-0894	NONE	No	N												
BRS-24-0895	NONE	No	N												
BRS-25-0960	NONE	No	N												
BRS-25-0961	NONE	No	N												
BRS-25-0962	NONE	No	N												
BRS-25-0963	NONE	No	N												
BRS-25-0964	NONE	No	N												
BRS-25-0965	NONE	No	N												
BRS-23-0685	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BRS-24-0814	NONE	No	N			Based on Health and Safety Code Section 50053, this new ADU does not exceed 30% of 110% of AMI, adjusted for family size appropriate for the unit.									
BMR-24-0715	NONE	No	N			Based on Health and Safety Code Section 50052.5, this new development does not exceed the product of 35 % of 110% of AMI adjusted for family size appropriate for the unit.									
BMR-21-0534	NONE	No	N			Based on Health and Safety Code Section 50052.5, this new development does not exceed the product of 35 % of 110% of AMI adjusted for family size appropriate for the unit.									
BRS-18-0291	NONE	No	N												
BRS-22-0528	NONE	No	N												
BRS-22-0587	NONE	No	N												
BRS-23-0594	NONE	No	N												
BRS-24-0826	NONE	No	N												
BRS-24-0843	NONE	No	N												
BRS-24-0844	NONE	No	N												
BRS-24-0845	NONE	No	N												
BRS-24-0846	NONE	No	N												
BRS-24-0848	NONE	No	N												
BRS-24-0849	NONE	No	N												
BRS-24-0850	NONE	No	N												
BRS-24-0861	NONE	No	N												
BRS-24-0862	NONE	No	N												
BRS-24-0863	NONE	No	N												
BRS-24-0864	NONE	No	N												
BRS-24-0865	NONE	No	N												
BRS-24-0866	NONE	No	N												
BRS-24-0867	NONE	No	N												
BRS-24-0868	NONE	No	N												
BRS-24-0869	NONE	No	N												
BRS-24-0870	NONE	No	N												
BRS-24-0871	NONE	No	N												
BRS-24-0872	NONE	No	N												
BRS-24-0873	NONE	No	N												
BRS-24-0874	NONE	No	N												
BRS-24-0875	NONE	No	N												
BRS-24-0876	NONE	No	N												
BRS-24-0877	NONE	No	N												
BRS-24-0880	NONE	No	N												
BRS-24-0881	NONE	No	N												
BRS-24-0882	NONE	No	N												
BRS-24-0883	NONE	No	N												
BRS-24-0884	NONE	No	N												
BRS-24-0885	NONE	No	N												
BRS-24-0886	NONE	No	N												
BRS-24-0887	NONE	No	N												
PLN 24-0036	SMAP	No	N	Other	DB	The units are considered as transitional housing.					50.0%	7	Development Standards Modification	Yes	
BRS-22-0498	NONE	No	N												
BRS-22-0531	NONE	No	N												
BRS-23-0658	NONE	No	N												
BRS-23-0659	NONE	No	N												
BRS-23-0660	NONE	No	N												
BRS-23-0661	NONE	No	N												
BRS-23-0662	NONE	No	N												
BRS-23-0663	NONE	No	N												
BRS-23-0664	NONE	No	N												
BRS-23-0665	NONE	No	N												
BRS-23-0733	NONE	No	N												
BRS-24-0806	NONE	No	N												
BRS-25-0959	NONE	No	N												
BRS-24-0815	NONE	No	N												
BRS-24-0816	NONE	No	N												
BRS-24-0817	NONE	No	N												
BRS-24-0818	NONE	No	N												
BRS-24-0829	NONE	No	N												
BRS-24-0830	NONE	No	N												
BRS-24-0831	NONE	No	N												

Jurisdiction	Wildomar
Reporting Year	2020 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculated formulas

Jurisdiction	Wildomar
Reporting Year	2020 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculated formulas

Jurisdiction	Wildomar
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	798	-	-	-	-	88	130	-	-	-	-	**218**	**580**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	450	-	-	-	-	-	-	-	-	-	-	**-**	**450**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	434	-	-	-	-	-	-	-	-	-	-	**33**	**401**
	Non-Deed Restricted		1	4	-	10	4	14	-	-	-	-		
Above Moderate		1,033	2	19	94	503	165	49	-	-	-	-	**832**	**201**
Total RHNA		**2,715**												
Total Units			**3**	**23**	**94**	**513**	**257**	**193**	**-**	**-**	**-**	**-**	**1,083**	**1,632**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
PROGRAM H-1.1: Updated Available Sites Inventory	The City will monitor the Available Sites Inventory annually as projects are processed through the Planning Department to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers.	Update the Available Sites Inventory on an annual basis	6th Cycle	Continuous	As part of the General Plan update and preparation of the Wildomar Development Code (both adopted on December 9, 2024), the City did a complete review of all vacant and underutilized properties. The City continues to maintain sufficient sites to meet the RHNA.	Units	2715	2024 General Plan and 2025 Development Code (Title 17 of the Wildomar Municipal Code, including the City's Zoning Map.

PROGRAM H-1.2: Large Sites.	The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (that can accommodate 50 to 150 units), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. The City will offer the following incentives for the development of affordable housing on large sites, which may include, but is not limited to: Streamlining and expediting the approval process for land division for projects that include affordable housing units, Ministerial review of lot line adjustments, Deferral of fees related to the subdivision for projects affordable to lower-income households, and â€¢ Providing technical assistance to acquire funding.	Develop incentive program by April 2022 and provide incentives as projects are submitted.	6th Cycle	Continuous	Two density bonus projects are in process on large sites designed for lower densities, allowing for additional units and provide for affordable housing. One of the project is unique in that they are proposing to retrict the the affordability of the attached ADUs to comply with state/local Density Bonus Law.	Units	146	PLN25-0048 PLN25-0085

PROGRAM H-1.3: Mixed-Use Development	To promote mixed-use development, the City will provide regulatory and financial incentives to increase the probability that residences will be constructed on mixed-use sites. The City will offer the following regulatory and financial incentives, including, but not limited to, financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors and special needs housing on a case-by-case basis.	Concurrent with the Housing Element update and will continue to review and rezone as needed by October 2023.	6th Cycle	Continuous	This City is processesing a mixed-use specific plan on approximately 170 acres that will include 1800 dwelling units at differnt densities. Additionally, the City released an RFP in December of 2025 to hire a consultant to commence with a city-initiated MU specific plan in an area known as the "Old Town" of Wildomar, which is planned to include housing and nonresidential walkable and active neighborhoods. Finally, the City has received many inquiquiries for development on several MU properties and remains supportive of these types of development	Units	1855	PL24-0048
Program H-1.4: Zoning Consistency.	The City will review and rezone sites assumed to meet the moderate and above moderate RHNA (Table HNA-24) to ensure zoning and general plan designations are compatible.	Concurrent with the Housing Element update and will continue to review and rezone as needed by October 2023.	6th Cycle	Completed	The City updated it's General Plan land use designations and zoning map to implement the site inventory listed in the Housing Element.	Units	3804	General Plan Update adopted November 2024. Municipal Code and zoning map update adopted January 2025.
PROGRAM H-2.1: Strategic Planning Opportunities.	Use the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas. The City will identify the sites with GIS and do a visual assessment to confirm their current use.	Identify vacant or underutilized commercial land by June 2022, update annually thereafter.	6th Cycle	Completed	As a part of the General Plan update and preparation of the Wildomar Development Code (both adopted on December 9, 2024), the City did a complete review of all vacant and underutilized properties, which included commercial properties available for infill construction or adaptive reuse in high-density areas.	Units	457	Ordinance No.247&248

PROGRAM H-3.1: Multifamily Development.	To assist in the development of affordable housing, the City will continue to offer density bonuses (consistent with State Law) as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions identified are not limited to density bonuses).	Publish informational materials on density bonuses to be distributed to developers annually and posted on the City's website. Allow density bonuses on an ongoing basis as eligible projects are proposed.	6th Cycle	Continuous	Two density bonus projects are in process on large sites designed for lower densities, allowing for additional units and provide for affordable housing. One of the project is unique in that they are proposing to retrict the the affordability of the attached ADUs to comply with state/local Density Bonus Law.	Units	146	PLN25-0048 PLN25-0085
PROGRAM H-3.2: Assistance with Affordable Projects	To assist with the development of affordable housing, when funding is available, the City shall: â€¢ Offer assistance with land acquisition and off-site infrastructure improvements, â€¢ Provide assistance with securing federal or state housing financing resources for affordable housing projects, and â€¢ As funding is available, provide financial support for production and subsidization of low- and moderate-income housing, including housing for persons with special needs and developmental disabilities, with affordability requirements. Additionally, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and available funding. The purpose of these actions will be to increase the supply of affordable housing both in areas with lower-median incomes and concentrated poverty to reduce displacement risk due to	Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, regulatory assistance, or other appropriate actions as projects are processed through the Planning Department. Make the Housing Element and associated information available to developers within two months of adoption.	6th Cycle	Continuous	The City continues to expediate all projects that come forward and is considering offering fee assistance or grants money to help pay for infrastructure for developers and non-profits. The Housing Element is available on the City's publicly available website.	Households	84	Affordable housing projects previously approved: Tres Lagos (under constructions) Bell Ranch / Wildomar Cottages (under construction) Project Touch (approved 2025, units shown in 2025 APR - this row - reflect this project only).

PROGRAM H-3.2: Assistance with Affordable Projects	Additionally, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and available funding. The purpose of these actions will be to increase the supply of affordable housing both in areas with lower-median incomes and concentrated poverty to reduce displacement risk due to cost and in high resource areas to promote housing mobility opportunities.	Make the Housing Element and associated information available to developers within two months of adoption.	6th Cycle	Completed	The 2021 – 2029 Housing Element is posted on the City's website: Additionally, the APR is posted online in the agenda packet for City Council approval each year before the April 1 due date.	Other	0	https://wildomar.gov/DocumentCenter/View/400/2021-to-2029-Housing-Element-Adopted-October-13-2021-PDF
Program H-4.1: Expand Housing Opportunities	Work with local nonprofits and public and private sponsors to expand housing opportunities for lower-income households and special needs persons to reduce displacement risk for these residents due to overpayment and overcome a shortage of accessible housing and possible overcrowding by increasing housing mobility options. To encourage developers to provide affordable homeownership opportunities, the City will offer incentives, which may include, but are not limited to, fee waivers or deferrals, expedited permit processing, and/or reduced parking requirements based on the bedroom mix of the project. Additionally, the City will offer similar incentives for the construction of new rental housing for special needs groups, including persons with physical and developmental disabilities.	Apply for HOME funds annually, meet with developers annually to discuss the creation of low income ownership units. Provide information on incentives for rental units to interested developers annually.	6th Cycle	Continuous	On November 13, 2024, the City approved the issuance of bonds by the California Municipal Finance Authority (CMFA) for the Wildomar Cottages project, which is being developed by Wildomar Family Housing LP. Wildomar Cottages will be affordable to lower income households and will provide housing for special needs populations. Resolution No. 2024-72	Units	128	https://cityofwildomar.granicus.com/MinutesViewer.php?view_id=1&clip_id=1146&doc_id=bd43a8ac-b374-11ef-ab4b-005056a89546
PROGRAM H-5.1: Annual Review of the Housing Element.	The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and California's Office of Planning and Research (OPR) as required by state law.	Annually, complete by April 1 of each year (starting in April 2022)	6th Cycle	Continuous	The City provides the Housing Element Annual Progress Reports to the Planning Commission and City Council by April 1 each year to report on the effectiveness of the Housing Element.	Other	0	This 2025 report.

			6th Cycle	Continuous	Process improvements for entitlements and permitting is underway, especially for AB130/SB131 processing. Additionally, the City has initiated an effort to solicit and implement a new permit tracking system that will streamline application processing.	Other	0	Underway
PROGRAM H-6.1: Development Review and Processing Procedures	The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.	Annually review processing procedures and amend as needed.						
PROGRAM H-6.2: Building Code.	As new uniform building codes are adopted by the State of California, the City will review its building codes for current compliance and adopt the necessary revisions to further local development objectives.	Review and update the City's building codes as new codes are adopted by the State of California.	6th Cycle	Continuous	On November 12, 2025, the City adopted the 2025 building standards code, and considered AB 130/SB131.	Other	0	Ordinance No. 257: https://granicus_production_attachments.s3.amazonaws.com/cityofwildomar/da30882cc1912f622580c9e83cd535220.pdf
PROGRAM H-7.1: Incentives for Development of Housing	The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups, including persons with physical and developmental disabilities. The intent of these incentives is to increase the supply of affordable housing in areas with lower median incomes to reduce displacement risk for these residents and in high resource areas to promote housing mobility through affordable housing near areas of opportunity.	Develop materials to market these incentives by December 2021, distribute annually to developers and post on the City's website.	6th Cycle	Not Yet Started	State driven incentives and tools are supported by the City on an ongoing basis.	Other	0	N/A
PROGRAM H-8.1: Density Bonus	To comply with California Government Code Section 65915, as revised, the City of Wildomar will amend its Wildomar Municipal Code to be consistent with state density bonus law.	Amend Wildomar Municipal Code by December 2022.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code complies with the most recent State Density Bonus.	Other	0	Ordinances No. 247

PROGRAM H-9.1: Accessory Dwelling Units	The City will amend the Wildomar Municipal Code to clarify that Accessory Dwelling Units (ADU) are permitted in all zones that permit single-family or multi-family uses, in accordance with California Government Code Section 65852.2. The City will promote ADU development by providing guidance and educational materials on the City's website and will promote these materials in high resource areas and areas dominated by low-density residential development to encourage affordable housing in areas of high opportunity to reduce displacement risk and improve access to opportunity and services. Information will include the advantages of building ADU's, including permitting procedures and construction resources. The City will also work with City Council to identify possible incentives for the development of ADU's.	Amend Wildomar Municipal Code by June 2022.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code complies with the most recent State ADU law. The City is also in the process of updating its ADU regulations to comply with recent state bills/statutes.	Other	0	Ordinance No. 247
PROGRAM H-10.1: Priority for Affordable Projects	Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups, including persons with physical and developmental disabilities, large families, extremely low-income households, farmworker housing, and homeless.	As projects are approved through the Planning Department	6th Cycle	Continuous	On March 19, 2024, the City provided priority permit processing for Tres Lagos Affordable Housing for Phase 1, 88 affordable units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 affordable units, including units for special needs and behavior health needs.	Other	225	PLN21-0006

PROGRAM H-11.1: Extremely Low-Income Households.	California Government Code Section 65583(a) requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. Housing for extremely low-income households will provide affordable housing for persons at risk of homelessness to minimize displacement risk. The City encourages the development of housing for extremely low-income households through a variety of activities, such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	Reach out to housing developers annually and as projects are processed through the Planning Department.	6th Cycle	Continuous	On March 19, 2024, the City provided priority permit processing for Tres Lagos Affordable Housing for Phase 1, 88 affordable units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 affordable units. The City continues to consult with affordable housing developers and process applications for affordable housing as they come in, including three active affordable housing projects under construction and two entilement applications in process for the 2025 year.	Units	583	Projects: Tres Lagos Bell Ranch / Wildomar Cottages Project Touch Melia Homes Como Project
PROGRAM H-11.2: Residential Care Facilities	The City will explore amending provisions in the Wildomar Municipal Code to allow State-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Wildomar Municipal Code to make it easier to locate a State-licensed residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing. Increasing the areas in which large residential care facilities are allowed would assist in creating housing for special needs groups near services; the City will encourage developers to site residential care facilities near high resource areas to improve access to services for this population and to reduce displacement risk for these residents by increasing the supply of suitable housing options in the city.	Identify if barriers exist to development of residential care facilities for seven or more persons by December 2021 and amend the Wildomar Municipal Code by July 2022 if needed.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code addressing residential care facilities.	Other	0	Ordinance No. 247

PROGRAM H-11.3: Persons with Developmental Disabilities	The City will work with the Inland Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City's website, and/or providing housing-related training for individuals/families through workshops.	The City will continue its current outreach program with a nonprofit homeless provider and will meet bi-annually. The city will work with the Inland Regional Center to discuss opportunities for persons with developmental disabilities.	6th Cycle	Continuous	The City has not worked with the Inland Regional Center to implement an outreach program, but anticipates initiating contact by Fall 2026 or Winter 2027.	Meetings	0	N/A
PROGRAM H-11.4: Farmworker Housing.	The City will amend the Wildomar Municipal Code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The City will also remove the Farm Labor Camp, Migrant Agricultural Workers Mobile Home Park, and Agricultural Mobile Home uses from the Wildomar Municipal Code as employee/farmworker housing will replace the Farm Labor Camp and mobile homes and mobile home parks for farmworkers are treated the same as any other mobile home or mobile home park in the City.	Amend the Wildomar Municipal Code by June 2022.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code complies with Health and Safety Code Sections 17021.5 and 17021.6.	Other	0	Ordinance No. 247
PROGRAM H-12.1: Regional Homeless Issues.	The City of Wildomar participates in a regional partnership with the Western Riverside Council of Governments and four other southwest cities in Riverside County to address homelessness in the region. The City will continue to participate and engage in this process to identify actions Wildomar can take to address the homelessness issue.	Meet quarterly with members of the regional homeless partnership.	6th Cycle	Continuous	The City continues to meet quarterly with WRCOG and SCAG to apply for funding. Most recently, in 2024, the City attended a meeting with WRCOG and four other southwestern cities to discuss the prohousing designation and address homelessness regionally.	Meetings	0	N/A

PROGRAM H-13.1: Homeless Housing	The City will amend the Wildomar Municipal Code to allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662, to improve access to services for persons experiencing, or at risk of, homelessness. The City will also allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)). The City will work with developers to identify potential sites for emergency shelters and low barrier navigation centers in high resource areas to improve access to services and mobility for persons experiencing homelessness.	Amend the Wildomar Municipal Code by January 2022.	6th Cycle	Completed	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted allows low-barrier navigation centers by right in zones that allow for mixed-use and nonresidential zones allowing multifamily. The code also complies with Government Code Section 65583(a)(4)(A)(ii)) related to parking standards for emergency shelters. The City continues to work with developers to identify potential sites for emergency shelters and low-barrier navigation centers in high resources areas.	Other	0	Ordinance No. 247
PROGRAM H-14.1: Rehabilitation Program.	The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME, CalHome, and CDBG, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for lower-income households and will work with the County to obtain available redevelopment agency funds to be used, as available, for place-based revitalization in areas with concentrated poverty or rehabilitation need. Targeted efforts to improve housing conditions in areas of need will assist in reducing displacement risk for these residents by improving living conditions and enabling them to stay in their home and community.	Starting in 2021, annually apply for funding as Notices of Funding Availability are released; meet with the County annually to assess availability of redevelopment agency funds.	6th Cycle	Continuous	The City has not applied for funding to create a housing rehabilitation program but as staff capacity is available will seek grant opportunities for a rehabilitation program. However, the City continues to work with Riverside County on affordable housing funding, including for three grant-funded projects currently under construction.	Meetings	438	Projects: Tres Lagos Bell Ranch / Wildomar Cottages Project Touch

PROGRAM H-15.1: Code Enforcement.	The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Department staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based. The City will also develop an enforcement program to prevent displacement or mitigate through funding for rehabilitation assistance (Program H-15.1) and assistance with relocation costs for lower-income households.	Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.	6th Cycle	Not Yet Started	The City does not have a separate housing division and therefore relies on the County's rehabilitation program. The City provides information regarding the housing rehabilitation program at City Hall. The City had 1,071 code violations in 2024.	Other	0	N/A
Program H-15.1: Code Enforcement.	The City will also develop an enforcement program to prevent displacement or mitigate through funding for rehabilitation assistance (Program H-15.1) and assistance with relocation costs for lower-income households.	Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.	6th Cycle	Not Yet Started	The City utilizes the County's rehabilitation program as a way to reduce displacement and mitigate impacts on lower-income households.	Other	0	N/A
PROGRAM H-16.1: Preservation of At-Risk Housing Units	State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per California law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact the Fair Housing Council of Riverside County to assist renters.	Annually monitor units at risk of converting. Coordinate noticing as required per California law.	6th Cycle	Continuous	The City does not have any units at-risk of converting to market rate. The one affordable housing project funded with LIHTC, Wildomar Senior Leisure Living, does not expire until 2053.	Other	0	N/A

PROGRAM H-17.1: Fair Housing	Assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County. Promote the availability of this service and other fair housing information on the City's website. Meet annually with fair housing service providers and enforcement organizations. invite fair housing service providers to present annually at Planning Commission and City Council hearings, hold a resource fair for residents, hold a meeting to establish connections between fair housing providers and other community service providers and property managers and landlords. Meet with developers within one year of Housing Element adoption to identify mechanisms to encourage construction of housing units with three or more bedrooms. Review and revise development standards and processes within two years of meeting with developers. Ensure that public outreach is accessible to all people. Conduct targeted outreach to underrepresented groups by recruiting them to participate in the public outreach process. Provide biannual training for landlords on fair housing responsibilities.	Refer to each strategy in the AFFH program for specific timeframes	6th Cycle	Continuous	The City did not receive any direct complaints on fair housing issues but is working to post fair housing resources on the City's website by summer 2026. Under HUD Housing Choice Voucher Program (HCVP), Tres Lago Housing will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. On March 19, 2024, the City also permitted Tres Lagos Affordable Housing for Phase 1, 88 units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 units. Translation services are readily available for public outreach. As part of the adoption of Envision Wildomar 2050,	Other	0	N/A
PROGRAM H-18.1: Mortgage Credit Certificate Program	Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance. Promote the availability of this program by posting it on the City's website and in City buildings as well as by providing materials with information on this and other programs to provide to affordable housing providers to distribute to lower-income households that they work with.	Develop informational materials to distribute and post on the City's website by October 2021.	6th Cycle	Continuous	As contacted, the City continues to refer interested residents to the County's Mortgage Credit Certificate Program.	Persons	0	N/A
PROGRAM H-18.2: First-Time Homebuyer Program.	Consider the implementation of a First-Time Homebuyer Program to provide down-payment and closing-cost assistance to low-income first-time homebuyers. In order to reduce displacement risk of prospective first-time homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters.	Consider applying for funding annually to establish a program	6th Cycle	Continuous	The City continues to direct interested residents to the County's First-Time Home Buyer program.	Persons	0	N/A

PROGRAM H-19.1: Acquisition/Rehabilitation.	The City will meet with public and/or private sponsors to discuss creating a partnership for the acquisition/rehabilitation of existing multifamily units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower incomes to increase the supply of units for these populations and thus reduce displacement that may occur due to a shortage of suitable housing.	Meet with sponsors within one year of Housing Element adoption to assess interest in creating a partnership	6th Cycle	Completed	The City does not have any units at-risk of converting to market rate. The one affordable housing project funded with LIHTC, Wildomar Senior Leisure Living, does not expire until 2053.	Units	0	N/A
PROGRAM H-20.1: Promote Energy Conservation.	The City will promote energy efficiency in existing housing and new development by: - Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards. - Partnering with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers. - Encouraging developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction. - Promote the Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety. - Promote California's Low-Income Weatherization Program which provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.	Make information available on the City's website and in public places, such as the library and City Hall, by January 2022.	6th Cycle	In Progress	On November 12, 2025, the City adopted the 2025 building standards code, and considered AB 130/SB131 and includes energy efficiency requirements and complies with the green building standards. The City is in the process of partnering with agencies and purveyors to publishing information on energy conservation programs on the website by summer 2026.	Other	0	Ordinance No. 257: https://granicus_production_attachments.s3.amazonaws.com/cityofwildomar/da30882cc1912f622580c9e83cd535220.pdf

Jurisdiction	Wildomar
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning	6th Cycle 10/15/2021 - 10/15/2029

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Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Wildomar		**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025	(Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				**Designation**	**Size**	**Notes**
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:

Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of S

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
Summary Row: Start Data Entry Below												

Jurisdiction	Wildomar	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	N/A
Notes	N/A

Jurisdiction	Wildomar	**NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L

Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**10**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	130
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		49
Total Units		**193**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		325
Total Units		**330**

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Wildomar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	130
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		49
Total Units		**193**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	49	24
2 to 4 units per structure	0	0	32
5+ units per structure	10	130	269
Accessory Dwelling Unit	0	12	3
Mobile/Manufactured Home	0	2	2
Total	**10**	**193**	**330**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	0	0
Not Indicated as Infill	76	193

Housing Applications Summary	
Total Housing Applications Submitted:	85
Number of Proposed Units in All Applications Received:	562
Total Housing Units Approved:	71
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	82	161
Discretionary	3	401

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	159
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	31
Sites Rezoned to Accommodate the RHNA	0

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.10
Meeting Date: March 11, 2026

SUBJECT: Cemetery District Companion Plots Section Update

SUBMITTED BY: Daniel Torres, Public Works Manager

ACTION:
Receive and file the update.

BACKGROUND:
The Wildomar Cemetery District was established in 1898 on an approximately two-acre parcel. The majority of the cemetery was originally designated for traditional casket burial plots, with smaller areas reserved for cremation and infant interments. In 1998, the cemetery expanded to its current size of approximately 3.76 acres. This expansion maintained the single-depth casket burial configuration while also incorporating thoughtfully designated areas for cremation and infant burial sections.

As part of the 1998 expansion, a previous Board of Trustees identified and designated a specific area for companion burial plots. Companion plots are intended to provide residents with the opportunity to secure adjoining burial spaces for two individuals. These plots are purchased as a pair and are designed to share a single standard-sized headstone.

DISCUSSION:
In 1998, the Board also established a phased approach for the sale of companion plots, as illustrated in Attachment A. This phased approach was intended to provide an orderly and structured process for plot sales while maintaining long-term availability for both pre-need purchases and interment services. In 2022, cemetery staff presented the need to transition into Phase 2 due to increasing demand. A notable consideration within the Phase 2 area, as well as future phases, is the presence of mature Aleppo Pine trees. While these trees contribute to the cemetery's pastoral character and provide valuable shade, their extensive root systems create physical constraints that limit the availability and placement of burial plots. As a result, the current phase is approaching capacity and is beginning to restrict the availability of companion plots for pre-need sales.

In February 2026, staff evaluated the remaining plot availability and determined that it is necessary to proceed with the opening of Phase 3 for both pre-need purchases and interment services in order to maintain continued availability for residents.

FISCAL IMPACT:
There is no fiscal impact in receiving this update.

ATTACHMENTS:
A - Companion Section Phase Map

WILDOMAR CEMETERY DISTRICT
21400 Palomar Street
Wildomar, CA. 92595



COMPANION SECTION PLOT SALES

Phase 1
Opened 1998

Phase 2
Opened 2022

Phase 3
Opened 2026

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.11
Meeting Date: March 11, 2026

SUBJECT: Cemetery District Automated Gates Policy

SUBMITTED BY: Daniel Torres, Public Works Manager

ACTION:
Approve the automated gates policy for the Cemetery District.

BACKGROUND:
The Wildomar Cemetery Improvements – Phase 1 (CIP 67-1) project includes infrastructure and accessibility upgrades at the Wildomar Cemetery, consisting of improvements to perimeter walls, entry points, and landscaping along the cemetery frontage. These improvements are intended to enhance site functionality, safety, and the overall appearance of the cemetery while supporting long-term operational needs. As part of this project, automated entry gates will be installed to improve site security, regulate access during established operating hours, and enhance operational efficiency for cemetery staff.

DISCUSSION:
In preparation for the installation and operation of these gates, staff has developed the Automated Gates Policy to establish standardized practices for gate operations, including days of operation, seasonal closing hours associated with Daylight Saving Time, and procedures for clearing the grounds prior to gate closure. The policy also outlines operating rules for visitors, identifies conditions under which temporary closures may occur, and defines authorized after-hours access for staff, contractors, and emergency responders.

FISCAL IMPACT:
There is no fiscal impact with approving the policy.

ATTACHMENTS:
A - Automated Gates Policy

WILDOMAR CEMETERY DISTRICT
21400 Palomar Street, P.O. Box 82
Wildomar, CA. 92595
(951) 678-2451

AUTOMATED GATES POLICY

SECTION 1 - PURPOSE

This policy establishes uniform rules for automated vehicular gate operations, including days open, public access hours, Daylight Saving Time adjustments, and procedures for after-hours access to protect visitors, funeral operations, and cemetery property.

SECTION 2 - SCOPE

Applies to all vehicular entrances controlled by automated gates and all persons entering cemetery grounds by vehicle.

SECTION 3 - DEFINITIONS

- **Automated Gate System:** Motorized gate(s) that open/close on a programmed schedule and may include sensors, loops, keypads, card/fob readers, and safety devices.
- **Public Access Hours:** Hours when the public may drive into the cemetery grounds.
- **Standard Time / Daylight Saving Time (DST):** The cemetery observes Pacific Time with the DST schedule used in California.

SECTION 4 - DAYS OPEN

1. Grounds access by vehicle is available 7 days per week, 365 days per year, including holidays, subject to temporary closures described in Section 8.
2. Office hours are maintained separately and are not governed by this gate policy.

SECTION 5 - PUBLIC VEHICULAR GATE HOURS

The automated gates will be programmed for the following schedule:

A. Standard Time Schedule (Pacific Standard Time)

- Gates open: 6:30 a.m.
- Gates close (no entry after): 5:30 p.m.

B. Daylight Saving Time Schedule (Pacific Daylight Time)

- Gates open: 6:30 a.m.
- Gates close (no entry after): 6:30 p.m.

SECTION 6 - "NO ENTRY AFTER" AND "CLEARING THE GROUNDS."

1. No vehicle entry is permitted after the posted closing time. The system will stop admitting vehicles at the closing time.
2. Visitors already inside should begin exiting at least 15 minutes before closing.

SECTION 7 - OPERATING RULES

1. Tailgating (following another vehicle through the gate) is prohibited.
2. Vehicles must yield to funeral processions and maintenance operations. Speed limits and safe driving rules apply.

SECTION 8 - TEMPORARY CLOSURES

The cemetery may temporarily close one or more gates (or the entire grounds) due to:

- Maintenance activities (e.g., asphalt work, irrigation repairs, tree work)
- Power outages or gate malfunction
- Large services or events requiring traffic control
- Damage, vandalism, or security incidents
- Severe weather, fire, police activity, or other public-safety threats

When feasible, staff will post signage at entrances.

SECTION 9 - AUTHORIZED AFTER-HOURS ACCESS

1. After-hours access may be granted only to:
    - On-duty cemetery staff and approved contractors
    - Public safety and emergency responders
2. Unauthorized after-hours entry is trespassing and may be referred for enforcement.
3. Exceptions may be granted on a case-by-case basis at the discretion of the City Manager or the City Manager's designee.

SECTION 10 - GATE FAILURE AND EMERGENCY EXIT PROCEDURES

1. If a visitor is unable to exit due to a malfunction, they should call the posted emergency number at the gate.
2. The cemetery will maintain an emergency release procedure and ensure designated personnel are trained.
3. If immediate risk exists, visitors should call 911.

SECTION 11 - SIGNAGE

At each vehicular entrance, post:

- "Gates Open/Close Automatically."
- Public access hours
- "No Entry After Closing."
- Emergency contact number

-■-

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.12
Meeting Date: March 11, 2026

SUBJECT: Resolution Authorizing Submittal of Applications for all CalRecycle Grants for which the City of Wildomar is Eligible

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Cameron Luna, Associate Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE GRANTS FOR WHICH THE CITY OF WILDOMAR IS ELIGIBLE

SUMMARY:
For the City to be eligible to submit various grant applications to CalRecycle, the State requires that the City periodically adopt a resolution authorizing the submittal of those grant applications.

BACKGROUND:
The California Department of Resources Recycling and Recovery (CalRecycle) offers funding opportunities to assist public and private entities in the safe and effective management of the waste stream. Public Resources Code sections 40000 et seq. authorizes CalRecycle to administer various grant programs in furtherance of the State's efforts to reduce, recycle, and reuse solid waste generated in the State, thereby preserving landfill capacity and protecting public health and safety and the environment.

Grant funding resources provided by CalRecycle include the Rubberized Pavement Grant Program which promotes the use of recycled-content surface pavement derived from waste tires generated in California, grant funding to assist with compliance with organic waste diversion requirements under SB 1383, and recycling programs for beverage containers, used oil, oil filter recycling, and other household hazardous waste products. CalRecycle grant application procedures require, among other things, an Applicant's governing body to declare by Resolution, certain authorizations related to the administration of the CalRecycle grants. CalRecycle recommends that government bodies approve a general resolution authorizing the application of all CalRecycle grants in order to streamline and guarantee a City's ability to apply for all grants that they are eligible for in timely manner.

DISCUSSION:
CalRecycle grant funding is essential in meeting the City's goals and objectives. City staff actively seek competitive grant opportunities that the City may be eligible for, which often

require authorization to apply for by adopting a resolution. Obtaining this authorization would allow for applications to be submitted to CalRecycle for future grant opportunities for the next five years. Since 2023, Engineering staff have been able to implement advanced pavement repair strategies utilizing Asphalt Rubber Hot Mix (ARHM) which incorporates recycling used tires derived from California. ARHM is superior to traditional asphalt concrete (AC), adding to a longer life span and the added benefit of road noise reduction. Based on the successful application of this pavement repair strategy, the City is able to receive grant funds from CalRecycle in the amount of $15/ton of ARHM material placed in our CIP Projects. This credit greatly reduces the added cost of using AHRM for pavement repair versus traditional AC. The City has also successfully applied for and received grant funding to assit with SB 1383 compliance, including funding to procure mulch and/or compost to meet the State's procurement requirements under SB 1383. For these reasons, staff recommends renewing this authorization allowing staff to applying for all CalRecycle Grants for which the City of Wildomar is eligible.

The City previously adopted Resolution 2021-10 on April 14, 2021, providing the authorizations required by CalRecycle. The authorizations approved were effective for five (5) years from the date of adoption of the resolution (April 14, 2026). Since the term of the prior authorizations is almost complete, staff recommends that the City Council adopt the attached Resolution to re-authorize the required authorizations.

FISCAL IMPACT:
There is no fiscal impact at this time. If any grants that are applied for require a local funding match, the specific funding source will be identified at the time of application and/or at the time a contract is awarded to complete the grant funded work.

ATTACHMENTS:
1 - Resolution

RESOLUTION NO. 2026 - _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA AUTHORIZING SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE GRANTS FOR WHICH THE CITY OF WILDOMAR IS ELIGIBLE

WHEREAS, Public Resources Code sections 48000 et seq. authorize the Department of Resources Recycling and Recovery (CalRecycle) to administer various grant programs (grants) in furtherance of the State of California's (state) efforts to reduce, recycle and reuse solid waste generated in the state thereby preserving landfill capacity and protecting public health and safety and the environment; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the application, awarding, and management of the grants; and

WHEREAS, CalRecycle grant application procedures require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of CalRecycle grants.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wildomar, California authorizes the submittal of application(s) to CalRecycle for all grants for which the City of Wildomar is eligible; and

BE IT FURTHER RESOLVED that the Public Works Director, or his/her designee is hereby authorized and empowered to execute in the name of the City of Wildomar all grant documents, including but not limited to, applications, agreements, amendments, and requests for payment, necessary to secure grant funds and implement the approved grant project; and

BE IT FURTHER RESOLVED that these authorizations are effective for five (5) years from the date of adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 11th day of March, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

SUBJECT: Proposed 2026 Calendar for City-Sponsored Events, Partnerships, and Pop-Ups

SUBMITTED BY: Cory Gorham, Assistant to the City Manager

PREPARED BY: Daniel Torres, Public Works Manager

ACTION:
The Community Engagement Committee recommends that the City Council approve the proposed list of City-Sponsored Events, Partnerships, and Pop-Ups for the 2026 Calendar Year.

SUMMARY:
The special events calendar for 2026 is presented to the City Council for approval. The events listed include those hosted by the City, events that the City partners in, and pop-up events primarily hosted in local communities governed by a homeowners' association.

BACKGROUND:
The City of Wildomar hosts and produces multiple city-led special events throughout the year to promote community engagement, strengthen neighborhood connections, and enhance the overall quality of life for residents. These events are strategically designed to encourage civic pride and create meaningful in-person interactions between residents, City Council members, and staff. Through a diverse mix of family-friendly programs, cultural celebrations, and neighborhood pop-ups, the City continues to foster social cohesion, support physical and mental well-being, and activate public spaces in a safe and welcoming manner.

Each year, the City receives requests from community groups to hold and partner in special events and activities that often require City resources. The City has an established Community Event Partnership Policy which outlines eligibility, criteria, and the process in which these requests are evaluated. Event organizers are required to complete a Temporary Event Permit (TEP) application and submit it to the City for approval. Based on TEPs that have already been submitted for this calendar year as well as expected applications for prior events that have been held annually, five partnership events are included on the Proposed 2026 Special Events Calendar. All prospective partnerships will be formalized through a Memorandum of Understanding (MOU) and will be managed within existing approved budget allocations.

In recent years, the City has proactively engaged residential HOA communities to host community events in HOA-managed parks as part of its broader effort to expand access to neighborhood-based programming. Staff has strategically focused on communities with suitable infrastructure, especially those east of I-15 and at least one mile from Marna O'Brien Park, to diversify participation and manage event capacity. Building on the success of previous

events—such as Movie in the Park and Popsicles in the Park—which typically attract 50–150 attendees and have proven especially effective at locations like Windsong Park, the City aims to strengthen community bonds, promote physical and mental well-being, and improve direct engagement between residents and City officials. The City and corresponding HOA will enter into a Joint Park Use License Agreement outlining terms, insurance requirements, notice provisions, and mutual indemnification, enabling the City and participating HOAs to host these neighborhood-focused events safely and collaboratively.

DISCUSSION:
On March 3, 2026 the City's Community Engagement Committee met to review the proposed list of special events for the 2026 Calendar Year. After review and discussion, the Committee is recommending the included 2026 Special Events Calendar for approval by City Council. The City of Wildomar continues to produce a variety of special events designed to promote community engagement, strengthen neighborhood connections, and enhance overall quality of life. The calendar reflects the City's strategy to include neighborhood-based programming, including Tier IV events in HOA-managed parks supported through Joint Park Use License Agreements. Staff will also continue implementing the Community Event Partnership Policy and case-by-case evaluation process for partnership requests, with approved efforts formalized through MOUs.

ACCOUNT CODE:
100-4610-52115

FISCAL IMPACT:
Funding for events scheduled in Fiscal Year 2025/26 is fully supported within the currently approved budget. Events projected to occur after July 1 are programmed and budgeted as part of the Fiscal Year 2026/27 Biennial Budget.

ATTACHMENTS:
Proposed 2026 Special Events Calendar.pdf
Community_Event_Partnership_Policy.pdf

CITY OF WILDOMAR
Proposed 2026 Special Events Calendar

CITY SPONSORED EVENTS							
Event Name	**Date**	**Time**	**Location**	**Address**	**Type**	**Target Attendance**	**Organization**
Eggstravaganza	Saturday, March 28, 2026	9:00 am to 11:00 am	Marna O'Brien Park	20505 Palomar Street	City Sponsored	800	City of Wildomar
Teen Egg Hunt	Saturday, March 28, 2026	7:00 pm to 8:30 pm	Marna O'Brien Park	20505 Palomar Street	City Sponsored	300	City of Wildomar
Wildomar City Birthday	Saturday, July 18, 2026	7:00 pm to 10:00 pm	Marna O'Brien Park	20505 Palomar Street	City Sponsored	1000+	City of Wildomar
Mariachi Night	Saturday, September 19, 2026	7:00 pm to 10:00 pm	Marna O'Brien Park	20505 Palomar Street	City Sponsored	1000+	City of Wildomar
Breakfast with Santa	Saturday, December 05, 2026	8:00 am to 11:00 am	Marna O'Brien Park	20505 Palomar Street	City Sponsored	500	City of Wildomar

PARTNERSHIP EVENTS								
Event Name	**Date**	**Time**	**Location**	**Address**	**Type**	**Target Attendance**	**Event Tier**	**Organization**
Earth Day	Saturday, April 18, 2026	8:00 am to 12:00 pm	Marna O'Brien Park	20505 Palomar Street	Partnership/ TEP	300-500	Tier III	Wildomar Community and Parks Foundation
Memorial Day	Monday, May 25, 2026	10:00 AM	Wildomar Cemetery	21400 Palomar Street	Partnership/ TEP	300	Tier III	American Legion 200 and VFW Post 1508
Kids Ride into Nature Car Show	Saturday, May 30, 2026	10:00 am to 3:00 pm	Marna O'Brien Park	20505 Palomar Street	Partnership/ TEP	500-1000	Tier III	The Nature Education Foundation
National Night Out	Tuesday, August 4, 2026	6:00 pm to 8:00 pm	City of Lake Elsinore		Partnership	1000	Tier II	RSO Contract Agencies
Fall Family Fun Fair	Saturday. October 17, 2026	5:00 pm to 8:00 pm	Marna O'Brien Park	20505 Palomar Street	Partnership/TEP	3500	Tier 1	Southwest Healthcare Inland Valley

POP UP EVENTS			
Organization	**Target Attendance**	**Event Tier**	**Address**
RSO	50-150	Tier IV	Citywide
Briarwood	50-150	Tier IV	APN 380452005
The Farm	50-150	Tier IV	33379B Mill Pond Drive
Wind Stone Ranch	50-150	Tier IV	33127 Pumice Lane



City of Wildomar Community Event Partnership Policy

INTRODUCTION

The City of Wildomar receives request from community groups to hold and partner in special events and activities that often require resources from the Community Services and Public Works Departments. The City Council encourages the Community Services Department to coordinate with local organizations where the efforts or activities of the organizations aligns, compliments, elevates or supports City services to the community. Community Event Partnerships can be very lucrative for both parties creating a way to collaborate and improve the event experience by utilizing both parties' resources. The purpose of this policy is to establish evaluation standards for requests for partnerships and assistance through in-kind services that will better serve Wildomar residents.

ELIGIBILITY

501(c)(3) Recognized– Organizations that meet the following criteria may be recognized as a Non-Profit Organization by the City.

1. Non-profit organization must provide documentation. Employer Identification Number (EIN) and Determination Letter. City will verify the status of documentation.
2. The organization must have filed for incorporation and be currently registered with the Registry of Charitable Trust. Organization must provide the Registry of Charitable Trust (RCT) Registration Number. City will verify the status of documentation.

Commercial Business- Business that meet the following criteria may be recognized by the City:

1. Registered Business with the City of Wildomar.
2. Provides services to the City of Wildomar Residents.
3. Business must not have any open cases with Code Enforcement.

CRITERIA

To consider a request an organization would be required to meet all of the following criteria:

1. Event or activity must be open to the general public.
2. Event or activity must offer a service or benefit to the community.
3. Event or activity must align, compliment, elevate or support a current city event or service.
4. Organization must not be financially dependent on receiving City of Wildomar support.
5. Organizations must obtain all appropriate permits, insurance, and agree to follow all City regulations.
6. Request must be submitted a minimum of sixty (60) days prior to the date of the event or activity to allow City Staff to determine if request can be met.
7. An individual organization may apply for a maximum of four (4) events per calendar year.
8. A Memorandum of Understating will need to be approved by City Council during a scheduled meeting.
9. Organization must submit a Post Event Report to the City within 30 days following the event.

BENEFITS OF PARTNERSHIPS

1. Priority reservation of facilities as part of the departments' planning process.
2. Use of facilities for storage of equipment and supplies that align with approved activities.
3. Assignment of a staff liaison as a primary point of contact. Liaisons will facilitate communications between the City and Event Partner.
4. Advertisement or recognition within the city website and other city publications as may be approved by the Community Services Director.
5. Waiver of permit fees, facility use, and limited in-kind services based on qualified activities within event tier as approved by City Council.

EVENT TIERS

Tier I: Premier scale (1,500+ attendees) events that involves offsite parking, traffic control and multiple days for set up and breakdown.
Tier II: Large scale (1,000 – 1,500 attendees) events that involve traffic control and higher levels of public safety and sanitation.
Tier III: Medium scale (150 – 1,000 attendees) events that do involve public safety.
Tier IV: Small scale (50 – 150 attendees) with all activities completed within few hours.

APPLICATION

All eligible entities must complete a Temporary Event Packet. The packet provides instructions to guide and assist in the preparation and processing a Temporary Event Permit. Temporary events are permitted in accordance with the use and operational regulations outlined in Chapter 17.256 of the Wildomar Municipal Code (WMC). Other permits from other agencies such as the Riverside County Health Department, Alcohol Beverage Control, or Fire Department may be required.

APPLICATION REVIEW/APPROVAL

Partnership applications will be accepted and reviewed on an on-going basis. The City Council allocates a limited budget for special events. Approval of partnership is determined on a case-by-case basis related to the eligibility requirements, purpose and goals of each independent event. Approval for partnership in one year does not imply or guarantee approval in subsequent years for an organization or an event. Partnership applications will be reviewed by the Community Services Director and/or staff and will make a recommendation to the City Manager for City Council approval.

INDEMNIFICATION AND INSURANCE

Applicant must agree to defend, indemnify and hold harmless the City, its officials, officers, employees, and agents from any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages or injuries as it relates to applicants services provided to the City.

Applicant must provide a certificate of insurance providing evidence of general liability insurance coverage in the minimum amount of $1,000,000 combined single limit and an additional insured endorsement naming the City of Wildomar, its officers, employees,

and agents as additional insured. The insurance provided to the City of Wildomar as an additional insured must apply on a primary and non-contributory basis and include a waiver of subrogation. The certificate of insurance must be submitted no later than 10 days prior to the event. Insurance is also available for purchase through the City's insurance provider. Submit the Coverage Request form with your application to receive a quote.

If applicable, Workers' Compensation Insurance with statutory limits as required by the State of California Labor Code. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City.

USE OF CITY NAME, IDENTITY OR LOGOS

Use of the City name, identity or logo in relation to any activity held at city facilities or supported by the City through any Community Event Partnership, must be approved by the Community Services Director. Event partners shall acknowledge the City's support in all publicity relating to the event or activity. This includes logos and statements in all advertising and promotional material, media releases and in other promotional contexts. Promotional opportunities should be detailed in the event application.

POLITICAL/RELIGIOUS ACTIVITIES

Political activities may not be held on park property under any type of City coordinated event. In like manner, no religious church, creed or sectarian organization to promote religious purposes will be approved under the partnership. Religious organizations are not excluded from partnerships. Organizations which participate in the program partnership may not associate political or religious activities with the programs or activities for which they have applied. Activities of a political or religious nature may be scheduled through the normal park reservation or temporary event permit process.

BANNERS

All banners must be in compliance with the City Sign Ordinance. User group must submit a Temporary Sign/Banner Application to the Community Services Department specifying the Promotional Banner requirements. All banners must be maintained in good condition and hanging properly. All banners must be of appropriate nature. The city can request banners be removed for any reason. Banners are to be provide to the Community Services Department for placement.

GENERAL REGULATIONS

The applicant is subject to all City of Wildomar Municipal Codes.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.14
Meeting Date: March 11, 2026

SUBJECT: First Amendment to Professional Services Agreement for On-Call Geotechnical and Materials Testing Services with Geocon West, Inc.

SUBMITTED BY: Jason Farag, Public Works Director / City Engineer

PREPARED BY: Jason Farag, Public Works Director/City Engineer

ACTION:
Authorize the City Manager to execute a First Amendment to the Professional Services Agreement with Geocon West, Inc. for On-Call Geotechnical and Materials Testing Services

SUMMARY:
This First Amendment includes an increase in hourly rates for various Public Works/Engineering geotechnical services provided to the City by Geocon West ("Geocon").

BACKGROUND:

The City requires geotechnical engineering services for specific projects, to provide quality assurance during construction of Capital Improvement Projects and to provide technical review services for private development projects. In 2018, the City issued an RFP for Geotechnical and Materials testing services. Geocon West, Inc. (“Geocon”) submitted a proposal and was selected for these services. The City entered into an agreement with Geocon on July 11, 2018 for these services.

On July 13, 2022, the City Council authorized the City Manager to execute a new contract with Geocon for On-Call Geotechnical and Materials Testing (Agreement). The existing Agreement is included as Attachment B.

Hourly billing rates charged by Geocon for services provided have not been adjusted since the current Agreement was executed in 2022.

DISCUSSION:
Due to ongoing needs of the Public Works/Engineering Department for geotechnical services, the City relies on support from an on-call consultant to help provide these services. Geocon has requested a rate adjustment for their hourly billing rates for 2026. As previously noted, the rates have not been adjusted since July 13, 2022. To adjust the rates, it is necessary to amend the City's current On-Call Consultant Agreement to reflect the new hourly rates. A proposed First Amendment (Attachment A) has been prepared that includes the new proposed billing rates. Increases to Prevailing Wage Rates, insurance, legal costs, labor rates, and a desire to retain well qualified quality staff by paying them in line with industry rates were cited by Geocon as the factors for this rate adjustment to their Schedule of Fees. The adjustment to the hourly fee rate schedule is based on the cumulative Consumer Price Index (CPI)

percentages from July 2022 through December 2025 (9%). Inspections for projects requiring prevailing wage rates will exceed the 9% increase by adding an additional $55/hour due to prevailing wage requirements, plus Department of Industrial Relations rate increases after January 1, 2026. If approved, the changes would become effective on March 16, 2026.

FISCAL IMPACT:
The cost for On-Call/Staff Augmentation services will increase by about 9% effective March 16, 2026, as compared to the latest amended agreement. Inspections for projects requiring prevailing wage rates will exceed the 9% increase by adding an additional $55/hour due to prevailing wage requirements, plus Department of Industrial Relations rate increases after January 1, 2026. Costs associated with this amendment will be charged to the applicable fund accounts for the projects for which Geocon staff are providing services.

ATTACHMENTS:
A - First Amendment

FIRST AMENDMENT TO
AGREEMENT FOR SERVICES

by and between

the

CITY OF WILDOMAR

and

GEOCON WEST, INC.

Dated March 11, 2026

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL GEOTECHNICAL AND MATERIAL TESTING SERVICES

This First Amendment to Agreement for Professional Services ("First Amendment"), which is dated March 11, 2026, is hereby entered into by and between the CITY OF WILDOMAR, a California general law city ("City"), and Geocon West, Inc., a California Corporation ("Service Provider"), as follows:

RECITALS

A. City and Service Provider entered in an agreement for Professional Services on July 13, 2022 ("Agreement"). The Agreement provides that Service Provider would continue to perform On-Call Geotechnical and Material Testing services for the City as described in Exhibit A, Scope of Services of the original Agreement.

B. This First Amendment amends the hourly billing rate for services provided under the Agreement.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this First Amendment which amends the Agreement as follows:

1. AMENDMENT. The Agreement is hereby modified and amended as follows:

   1.1. EXHIBIT "B" COMPENSATION of the Agreement is hereby modified to the rates attached hereto effective March 16, 2026.

GENERAL PROVISIONS

1. **Remainder Unchanged**. Except as specifically modified and amended in this First Amendment, the Agreement remains in full force and effect and binding upon the parties.

2. **Integration**. This First Amendment constitutes the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this First Amendment.

3. **Effective Date**. This First Amendment shall not become effective until the date it has been formally approved by the City Council and executed by the appropriate authorities of the City and Service Provider.

4. **Applicable Law**. The laws of the State of California shall govern the interpretation and enforcement of this First Amendment.

5. **References**. All references to the Agreement include all their respective

terms and provisions. All defined terms utilized in this First Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this First Amendment.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to the Agreement to be executed on the date and year first above written.

CITY

By:_____
Chris Mann, City Manager

ATTEST:

_____
Janet Morales Garcia, CMC, City Clerk

APPROVED AS TO FORM

_____
Thomas D. Jex, City Attorney

SERVICE PROVIDER
Geocon West, Inc.

By:_____
Name:_____
Title: _____

By:_____
Name:_____
Title: _____

ATTACHMENT A

AMENDED HOURLY RATES

Wildomar

2026 Schedule of Fees

PROFESSIONAL SERVICES	
Word Processor / Non-Technical Assistant / Draftsman / Dispatcher (/Hr)	$ 90.47
Engineering Assistant/Lab Technician. (/Hr)	$ 101.37
Engineering Field Technician (Earthwork/Compaction Testing/Backfill) (/Hr) *	$ 81.75
Special Inspector (Concrete/Rebar/Masonry/Welding/etc) (/Hr) *	$ 92.65
Engineering Inspector (Bottom Approval / Shoring / Foundations / Piles) (/Hr) *	$ 92.65
LA City Deputy Grading Inspector (Bottom Approval / Shoring / Foundations / Piles) (/Hr) *	$ 130.80
Field Supervisor/Public Works Inspector/Building Inspector *	$ 130.80
Staff Engineer/Geologist (/Hr) *	$ 130.80
Senior Staff Engineer/Geologist (/Hr) *	$ 136.25
Project Engineer/Geologist (/Hr) *	$ 147.15
Senior Project Engineer/Geologist (/Hr) *	$ 158.05
Senior Engineer/Geologist (/Hr) *	$ 168.95
Associate Engineer/Geologist (/Hr) *	$ 179.85
Principal Engineer/Geologist/Litigation Support (/Hr)	$ 272.50
Attorney Fees (General) (/Hr)	$ 381.50
Deposition or Court Appearance (/Hr)	$ 436.00

Overtime/Saturday Rate/Night Rate (6 pm – 6 am w/ 8-Hour minimum per call out) 1.5 X Regular Hourly Rate

Sunday and Holiday Rate 2 X Regular Hourly Rate

Minimum Fee per call-out (if 4 hours or less): 4-Hour minimum, (if more than 4 hours and less than 8 Hours): 8-Hour minimum

Short-Notice Cancellation, 4 Hours (if after 4 pm the day before the scheduled inspection or upon/after arrival at the job site)

***Prevailing Wage (PW) – California Labor Code §1720 et seq.: add $55/hr. + cumulative DIR rate increases after January 1, 2026**

TRAVEL	
Personnel	Regular Hourly Rate
Subsistence (Per Diem/Day)	$ 272.50
Vehicle Mileage (/Mile)	$ 0.65

EQUIPMENT, MATERIALS, & ANALYTICAL TESTS	
Nuclear Density Gauge / Sand Cone Testing Equipment (/Hr)	$ 10.90
Vehicle (/Hr)	$ 10.90
Special Inspection Equipment (/Hr)	$ 5.45
Asphalt Cold Patch or Concrete, 60-lb. sack	$ 32.70
Double Ring Infiltrometer Equipment (/Day)	$ 147.15
GPS Unit (/Day)	$ 190.75
Pick-up Truck (/Day)	$ 163.50
Water Buffalo (/Day)	$ 81.75
Dynamic Cone Penetrometer (/Day)	$ 272.50
Hand-Auger (/Day)	$ 54.50
Battery-Powered Pump (/Day)	$ 109.00
Water Level Indicator (/Day)	$ 54.50

EQUIPMENT, MATERIALS, & ANALYTICAL TESTS	
Coring Machine (concrete, asphalt, masonry) (/Day)	$ 310.65
Generator (/Day)	$ 114.45
Mobile Laboratory with Lab Technician (/Day)	$ 1,798.50
Schmidt Hammer (/Day)	$ 109.00
Perforated 3" PVC Pipe (/10ft.)	$ 49.05
Gravel	$ 32.70
Sand	$ 27.25
Quick Set PCC Patch	$ 32.70
Temporary Marking Paint	$ 10.90
Lath	$ 109.00
Air Compressor (/Day)	$ 109.00
Soil Sample Tube	$ 10.90
Percussion Hammer Drill (/Day)	$ 109.00

GEOCON WEST, INC.

LABORATORY TESTS

COMPACTION CURVES

(D698/D1557/T99/T180) 4-inch mold	$	239.80
(D698/D1557/T99/T180) 6-inch mold	$	250.70
(CT 216) California Impact	$	250.70
Check Point	$	109.00
(D1632/CT312) Soil Cement Cyl. Fabrication (Set of 3)	$	163.50
(D1632/CT312) Soil Cement Cyl. Fabrication (Addtl. Spec.)	$	54.50
(D1633/CT312) Soil Cement Comp. Strength (Set of 3)	$	327.00
(D1633/CT312) Soil Cement Comp. Strength (Addtl. Spec.)	$	109.00

SOIL AND AGGREGATE STABILITY

(D2844/CT301) Resistance Value	$	316.10
(D2844/CT301) Resistance Value, Treated	$	321.55
(D1883) California Bearing Ratio	$	577.70
(C977) Stabilization Ability of Lime	$	201.65
(D1883) Calif. Bearing Ratio (Army Corps of Engineers)	$	114.45

CHEMICAL ANALYSIS

(G187/CT643/T288) pH and Resistivity	$	147.15
(D4972/T289) pH Only	$	32.70
(CT417/T290) Sulfate Content	$	109.00
(CT422/T291) Chloride Content	$	59.95
(D2974) Organic Content	$	54.50

PERMEABILITY, CONSOLIDATION, AND EXPANSION

(D5084) Permeability, Flexible Wall	$	294.30
(D5856) Permeability, Rigid Wall	$	283.40
(D2434) Permeability, Constant Head	$	305.20
(D2434) Permeability, FHA Slab-on-Grade	$	119.90
(D2434) Permeability, Hourly	$	54.50
(D2435/T216) Consolidation (6 pts. w/ Unload)	$	381.50
(D2435/T216) Consolidation Additional Point w/ Unload	$	70.85
(D2435/T216) Time Rate Consol. (6 pts. w/Unload)	$	1,090.00
(D2435/T216) Time Rate Consol. Add'l. Point w/Unload	$	218.00
(D4546) Swell/Compression Testing & Density	$	130.80
(D4546) Swell/Settlement Testing & Density (ea. addtl. pt.)	$	87.20
(D4546) Swell/Settlement Testing & Density (County)	$	109.00
(D4546) Swell/Settlement Testing & Density (FHA)	$	98.10
(D4829) Expansion Index of Soils	$	174.40

STEEL TESTING

Reinforcing Steel Tests:

(A370/A615/A706) Tensile Strength & Elongation		
#11 Bar & Smaller	$	109.00
#14 Bar	$	136.25
#18 Bar (Proof Test)	$	136.25
(A370/A615/A706) Bend Test		
(A370/A1034) Tensile - Mechanically Spliced Bar		
#11 Bar & Smaller	$	163.50
#14 Bar & Larger	$	207.10

LABORATORY TESTS

(A370) Tensile – Electric Resist. Butt Splice w/ Control	$	163.50
(A370) Straightening of bar (if required)	$	27.25

Structural Steel Tests:

(A370) Machining & Prep of Test Specimen	Cost + 20%	
(A370) Tensile Strength & Elongation		
Up to 200,000 lbs	$	109.00
200,000 – 300,000 lbs	$	136.25
300,000 – 400,000 lbs	$	163.50

SOIL AND AGGREGATE PROPERTIES

(D422/T88) Particle Size Analysis, Hydrometer	$	179.85
(C136/D6913/T27) Sieve, Coarse to Fine w/ #200 Wash	$	163.50
(C136/D6913/T27) Sieve, Coarse or Fine w/ #200 Wash	$	125.35
(C136/D6913/T27) Sieve, Coarse or Fine No #200 Wash	$	109.00
(C117/D1140/T11) Materials Finer than #200	$	98.10
(D2216/T265/CT226) Moisture Content	$	32.70
(D2487/D2488) Visual Soil Classification	$	32.70
(D2937) Density of In-Place Soil, Drive-Cyl. Method	$	49.05
(D4943) Shrinkage Factors of Soils, Wax Method	$	59.95
(C131/C535/CT211) L.A. Abrasion Resistance	$	218.00
(C142/T112) Clay Lumps and Friable Particles	$	185.30
(C123/T113) Light Weight Particles	$	267.05
(D3744/CT229/T210) Durability Index Fine	$	207.10
(D3744/CT229/T210) Durability Index Coarse	$	245.25
(CT227) Cleanness Value	$	185.30
(D4791) Flat & Elongated Particles	$	179.85
(D693/CT205) Percent Crushed Particles	$	158.05
(D5821) Percent. of Fractured Particles, Coarse Aggregate	$	152.60
(C40/CT213/T21) Organic Impurities	$	76.30
(C235) Soft Hardness (Scratch Hardness)	$	109.00
(C88/CT214/T104) Sulfate Soundness	$	446.90
(C1252/T304) Uncompact. Void Content, Fine Aggregate	$	163.50
(C127/CT206/T85) Coarse Specific Gravity	$	136.25
(C128/CT207/T84) Fine Specific Gravity	$	163.50
(D854/CT209/T100) Specific Gravity of Soil	$	163.50
(C29/CT212/T19) Unit Weight & Percent Voids	$	98.10
(D2419/CT217/T176) Sand Equivalent	$	119.90
(D4318/CT204/T89/T90) Plastic Index (Plastic/Liq. Limit)	$	179.85
(D4318/CT204/T89) Liquid Limit	$	103.55
(D4318/CT204/T90) Plastic Limit	$	103.55
(C330) Spec. for Lightweight Aggregates, Struc. Concrete		Quote

SHEAR STRENGTH

(D2166) Unconfined Compression	$	109.00
(D3080/T236) Direct Shear (3 Points)	$	321.55
(D3080/T236) Remolded Direct Shear (3 points)	$	327.00

GEOCON WEST, INC.

LABORATORY TESTS

(D3080/T236) Direct Shear Addtl.Points/ea. residual pass	$	125.35
(D2850) Unconsolidated-Undrained Triaxial Shear	$	174.40
(D2850) Unconsolidated-Undrained Triaxial Staged	$	174.40
(D4767) Consolidated-Undrained Triaxial Shear	$	288.85
(D4767) Consolidated-Undrained Triaxial Staged	$	370.60
(EM1110) Consolidated-Drained Triaxial Shear	$	408.75
(EM1110) Consolidated-Drained Triaxial Staged	$	523.20

MASONRY**

Concrete Block Test (Sets of 3 Required):

(C140) Unit Weight Moisture Content & Absorption $350/ea	$	212.55
(C140) Moisture Content/Absorption (ea. addtl. specimen)	$	70.85
(C140) Compression Test	$	212.55
(C140) Compression Test (ea. addtl. specimen)	$	70.85
(C426) Linear Drying Shrinkage	$	310.65
(C109/UBC 21-16) Mortar Cylinder (2"x4")	$	32.70
(C1019/UBC 21-19) Grout Prism (3"x3"x6"), trim included	$	38.15

Masonry Prism (Assemblage):

(C1314) 8"x8"x16" – 8"x12"x16"	$	218.00
(C1314) 8"x16"x16" – 10"x12"x16"	$	245.25
(C1314) 12"x12"x16" – 12"x16"x16"	$	272.50
(C1314) Larger than 12"x16"x16"		Quote
Pre-stressing Wire & Tendon Tests:		
(A421) Tensile Strength, Single Wire	$	163.50
(A416) Tensile Strength, 7-Wire Strand	$	190.75
High Strength Bolt, Nut, & Washer Tests:		
(F3125/A325/A490) Tensile Test on Bolts	$	109.00
(F3125/A563) Proof Load Test on Nuts	$	109.00
(F3125/A325/A490) Hardness Test on Bolts	$	54.50
(F3125/A536) Hardness Test on Nuts	$	54.50
(F3125/F436) Hardness Test on Washers	$	54.50
Weld Specimen Tests:		
(E164) Ultrasonic Examination		Quote
Machining & Prep of Test Specimen	Cost + 20%	
(E381) Macrotech Test (3 Faces)	$	386.95

ASPHALT TESTING

Asphalt Properties:

(D2726/CT308/T166) Bulk Spec. Grav. Compacted HMA	$	109.00
(D1560/CT366) Stabilometer Value (HVEEM)	$	158.05
(D6307) Asphalt Ignition	$	163.50
(D5444) Sieve Analysis of Extracted Asphalt	$	163.50
(D6307/CT382) Percent Asphalt, Ignition Method	$	163.50
(D1188) Unit Weight of Asphalt Core	$	70.85

MISCELLANEOUS TESTING SERVICES

Calibration of Hydraulic Ram:

100 Ton & Under	$	218.00
101 Tons – 200 Tons	$	327.00

LABORATORY TESTS

Use of Universal Testing Machine:		
UTM with One Operator	$	348.80
Additional Technician	Regular Tech Rate	

Spray Applied Fireproofing:

(E605/E736) Fireproofing Oven Dry Density/Thickness	$	98.10

Brick Test (Set of 5 Specimens):

(C67) 24-Hour Absorption, Cold Water (/set)	$	245.25
(C67) 5-Hour Absorption, Boiling Water (/set)	$	245.25
(C67) Compression Test or Modulus of Rupture (/set)	$	277.95
(C67) Each Additional Specimen	$	49.05

CONCRETE**

Mix Designs:

(ACI211/ACI214) Concrete Mix Design	$	381.50
(ACI211/ACI214) Review of Concrete Mix Design	$	381.50
(C192) Concrete Trial Mix (includes equipment & labor)	$	539.55

Concrete Properties:

(C39/CT521/T22) Comp. Strength, Concrete Cyl.	$	32.70
(C42/CT521/T22) Comp. Strength, Concrete/Gunite Core	$	65.40
(C78/CT523) Flex. Strength of 6"x6"x21" Concrete Beam	$	179.85
(C174) Length Measuring of Drilled Cores	$	81.75
(C1140) Shotcrete Panel-Coring & Testing (Set of 3)	$	316.10
(C1140) Shotcrete Panel (each addtl. specimen)	$	98.10
(C469) Static Modulus of Elasticity	$	218.00
(C426) Drying Shrinkage (Set of 3, up to 28 days)	$	430.55
(C642) Spec. Gravity, Absorp., Voids in Hardened Concrete	$	103.55
(F1869) Vapor Emission Rate, Concrete Subfloor	$	54.50

***2X Surcharge on rush turnaround for laboratory testing.**

****Fee applies for sample storage, testing, or disposal.**

VIBRATION MONITORING SERVICES

Initial Set-Up & Baseline Readings (Each)	$	3,000.00
Installation (Two Stations)	$	3,500.00
Installation (Each Additional Station)	$	2,000.00
Meetings, Additional Reporting (Hourly)	$	160.00
Monitoring (Monthly)	$	6,000.00
Monitoring (Weekly)	$	2,000.00
Monitoring (Daily)	$	500.00
Emergency Site Visit	$	640.00

UTILITY LOCATION/GEOPHYSICAL SERVICES (REQUEST QUOTATION)

- Utility Locating
- Seismic Remi Study
- Multichannel Analysis of Surface Waves
- Electrical Resistivity Tomography
- Refraction Study
- Underground Storage Tank Evaluation

GEOCON
WEST, INC.

TERMS AND CONDITIONS

1. Listed are typical charges for the services most frequently performed by Geocon. Prices for unlisted services, as well as special quotations for programs involving volume work, will be provided upon request. Laboratory test prices shown are for laboratory work only, and include reporting of routine results not calling for comments, recommendations, or conclusions.

2. Sampling and testing are conducted in substantial conformance with the latest applicable or designated specifications of the American Society for Testing and Materials, Caltrans, American Association of State Highway and Transportation Officials, or other pertinent agencies.

3. Saturday, night work, and overtime hours are charged at time and one-half; Sundays and holidays at double time. Per diem is $305.00 per day when the location of work dictates.

4. Equipment and materials will be billed at cost plus 15%. Outside services, including subcontractors and rental of special equipment, are billed at cost plus 15%. Hourly services are billed portal to portal from the closest office in accordance with the stated hourly rates herein, with a minimum two-hour charge.

5. Invoices will be submitted at four-week intervals. Terms of payment are met upon presentation of the invoice. Invoices become delinquent thirty (30) days from invoice date and subject to one and one-half percent (1-1/2%) service charge per month, or the maximum rate allowed by law, whichever is lower. If Client objects to all or any portion of any invoice, Client will so notify Geocon in writing within fourteen (14) calendar days of the invoice date, identify the cause of disagreement, and pay that portion of the invoice not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. All time spent and expenses incurred (including any attorney's fees and costs) in connection with the collection of any delinquent amount will be paid by Client to Geocon per Geocon's current fee schedule.

6. ~~Client and Geocon shall allocate certain of the risks so that, to the fullest extent permitted by law, Geocon's (the term "Geocon" includes Geocon's partners, officers, directors, employees, agents, affiliates, subcontractors and subconsultants) total aggregate liability to Client is limited to the greater of **$10,000** or the total compensation received from Client by Geocon for services rendered on this project, for any and all of Client's injuries, damages, claims, losses, expenses, or claim expenses arising out of this Agreement from any cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above.~~

7. ~~Client and Geocon shall allocate certain of the other risks so that, to the fullest extent permitted by law, Client shall limit Geocon's total aggregate liability to all third parties, including contractors, subcontractors of all tiers, materialmen, and others involved in Client's project, as well as persons and other entities not involved in the project, to the greater of **$20,000** or the total compensation received from Client by Geocon for services rendered on this project, for any and all injuries, damages, cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above, including all liability incurred by Geocon for acts, errors, or omissions, pursuant to entering into agreements with third parties on behalf of Client in order to obtain access or entry onto property not owned by Client. Client agrees to notify all contractors and subcontractors of any limitation of Geocon's liability to them, and require them to abide by such limitation for damages suffered by any contractor or subcontractor arising from Geocon's actions or inactions. Neither the contractor nor any subcontractor assumes any liability for damages to others that may arise on account of Geocon's actions or inactions.~~

Items 6 and 7 removed. Refer to Agreement for Insurance/Indemnification and Related Provisions.

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.15
Meeting Date: March 11, 2026

SUBJECT:	Second Amendment to Agreement for Services with CivicPlus, LLC, to add API for Integration between SeeClickFix and Comcate
SUBMITTED BY:	Jason Farag, Public Works Director
PREPARED BY:	Terri Abercrombie, Senior Management Analyst

ACTION:
Authorize the City Manager to execute the Second Amendment to Agreement for Services with CivicPlus, LLC

SUMMARY:
Under an existing agreement with the City, CivicPlus, LLC, provides the City with municipal website services. A First Amendment to the Agreement added separate municipal software applications for Community Services (CivicRec) and for Public Works Service Requests (SeeClickFix). This Second Amendment will add an Application Programming Interface (API) necessary for the SeeClickFix software to integrate with Code Enforcement's case management software, Comcate.

BACKGROUND:
On November 9, 2022, the City of Wildomar entered into an Agreement with CivicPlus, LLC, (CivicPlus) for municipal website services (Agreement). On October 13, 2025, the City of Wildomar and CivicPlus, LLC entered into the First Amendment to the Agreement (First Amendment) adding municipal software applications for Community Services (CivicRec) and for Public Works Service Requests (SeeClickFix).

DISCUSSION:
The City's Code Enforcement Division uses an application known as Comcate for case management of Code Enforcement cases. Code Enforcement complaints are submitted by the public to the Code Enforcement Division directly using the Comcate application. Currently, Public Works Service Requests are separately submitted to the Public Works Department via a form on the City's website. Once SeeClickFix is in operation, Public Works Service Requests will be submitted through the SeeClickFix application, either on the City's website or through a mobile application. Since approval of the First Amendment, the City has been working with CivicPlus to set-up and implement SeeClickFix.

To allow the public to report Public Works Service Requests and Code Enforcement complaints through a single platform instead of two separate platforms, an Application Programming Interface (API) is necessary to integrate the two applications. With this API, Code Enforcement matters can be reported through the SeeClickFix application and will integrate directly with Code Enforcement's case management software, Comcate. This

feature will significantly reduce the amount of staff time spent manually re-entering Code Enforcement complaint information into the Comcate database. This will also allow for simpler and more efficient reporting and processing of public service requests and code complaints, providing residents with a unified process to submit concerns regarding items observed in the field.

Included in Attachment A is a proposed Second Amendment with CivicPlus to add the necessary API to allow the SeeClickFix application to integrate with the Comcate application. Staff recommends that the City Council authorize the City Manager to execute the Second Amendment.

ACCOUNT CODE:
100-4350-58110

FISCAL IMPACT:
Adequate funds for this API are available in the adopted FY 25/26 budget. The total annual cost for the API is $1,500. The Prorated Cost for the initial term will be due upon signing the Second Amendment. The Annually Recurring cost will be due with future annual costs and will be subject to the same escalation rate in the Agreement.

ATTACHMENTS:
A - Second Amendment

Second Amendment to Agreement for Services

This Second Amendment to Agreement for Services ("Second Amendment"), which is dated as of March 11, 2026, is hereby entered into by and between the CITY OF WILDOMAR, a California municipal corporation ("City"), and CIVICPLUS, LLC, a Kansas limited liability company ("Service Provider" or "CivicPlus"), as follows:

RECITALS

A. City and Service Provider entered into an agreement for Services dated November 9, 2022 ("Agreement") for the provision of CivicEngage Services.

B. City and Service Provider entered into a First Amendment to the Agreement dated October 13, 2025, to obtain additional products and services.

C. City desires to obtain, and Service Provider desires to provide, additional products and services described in the Statement of Work dated January 14, 2026 (the "SOW"), attached hereto as Exhibit A and incorporated by reference, on the terms and conditions set forth in the Agreement and as amended by the First Amendment.

D. The Parties wish to amend the Agreement to update the scope of services, compensation, and related provisions to incorporate the additional product and services, and to co-term such products with the Agreement's existing term.

OPERATIVE PROVSIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this Second Amendment which modifies and amends the Agreement as follows:

1. AMENDMENT. The Agreement is hereby modified and amended as follows:

SECTION 2. SCOPE OF SERVICES
The Scope of Services in the Agreement is hereby amended to include the SeeClickFix 311 CRM Organization API product services as described in Exhibit A. These products and services shall be provided in accordance with the terms of the Agreement. The Statement of Work (SOW) attached hereto as Exhibit A shall be deemed an additional exhibit to the Agreement.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT
The Compensation provisions of the Agreement are hereby amended to include the pricing and payment terms for the additional products and services described in Exhibit A to this Amendment, as set forth in the Statement of Work (SOW) dated January 14,

2026. Such pricing includes all applicable annual recurring fees for the SeeClickFix 311 CRM Organization API product services.

GENERAL PROVISIONS

1. REMAINDER UNCHANGED. Except as specifically modified and amended in this Second Amendment, the Agreement remains in full force and effect and binding upon the parties.

2. INTEGRATION. This Second Amendment consists of five pages and constitutes the entire understanding of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this Second Amendment.

3. EFFECTIVE DATE. This Second Amendment shall not become effective until the date it has been formally approved by the City Council and executed by the appropriate authorities of the City and Service Provider.

4. REFERENCES. All references to the Agreement include all its respective terms and provisions. All defined terms utilized in this Second Amendment have the same meaning as assigned to such terms in the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Second Amendment to be executed the day and year first above written.

CITY OF WILDOMAR	**CIVICPLUS, LLC**
_____	_____
Chris Mann	Name:
City Manager	Title:

EXHIBIT A
STATEMENT OF WORK

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Statement of Work

Quote #: Q-115158-1
Date: 1/14/2026 3:20 PM
Expires On: 3/15/2026

Client:
City of Wildomar, CA

Bill To:
WILDOMAR CITY, CALIFORNIA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Ryan Cole	203-349-6678	ryan.cole@civicplus.com		Net 30

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	SeeClickFix 311 CRM Organization API	License for access to the private SeeClickFix 311 CRM Organizational API. This does not include custom development or consultation services.	USD 1,500.00

Total Investment - Prorated Year 1	USD 1,340.41
Annual Recurring Services (Subject to Uplift)	USD 1,500.00

Total Days of Quote:326

Initial Term	Beginning at signing and ending 12/5/2026, Renewal Term 12/6 each calendar year
Initial Term Invoice Schedule	100% invoiced at signing, to be prorated based on signature date.

The Annual Recurring Services subscription fee for the Products (as described above) included in this SOW are prorated and co-termed to align with the Client's current billing schedule and the Annual Recurring Services amount will subsequently be added to Client's Term and regularly scheduled annual invoices under the terms of the Agreement.

This Statement of Work ("SOW") shall be subject to the terms and conditions of the Agreement signed by and between the Parties on November 9, 2022 and the First Amendment to Agreement for Services dated October 13, 2025 (collectively, the "Agreement"). By signing this SOW, Client expressly agrees to the terms and conditions of the Agreement, as though set forth herein.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

SUBJECT: Resolution Approving the Establishment of a Public Agency Post-Employment Benefits Trust

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
1. Adopt a resolution entitled:

RESOLUTION NO. 2026 - _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST-EMPLOYMENT BENEFITS TRUST ADMINISTERED BY PUBLIC AGENCY RETIREMENT SERVICES (PARS)

2. Authorize the City to enter into an administrative services agreement with Public Agency Retirement Services.

SUMMARY:
Resolution Approving the Establishment of a PARS 115 Trust

BACKGROUND:
In 2012, the Government Accounting Standards Board (GASB) issued Statement No. 68, Accounting and Financial Reporting for Pensions. GASB 68 requires that governmental employers that sponsor Defined Benefit plans (i.e., CalPERS) must recognize a net pension liability (unfunded accrued liability) on their balance sheet. This is the difference between the City's total pension liability (actuarial accrued liability) and actual plan assets. GASB 68 became effective for fiscal years starting after June 15, 2014.

To reduce the GASB 68 net pension liability figure, the City's only prior option was to commit additional funds to CalPERS (in excess of its annual required contributions) to reduce its unfunded liability. However, a private letter ruling received by PARS from the IRS established that the City could create a separate trust to "pre-fund" its CalPERS unfunded liability. This would provide the City with an alternative to sending funds to CalPERS that will allow for greater local control over assets, and investment by a professional fund management team selected and monitored by the City, with future excess contributions transferred to CalPERS at the City's discretion.

To date, over 320 agencies have adopted the Pension Rate Stabilization Program (PRSP) through PARS including nearby agencies such as cities of Temecula, Murrieta, San Jacinto, Moreno, Beaumont, WRCOG and County of Riverside.

Expected benefits offered by the PARS PRSP include:

- Contributions placed in an exclusive benefit trust could address the City's Net Pension Liability
- Investment flexibility with Section 115 Trust compared to restrictions on general fund investments (Govt. Code 53216)
- Increased risk diversification of plan assets through different asset management
- Investments can be tailored to the City's unique demographics
- Oversight and control of fund management selection, monitoring of performance and ability to replace fund management based on performance criteria
- Increased flexibility on use of trust assets (i.e., trust assets can be accessed at anytime as long as the assets are used to fund the City's pension obligations and defray reasonable expenses associated therewith)
- Lower investment management and administrative expenses compared to CalPERS
- Potential for positive rating agency and investor consideration.

In an effort to help public agencies address and manage their GASB 68 liability, PARS has developed the PARS Post-Employment Benefits Trust Program. PARS has assembled leading professionals to provide the City with the necessary services required under one program to pre-fund pension and retiree health care liabilities through an IRS reviewed program. The program has been established as a multiple employer trust so that public agencies regardless of size can join the program to receive the necessary economies of scale to keep administrative fees low and avoid any setup costs. To properly offset liabilities, funds must be set aside in an exclusive benefit, irrevocable trust that cannot be accessed by creditors in order to be accounted for as assets to fund the liability on the City's financial statements. The trust permits the City, under federal and state law, to invest in a more diversified array of investments to maximize investment returns long term and reduce the City's liability.

PARS has partnered with US Bank to serve as trustee and its sub-adviser PFM Asset Management, LLC, to provide investment management services for the program.

DISCUSSION:
The completion of the FY2023-24 Annual Comprehensive Financial Report recognized a substantial surplus in the General Fund. In the interest of financial prudence, the Council authorized the City to set aside $900,000 of the surplus to be deposited into a post-employment benefits trust at the FY2024-25 mid-year budget report. The City established a new fund, 103 Pension Liability Fund, and transferred the funds into it. The City is now moving forward with the establishment of the trust.

The City plans to use the trust for the City's Unfunded Accrued Liability (UAL) payments. The City is not planning on establishing an Other Post-Employment Benefits (OPEB) trust at this time. The Cemetery is considered a separated entity and will continue to fund its own UAL payments.

The City's Unfunded Accrued Liability is $813,800 with annual payments projected until 2043 averaging approximately $76,000 per year. By achieving returns in the 8-10% range, the trust can fund the City's UAL payments in perpetuity.

ACCOUNT CODE:

Fund 103

FISCAL IMPACT:
The City plans on depositing $900,000 into the trust. The administrative fees and trustee fees for this amount of assets under management are 0.06% annually. This equates to approximately $5,400 per year for plan management fees.

ATTACHMENTS:
City of Wildomar - PARS Presentation.pdf
Resolution- PARS 115 trust
Agreement for Administrative Services.pdf

PARS PUBLIC AGENCY RETIREMENT SERVICES



CITY OF WILDOMAR

PARS 115 Trust – Pension Rate Stabilization Program (PRSP) & OPEB Prefunding Program

March 11, 2026

PARS 115 TRUST TEAM

Trust Administrator & Consultant*

PARS PUBLIC AGENCY RETIREMENT SERVICES

- Serves as record-keeper, consultant, and central point of contact
- Sub-trust accounting
- Coordinates all agency services
- Monitors plan compliance (IRS/GASB/State Government Code)
- Processes contributions/disbursements
- Hands-on, dedicated support teams

40+	2,300+	1,100+	550+	750K+	$10.8 B+
Years of Experience (1984-2026)	Plans under Administration	Public Agency Clients	115 Trust Clients	Plan Participants	Assets under Administration

** See important information regarding PARS in the Disclaimer page at the end of the presentation.*

Trustee

usbank

- 5th largest commercial bank and one of the nation's largest trustees for Section 115 trusts
- Safeguard plan assets
- Oversight protection as plan fiduciary
- Custodian of assets

163	$11.0T
Years of Experience (1863-2026)	Assets under Administration

Investment Manager

pfm asset management

- A division of U.S. Bancorp Asset Management, Inc.
- Fixed income and multi asset portfolios
- Strategic Blend and Index platform options
- Customized portfolios (with minimum asset level)

41	$254.9B *
Years of Investment Experience *(As of 12/31/2025)*	Assets under Management & Advisement

**Please see disclosures at the end of this presentation*

SAMPLING OF PARS 115 TRUST CLIENTS

CITIES & COUNTIES

Alhambra
Anaheim
Calabasas
Canyon Lake
Chino Hills
Commerce
Costa Mesa
Cudahy
Cypress
Dana Point
Duarte
Fountain Valley
Fullerton
Garden Grove
Glendale
Glendora
Grand Terrace
Hawthorne
Hemet
Huntington Beach
La Habra
Laguna Niguel
Lake Forest
Lakewood
Los Alamitos
Manhattan Beach
Monrovia
Murrieta
Newport Beach
Ontario
Palmdale
Pasadena
Perris
Pico Rivera
Pomona
Rancho Cucamonga
Rialto
Riverside County
Rolling Hills
Rosemead
San Clemente
San Jacinto
Santa Ana
Santa Clarita
South El Monte
Temecula
Temple City
Tustin
Twentynine Palms
Villa Park
West Covina
Westminster
Yucca Valley

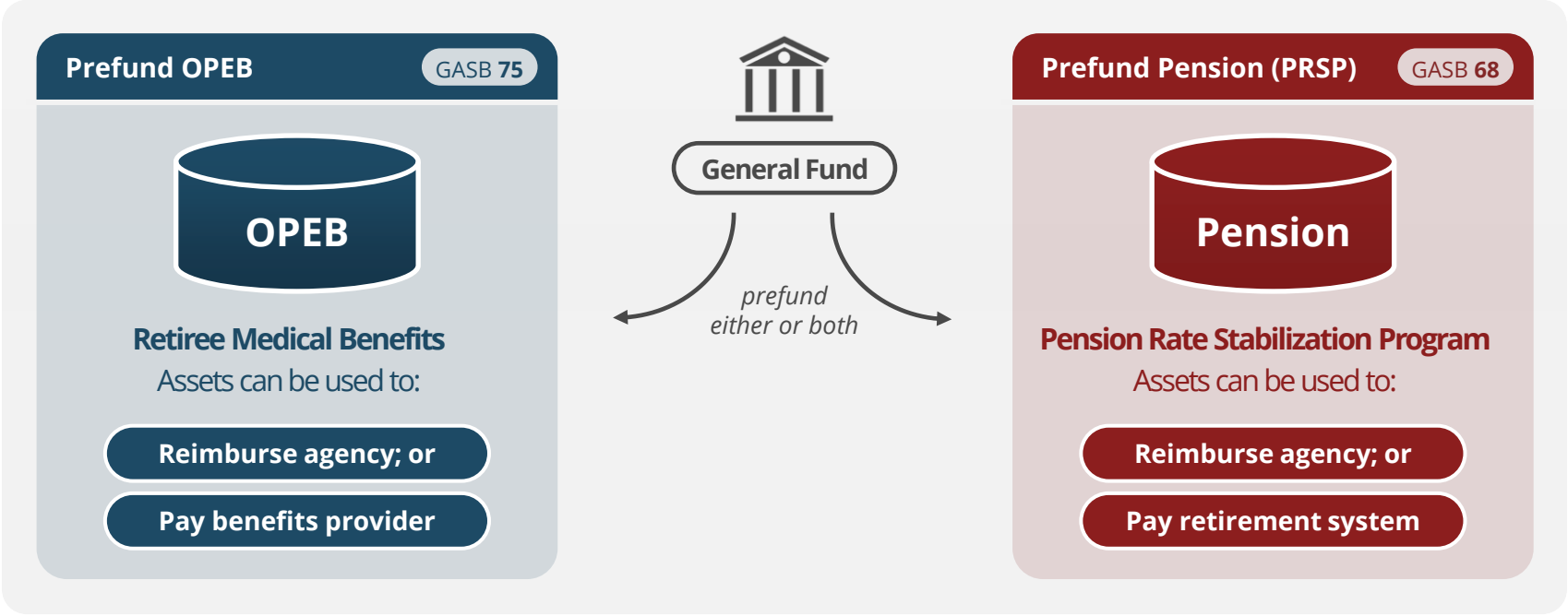
SPECIAL DISTRICTS

Agoura Hills/Calabasas Community Center Authority
Bighorn-Desert View Water Agency
California Joint Powers Insurance Authority
Coastline Regional Occupational Program
County Sanitation District No. 2 of Los Angeles County
Crestline Village Water District
East Orange County Water District
Fallbrook Public Utility District
Housing Authority of the County of San Bernardino
Mesa Water District
Mojave Desert Air Quality Management District
Municipal Water District of Orange County
Orange County Fire Authority
Orange County LAFCO
Orange County Mosquito and Vector Control District
Orange County Sanitation District
Orange County Water District
Orchard Dale Water District
Placentia Library District
Rancho Cucamonga Fire Protection District
Rowland Water District
South Coast Water District
South Orange County Wastewater Authority
Superior Court of CA, County of Orange
Twentynine Palms Water District
Walnut Valley Water District
Western Riverside Council of Governments
Yorba Linda Water District

EDUCATION

Alta Loma School District
Bellflower Unified School District
Beverly Hills Unified School District
Brea Olinda Unified School District
Citrus CCD
Coast CCD
Compton Unified School District
Copper Mountain CCD
El Monte Union High School District
Fontana Unified School District
Hermosa Beach City School District
Hesperia Unified School District
Hughes-Elizabeth Lakes Union ESD
Moreno Valley Unified School District
Newport-Mesa Unified School District
Ontario-Montclair School District
Palmdale School District
Palos Verdes Peninsula USD
Paramount Unified School District
Pasadena Area CCD
Rancho Santiago CCD
Rio Hondo CCD
San Bernardino CCD
San Marino Unified School District
Savanna School District
South Pasadena USD
Trona Joint Unified School District
Upland Unified School District
Victor Valley CCD
Westminster School District
Westside Union School District
Whittier City School District
Wilsona School District

PARS IRS-APPROVED SECTION 115 TRUST



Subaccounts

OPEB and Pension assets are individually sub-accounted, and can be divided by dept., bargaining group, or cost center

Financial Stability

Assets in the PARS Section 115 Combination Trust can be used to address unfunded liabilities.

Flexible Investing

Allows separate investment strategies for OPEB and Pension subaccounts.

Anytime Access

Trust funds are available anytime; OPEB for OPEB and Pension for Pension.

Economies-of-Scale

OPEB and Pension assets aggregate and reach lower fees on tiered schedule sooner – saving money!

No Set Up Cost or Minimums

No set-up costs, no minimum annual contribution amounts, and no fees until assets are added.

OPEB ACTUARIAL RESULTS

Data from 2024 ACFR Measurement Date: June 30, 2024	Pay-as-you-Go Discount Rate: 4.21%	Percent Change	Prefunding Discount Rate: 7.21%
Total OPEB Liability (TOL)	$902,495	30-36%▼	?
Fiduciary Net Position	$0	--	?
Net OPEB Liability (NOL)	$902,495	30-36%▼	?
Service Cost for FY 2023-24	$84,642	30-36%▼	?
Annual Benefit Payments (Pay-as-you-Go) for FY 2023-24	$46,618	--	$46,618

Rule of thumb: For every one percent increase in the discount rate, the unfunded liability is lowered by 10-12%.

WHY PREFUND OPEB?

1 Potential Greater Return

Diversification of trust assets can result in a greater rate of return, which can be helpful in addressing your Agency's liability

2 Rule of Thumb

For every 1% increase in return, your Agency's liability will be lowered about 10-12%. A typical unfunded Agency has a ~4% discount rate and OPEB prefunding could lower liabilities by 20-30%.

3 GASB 75

GASB 75 requires OPEB liabilities to be placed directly on your balance sheet, like pension liabilities under GASB 68

4 Assets which Reduce Liabilities

Contributions into the trust are considered "assets" which reduce liabilities on your Agency's financial statements

The

PARS PENSION RATE STABILIZATION PROGRAM

for prefunding pension obligations



PENSION FUNDING STATUS

As of June 30, 2024, the City of Wildomar's CalPERS pension plan is funded as follows:

Combined Miscellaneous Groups *	Valuation as of June 30, 2023	Valuation as of June 30, 2024	Change
Actuarial Liability	$5.3 M	$6.2 M	16.8% ↑
Assets	$4.5 M	$5.4 M	20.4% ↑
Unfunded Liability	$835.8 K	$813.8 K	2.6% ↓
Funded Ratio	84.3%	86.9%	3.1% ↑
Employer Contribution Amount	$346.7 K (FY 24-25)	$388.7 K (FY 25-26)	12.1% ↑
Employer Contribution Amount – Projected *	---	$479.3 K (FY 31-32)	23.3% ↑

** Data through 2031-32 from City's latest CalPERS actuarial valuation.*

WHY PREFUND PENSION OBLIGATIONS?

1. Complete Local Control over Assets

City has complete control over assets, including contributions, disbursements and the timing, amount, and risk tolerance level of investments

2. Pension Rate Stabilization

Assets can be transferred to the retirement system at the City's direction, potentially reducing/eliminating large fluctuations in employer contribution amounts

3. Rainy Day Fund

Emergency source of funds when employer revenues are strained in difficult budgetary or economic times

4. Diversification

Allows for investment flexibility and offers the potential for assets to earn greater returns than the general fund; spread the risk vs. sending additional money to CalPERS

INVESTMENT OPTIONS

INVESTMENT FLEXIBILITY

- Agency maintains oversight of the investment manager and the portfolio's risk tolerance level
- Investment restrictions that apply to the general fund (CA Government Code 53601) are not applicable to assets held in the PARS Section 115 Irrevocable Trust
- Assets held in the PARS Section 115 Irrevocable Trust can be invested per Government Code Sections 53216 (Pension) and 53620 (OPEB)
- Investments can be diversified and invested in a prudent fashion
- Investments can be tailored to the Agency's unique demographics and needs
- Increased risk diversification



Diversified Investing

Assets held in The PARS Section 115 Irrevocable Trust can be diversely invested in a prudent fashion per Government Code Sections 53216 (Pension) and 53620 (OPEB).

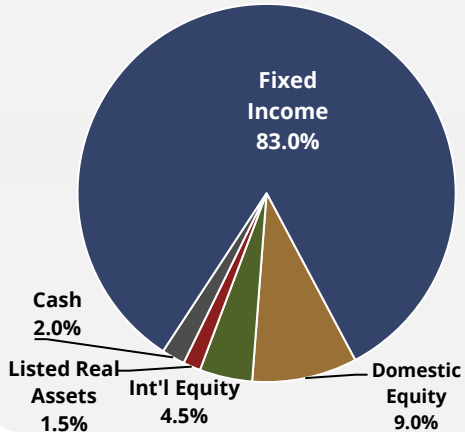
GOV § 53216 (Pension)

GOV § 53620 (OPEB)

PFMAM MANAGED STRATEGIES

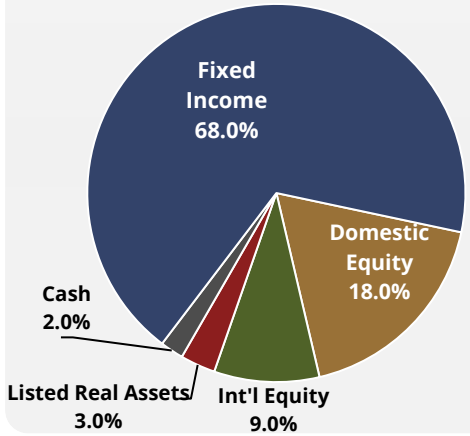
The following strategies, actively managed by PFM Asset Management (PFMAM), may be structured with blend of active and passive funds (strategic blend) or passive funds only (index):

Conservative



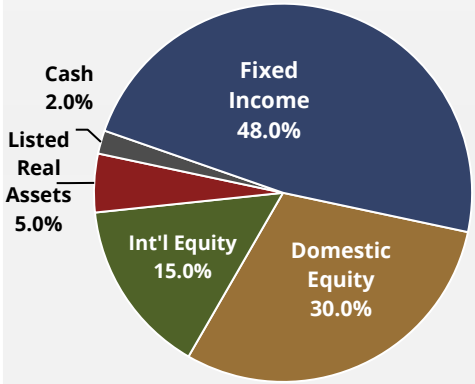
Expected Returns *
5-Year, 4.8%
30-Year, 5.1%

Moderately Conservative



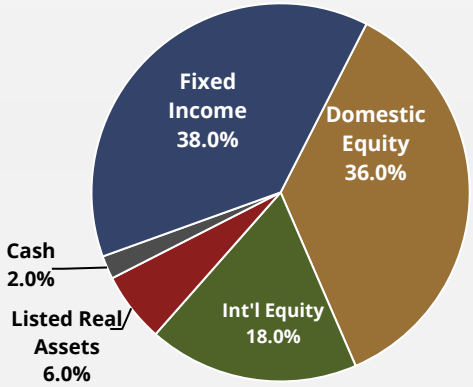
Expected Returns *
5-Year, 5.4%
30-Year, 5.6%

Moderate



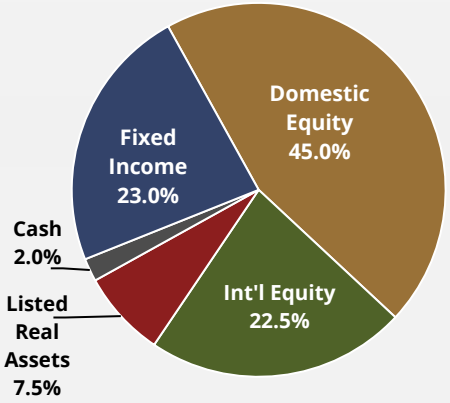
Expected Returns *
5-Year, 6.1%
30-Year, 6.3%

Balanced



Expected Returns *
5-Year, 6.5%
30-Year, 6.6%

Capital Appreciation



Expected Returns *
5-Year, 6.9%
30-Year, 7.0%

** Data from PFMAM Managed Strategies: Asset Allocation Summary. Representative as of 2026. Asset allocations and assumptions are subject to change. Please see important disclosures at the end of this presentation for additional information.*



SIMPLE INVESTMENT APPROACH

1. Input Phase

- Target discount rate
- Risk tolerance
- Investment philosophy
- Asset allocation
- Timing on use of funds

2. Model Portfolios

Strategy	Equity	10-YR Returns*
Capital Appreciation	65-85%	9.43%
Balanced	50-70%	8.06%
Moderate	40-60%	7.17%
Moderately Conservative	20-40%	5.07%
Conservative	5-20%	3.86%
vs. LAIF	*0%*	*2.10%***

3. Dedicated Portfolio Manager/ Investment Specialist

- Makes recommendation
- Fiduciary responsibility
- Investment policy statement
- Periodic reviews
- Cell phone access

**10-Year Index Portfolio annualized returns as of December 31, 2025 (Gross of Investment Management Fees, but Net of Embedded Fund Fees). Conservative Index does not yet have 10-year history ; for illustrative purposes Conservative Strategic Blend 10-year return is used. Please see complete Investment Strategy Sheets for more information.*

***Avg. LAIF apportionment rate (released quarterly) over the 10-Year period ending December 31, 2025*

Please see important additional disclosures to the PARS portfolios included in the individual strategy fact sheets.

MANAGED STRATEGIES INVESTMENT RETURNS

As of December 31, 2025

INDEX PORTFOLIO ANNUALIZED RETURNS* **(Gross of Investment Management Fees, but Net of Embedded Fund Fees) Please see complete Investment Strategy Sheets for more information.**

Strategy	Equity (%)	1 Year	3 Years	5 Years	10 Years
Capital Appreciation	65-85%	16.15%	15.49%	8.80%	9.43%
Balanced	50-70%	14.10%	13.49%	6.95%	8.06%
Moderate	40-60%	12.92%	11.87%	5.81%	7.17%
Moderately Conservative	20-40%	10.76%	9.08%	3.52%	5.07%
Conservative	5-20%	9.00%	6.99%	1.89%	3.86%

**The1, 3, and 5 year returns reflect the actual returns of the respective PARS/115P Strategic Blend portfolios, which have not reached 10 years since inception. The 10-year returns reflect the actual returns of the respective PARS/PRHCP Strategic Blend portfolios, except for the 10-year return for the Capital Appreciation portfolio, which reflects the actual return of the PARS/PRHCP Capital Appreciation Index portfolio. The returns provided are gross of investment advisory fees and net of mutual fund fees.*
Subject to change due to rebalancing; Past performance does not guarantee future results.

Please see important additional disclosures to the PARS portfolios included in the individual strategy fact sheets.

MANAGED TACTICAL STRATEGIES - PROGRAM FEES

Please note that OPEB and pension assets will be combined for fee calculation purposes.

Trust Administration/Consulting Fees *

PARS PUBLIC AGENCY RETIREMENT SERVICES

Plan Set-Up Fee:

None

Ongoing Fees:

0.25%	for assets $0-10 million
0.20%	for assets $10-15 million
0.15%	for assets $15-50 million
0.10%	for assets over $50 million

Discretionary Trustee/Investment Management Fees **

usbank

pfm asset management

Plan Set-Up Fee:

None

Ongoing Fees Paid to U.S. Bank:

0.35%	for assets under $5 million
0.25%	for assets $5-10 million
0.20%	for assets $10-15 million
0.15%	for assets $15-50 million
0.10%	for assets over $50 million

* *PARS does not receive any compensation from the investments or any commissions, back-end loads, or any other forms of compensation.*

** *Subject to change due to rebalancing. Additional information on U.S. Bancorp Asset Management, Inc. and a description of its fees are described in its ADV which is available on the SEC's website at www.adviserinfo.sec.gov. Fees charged by U.S. Bank N.A. for Discretionary Trustee/Investment Management services are based on individual agency assets. U.S. Bank N.A. compensates the sub-adviser for these services from its own fees, as detailed above. See disclosures at the end of this presentation for more information.*

STEPS TO IMPLEMENTATION

1. City authorizes establishment of the PARS Trust through Council Resolution and appoints a Plan Administrator*
2. PARS provides legal documents for signature by Plan Administrator to set up the Trust
3. City works with Portfolio Manager to select investment strategy
4. After receipt of signed documents, City's account is set up and available for receipt of contributions
5. City makes initial deposit to the PARS Trust (no minimum contribution nor timeframe requirement for the first contribution)
6. PARS and Portfolio Manager conducts an annual review of investment performance with City and discuss future contribution and disbursement requirements

**The Council resolution must adopt the PARS Trust by name, "Public Agencies Post-Employment Benefits Trust" and appoint a position of employment as Plan Administrator.*

QUESTIONS

PARS PUBLIC AGENCY RETIREMENT SERVICES

Rachael Sanders, CEBS
Vice President, Consulting
(800) 540-6369 x121
rsanders@pars.org

APPENDIX

Important Disclaimers for Return Projections (Intermediate and Long-Term)

The information provided reflects standard risk and return metrics for the portfolio depicted and are derived by running Monte Carlo simulations using PFMAM's Capital Market Assumptions and target asset class allocations based on the specific scenario within this presentation. Please refer to PFMAM's Capital Market Assumptions for key assumptions and the methodology utilized. PFMAM's Capital Market Assumptions are available upon request.

The return data is representative in nature and should not be relied upon as independently verifiable information. There is no guarantee that the projected returns can or will be achieved. Results may vary with each use and over time. This material does not purport to contain all of the information that a prospective investor may wish to consider and is not to be relied upon or used in substitution for the exercise of independent judgement.

Past performance is not a guarantee of future results. Prior to investing, you should consult your accounting, tax, and legal advisors to understand the implications of such an investment. Asset class and risk return analytics are run through FactSet.

The returns presented in this simulation are not actual returns experienced by a real investor, but rather simulated returns that we believe could have been achieved under controlled circumstances using a number of assumptions. No representation or warranty is made to the reasonableness of the assumptions made or that all assumptions used in achieving the returns have been stated or fully considered.

No assurance can be given as to whether the information and/or assumptions upon which this hypothetical performance is based reflect present market conditions or future market performance. Actual performance results may differ from this hypothetical performance presented. Changes in the assumptions may have a material impact on the hypothetical performance presented. Past performance is not a guarantee of future results.

The material is provided to you on the understanding that, as a sophisticated investor, you will understand and accept its inherent limitations.

Disclosures

Public Agency Retirement Services ("PARS") is a third-party and not affiliated with PFMAM, USBAM or U.S. Bank. PARS serves as the trust administrator to the Public Agencies Post-Employment Benefits Trust, Public Agencies Post-Retirement Health Care Plan Trust, and the Public Agency Retirement System Trust (the "Trusts"). U.S. Bank N.A. serves as the discretionary trustee to the Trusts. In its capacity as discretionary trustee, U.S. Bank N.A. delegates the investment management of the Trusts to its affiliate USBAM through a sub-advisory agreement. PARS is serviced by PFMAM, a division of USBAM.

U.S. Bank N.A. pays the sub-adviser up to 67% of the annual management fee for assets sub-advised under its sub-advisory agreement with U.S. Bank N.A. Refer to your U.S. Bank N.A. fee schedule for investment management fees applied to your specific portfolio. U.S. Bank N.A. compensates the sub-adviser for these services from its own fees.

The views expressed within this material constitute the perspective and judgment of U.S. Bancorp Asset Management, Inc. (USBAM) at the time of distribution and are subject to change. Any forecast, projection, or prediction of the market, the economy, economic trends, and equity or fixed-income markets are based upon current opinion as of the date of issue and are also subject to change. Opinions and data presented are not necessarily indicative of future events or expected performance. Information contained herein is based on data obtained from recognized statistical services, issuer reports or communications, or other sources, believed to be reliable. No representation is made as to its accuracy or completeness.

Additional information on U.S. Bancorp Asset Management, Inc. and a description of its fees are described in its ADV which is available at www.adviserinfo.sec.gov.

PFM Asset Management (PFMAM) serves clients in the public sector and is a division of U.S. Bancorp Asset Management, Inc. which is the legal entity providing investment advisory services. U.S. Bancorp Asset Management, Inc. is a registered investment adviser, a direct subsidiary of U.S. Bank N.A. and an indirect subsidiary of U.S. Bancorp. U.S. Bank N.A. is not responsible for and does not guarantee the products, services, or performance of U.S. Bancorp Asset Management, Inc.

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

RESOLUTION NO. 2026 - _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST-EMPLOYMENT BENEFITS TRUST ADMINISTERED BY PUBLIC AGENCY RETIREMENT SERVICES (PARS)

WHEREAS, PARS has made available the PARS Public Agencies Post-Employment Benefits Trust (the "Program") for the purpose of prefunding pension obligations and/or OPEB obligations; and

WHEREAS, the City of Wildomar ("City") is eligible to participate in the Program, a tax-exempt trust performing an essential governmental function within the meaning of Section 115 of the Internal Revenue Code, as amended, and the Regulations issued there under, and is a tax-exempt trust under the relevant statutory provisions of the State of California; and

WHEREAS, the City's adoption and operation of the Program has no effect on any current or former employee's entitlement to post-employment benefits; and

WHEREAS, the City reserves the right to make contributions, if any, to the Program.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The City Council hereby adopts the PARS Public Agencies Post-Employment Benefits Trust; and

2. The City Council hereby appoints the Finance Manager or his/her successor or his/her designee as the City's Plan Administrator for the Program; and

3. The City's Plan Administrator is hereby authorized to execute the PARS legal and administrative documents on behalf of the City and to take whatever additional actions are necessary to maintain the City's participation in the Program and to maintain compliance of any relevant regulation issued or as may be issued; therefore, authorizing him/her to take whatever additional actions are required to administer the City's Program.

PASSED, APPROVED, AND ADOPTED this 11th day of March 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

AGREEMENT FOR ADMINISTRATIVE SERVICES

This agreement ("Agreement") is made this _____ day of _____, 2026, between Phase II Systems, a corporation organized and existing under the laws of the State of California, doing business as Public Agency Retirement Services and PARS (hereinafter "PARS") and the City of Wildomar ("Agency").

WHEREAS, the Agency has adopted the PARS Public Agencies Post-Employment Benefits Trust for the purpose of prefunding pension obligations and/or Other Post-Employment Benefits ("OPEB") obligations ("Plan") and is desirous of retaining PARS as Trust Administrator to the Trust, to provide administrative services.

NOW THEREFORE, the parties agree:

1. **Services.** PARS will provide the services pertaining to the Plan as described in the exhibit attached hereto as "Exhibit 1A" ("Services") in a timely manner, subject to the further provisions of this Agreement.
2. **Fees for Services.** PARS will be compensated for performance of the Services as described in the exhibit attached hereto as "Exhibit 1B".

3. **Payment Terms.** Payment for the Services will be remitted directly from Plan assets unless the Agency chooses to make payment directly to PARS. In the event that the Agency chooses to make payment directly to PARS, it shall be the responsibility of the Agency to remit payment directly to PARS based upon an invoice prepared by PARS and delivered to the Agency. If payment is not received by PARS within thirty (30) days of the invoice delivery date, the balance due shall bear interest at the rate of 1.5% per month. If payment is not received from the Agency within sixty (60) days of the invoice delivery date, payment plus accrued interest will be remitted directly from Plan assets, unless PARS has previously received written communication disputing the subject invoice that is signed by a duly authorized representative of the Agency.

4. **Fees for Services Beyond Scope.** Fees for services beyond those specified in this Agreement will be billed to the Agency at the rates indicated in the PARS' standard fee schedule in effect at the time the services are provided and shall be payable as described in Section 3 of this Agreement. Before any such services are performed, PARS will provide the Agency with a detailed description of the services, terms, and applicable rates for such services. Such services, terms, and applicable rates shall be agreed upon in writing and executed by both parties.

5. **Information Furnished to PARS.** PARS will provide the Services contingent upon the Agency providing PARS the information specified in the exhibit attached hereto as "Exhibit 1C" ("Data"). It shall be the responsibility of the Agency to certify the accuracy, content, and completeness of the Data so that PARS may rely on such information without further audit. It shall further be the responsibility of the Agency to deliver the Data to PARS in such a manner that allows for a reasonable amount of time for the Services to be performed. Unless specified in Exhibit 1A, PARS shall be under no duty to question Data received from the Agency, to compute contributions made to the

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Plan, to determine or inquire whether contributions are adequate to meet and discharge liabilities under the Plan, or to determine or inquire whether contributions made to the Plan are in compliance with the Plan or applicable law. In addition, PARS shall not be liable for nonperformance of Services to the extent such nonperformance is caused by or results from erroneous and/or late delivery of Data from the Agency. In the event that the Agency fails to provide Data in a complete, accurate and timely manner and pursuant to the specifications in Exhibit 1C, PARS reserves the right, notwithstanding the further provisions of this Agreement, to terminate this Agreement upon no less than ninety (90) days' written notice to the Agency.

6. **Records.** Throughout the duration of this Agreement, and for a period of five (5) years after termination of this Agreement, PARS shall provide duly authorized representatives of Agency access to all records and material relating to calculation of PARS' fees under this Agreement. Such access shall include the right to inspect, audit and reproduce such records and material and to verify reports furnished in compliance with the provisions of this Agreement. All information so obtained shall be accorded confidential treatment as provided under applicable law.

7. **Confidentiality.** Without the Agency's consent, PARS shall not disclose any information relating to the Plan except to duly authorized officials of the Agency, subject to applicable law, and to parties retained by PARS to perform specific services within this Agreement. The Agency shall not disclose any information relating to the Plan to individuals not employed by the Agency without the prior written consent of PARS, except as such disclosures may be required by applicable law.

8. **Independent Contractor.** PARS is and at all times hereunder shall be an independent contractor. As such, neither the Agency nor any of its officers, employees or agents shall have the power to control the conduct of PARS, its officers, employees, or agents, except as specifically set forth and provided for herein. PARS shall pay all wages, salaries, and other amounts due its employees in connection with this Agreement and shall be responsible for all reports and obligations respecting them, such as social security, income tax withholding, unemployment compensation, workers' compensation, and similar matters.

9. **Indemnification.** PARS and Agency hereby indemnify each other and hold the other harmless, including their respective officers, directors, and employees, from any claim, loss, demand, liability, or expense, including reasonable attorneys' fees and costs, incurred by the other as a consequence of, to the extent, PARS' or Agency's, as the case may be, negligent acts, errors or omissions with respect to the performance of their respective duties hereunder.

10. **Compliance with Applicable Law.** The Agency shall observe and comply with federal, state, and local laws in effect when this Agreement is executed, or which may come into effect during the term of this Agreement, regarding the administration of the Plan. PARS shall observe and comply with federal, state, and local laws in effect when this Agreement is executed, or which may come into effect during the term of this Agreement, regarding Plan administrative services provided under this Agreement.

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11. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of California. In the event any party institutes legal proceedings to enforce or interpret this Agreement, venue and jurisdiction shall be in any state court of competent jurisdiction.

12. **Force Majeure.** When a party's nonperformance hereunder was beyond the control and not due to the fault of the party not performing, a party shall be excused from performing its obligations under this Agreement during the time and to the extent that its performance is prevented by such cause. Such cause shall include, but not be limited to: any incidence of fire, flood, acts of God or unanticipated communicable disease, acts of terrorism or war commandeering of material, products, plants or facilities by the federal, state or local government, a material act or omission by the other party or any law, ordinance, rule, guidance or recommendation by the federal, state or local government, or any agency thereof, which becomes effective after the date of this Agreement that delays or renders impractical either party's performance under the Agreement.

13. **Ownership of Reports and Documents.** The originals of all letters, documents, reports, and data produced for the purposes of this Agreement shall be delivered to and become the property of the Agency. Copies may be made for PARS but shall not be furnished to others without written authorization from Agency.

14. **Designees.** The Plan Administrator of the Agency, or their designee, shall have the authority to act for and exercise any of the rights of the Agency as set forth in this Agreement, subsequent to and in accordance with the written authority granted by the Governing Body of the Agency, a copy of which writing shall be delivered to PARS. Any officer of PARS, or his or her designees, shall have the authority to act for and exercise any of the rights of PARS as set forth in this Agreement.

15. **Notices.** All notices hereunder and communications regarding the interpretation of the terms of this Agreement, or changes thereto, shall be effected by delivery of the notices in person or by depositing the notices in the U.S. mail, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

    (A) To PARS: PARS; 4350 Von Karman Avenue, Suite 100, Newport Beach, CA 92660; Attention: President

    (B) To Agency: [Agency]; [Agency Address]; Attention: [Plan Administrator Title]

    Notices shall be deemed given on the date received by the addressee.

16. **Term of Agreement.** This Agreement shall remain in effect for the period beginning _____, 2026 and ending _____, 2029 ("Term"). This Agreement may be terminated at any time by giving thirty (30) days written notice to the other party of the intent to terminate. Absent a thirty (30) day written notice to the other party of the intent to terminate, this Agreement will continue unchanged for successive twelve-month periods following the Term.

17. **Amendment.** This Agreement may not be amended orally, but only by a written instrument executed by the parties hereto.

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18. **Entire Agreement.** This Agreement, including exhibits, contains the entire understanding of the parties with respect to the subject matter set forth in this Agreement. In the event a conflict arises between the parties with respect to any term, condition or provision of this Agreement, the remaining terms, conditions, and provisions shall remain in full force and legal effect. No waiver of any term or condition of this Agreement by any party shall be construed by the other as a continuing waiver of such term or condition.

19. **Attorneys' Fees.** In the event any action is taken by a party hereto to enforce the terms of this Agreement the prevailing party herein shall be entitled to receive its reasonable attorneys' fees.

20. **Counterparts. Electronic Signatures.** This Agreement may be executed in any number of counterparts, and in that event, each counterpart shall be deemed a complete original and be enforceable without reference to any other counterpart. The words "execution," "signed," "signature," and words of like import in this Agreement or in any other certificate, agreement or document related to this Agreement, shall include digital electronic signatures (e.g., DocuSign). The use of digital electronic signatures and electronic records (including, without limitation, any contract or other record created, generated, sent, communicated, received, or stored by electronic means) shall be of the same legal effect, validity and enforceability as a manually executed signature or use of a paper-based record-keeping system to the fullest extent permitted by applicable law.

21. **Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

22. **Effective Date.** This Agreement shall be effective on the date first above written and also shall be the date the Agreement is executed.

AGENCY:

BY: _____
Plan Administrator Name

TITLE: _____

DATE: _____

PARS:

BY: _____
Tod Hammeras

TITLE: Chief Financial Officer

DATE: _____

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EXHIBIT 1A

SERVICES

PARS will provide the following services for the City of Wildomar Public Agencies Post-Employment Benefits Trust:

1. Plan Installation Services:

   (A) Meeting with appropriate Agency personnel to discuss plan provisions, implementation timelines, actuarial valuation process, funding strategies, benefit communication strategies, data reporting, and submission requirements for contributions/reimbursements/distributions;

   (B) Providing the necessary analysis and advisory services to finalize these elements of the Plan;

   (C) Providing the documentation needed to establish the Plan to be reviewed and approved by Agency legal counsel. Resulting final Plan documentation must be approved by the Agency prior to the commencement of PARS Plan Administration Services outlined in Exhibit 1A, paragraph 2 below.

2. Plan Administration Services:

   (A) Monitoring the receipt of Plan contributions made by the Agency to the trustee of the PARS Public Agencies Post-Employment Benefits Trust ("Trustee"), based upon information received from the Agency and the Trustee;

   (B) Performing periodic accounting of Plan assets, reimbursements/distributions, and investment activity, based upon information received from the Agency and/or Trustee;

   (C) Coordinating the processing of distribution payments pursuant to authorized direction by the Agency, and the provisions of the Plan, and, to the extent possible, based upon Agency-provided Data;

   (D) Coordinating actions with the Trustee as directed by the Plan Administrator within the scope of this Agreement;

   (E) Preparing and submitting a monthly report of Plan activity to the Agency, unless directed by the Agency otherwise;

   (F) Preparing and submitting an annual report of Plan activity to the Agency;

   (G) Facilitating actuarial valuation updates and funding modifications for compliance with the applicable GASB pronouncements and/or statements, if prefunding OPEB obligations;

   (H) Coordinating periodic audits of the Trust;

   (I) Monitoring Plan and Trust compliance with federal and state laws.

3. PARS is not licensed to provide and does not offer tax, accounting, legal, investment or actuarial advice.

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EXHIBIT 1B

FEES FOR SERVICES

PARS will be compensated for performance of Services, as described in Exhibit 1A based upon the following schedule:

An annual asset fee shall be paid from Plan assets based on the following schedule:

For Plan Assets from:			**Annual Rate:**
$1	to	$10,000,000	0.25%
$10,000,001	to	$15,000,000	0.20%
$15,000,001	to	$50,000,000	0.15%
$50,000,001	and	above	0.10%

Annual rates are prorated and paid monthly. The annual asset fee shall be calculated by the following formula [Annual rate divided by 12 (months of the year) multiplied by the Plan asset balance at the end of the month]. Trustee and Investment Management Fees are not included.

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EXHIBIT 1C

DATA REQUIREMENTS

PARS will provide the Services under this Agreement contingent upon receiving the following information. Agency is solely responsible for ensuring that all information and documentation provided to PARS is true, correct, and authorized:

1. Executed Legal Documents:
   (A) Certified Resolution
   (B) Adoption Agreement to the Public Agencies Post-Employment Benefits Trust
   (C) Trustee Investment Forms

2. Contribution – completed Contribution Transmittal Form signed by the Plan Administrator (or authorized Designee) which contains the following information:
   (A) Agency name
   (B) Contribution amount
   (C) Contribution date
   (D) Contribution method (Check, ACH, Wire)

3. Distribution – completed Payment Reimbursement/Distribution Form signed by the Plan Administrator (or authorized Designee) which contains the following information:
   (A) Agency name
   (B) Payment reimbursement/distribution amount
   (C) Applicable statement date
   (D) Copy of applicable premium, claim, statement, warrant, and/or administrative expense evidencing payment
   (E) Signed certification of reimbursement/distribution from the Plan Administrator (or authorized Designee)

4. Other information pertinent to the Services as reasonably requested by PARS and Actuarial Provider.

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SUBJECT: Pre-Approved ADU Architectural Plans (PRADU) and ADU Guidebook Approval

SUBMITTED BY: Abdu Lachgar, Principal Planner

PREPARED BY: Abdu Lachgar, Principal Planner

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026-_____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PRE-APPROVED ACCESSORY DWELLING UNIT ARCHITECTURAL PLANS AND APPROVING AN ASSOCIATED ADU GUIDEBOOK THAT MAY BE ADMINISTRATIVELY AMENDED AS REASONABLY NEEDED

SUMMARY:
Over the past year, the City has received assistance from The Southern California Association of Governments (SCAG), in collaboration with the Western Riverside Council of Governments (WRCOG) through the Regional Early Action Planning (REAP) Local Staff Assistance Program to develop a full range of pre-approved ADU architectural plans and associated guidebook. This process is now completed, and the pre-approved plans and guidebook are ready for release to the public. However, per the grant that funded this effort, the City Council must accept the plans and approve the guidebook (bilingual) for official release. The attached resolution fulfills grant requirements.

DISCUSSION:
Architect fees for ADU plans can range anywhere from $5,000-$15,000, which is a major obstacle to affordability. Therefore, the Western Riverside Council of Governments ("WRCOG") and the City of Wildomar ("City") partnered in the development of pre-approved ADU architectural plans and an ADU Guidance Handbook to help facilitate and streamline the process for ADU development. These pre-approved architectural plans will be available, free of charge, for public use to obtain building permits for ADUs. The ADU Guidance Handbook will serve as a user-friendly guide, providing the public with information on the pre-approved architecture plans and ADUs in general, in English and Spanish.

The team has prepared and completed 6 pre-approved ADU architectural plan sets that will be available to the public for an expedited, ministerial process for permitting of an ADU on residential zoned properties with an existing or proposed residential dwelling(s). The ADUs provided by the plans vary in size from 500 to 1,200 square feet, including studio, one-bedroom, two-bedroom and three-bedroom options. Each floor plan option will include three exterior architectural styles with varied exterior materials and a reverse plan option with some

floor plans including porch/patio options as well. The technical plans have been approved by the Community Development Department's Building Department/Building Official. A copy of the plans and guidebook are provided as attachments to this staff report.

If approved and accepted, staff anticipates releasing the plans and guidebook to the public by mid-March 2026.

FISCAL IMPACT:
There will be no fiscal impact to the city's department budget and general fund to develop these plans and the guidebook. WRCOG is administering the program and paying all consultants fees for this effort, with no cost to the city for any work being done. The funding is coming from the Southern California Association of Governments ("SCAG").

ATTACHMENTS:
Attach A - CC Resolution [3-11-26].docx
Attach A Ex. 1 Wildomar_Studio-Final.pdf
Attach A Ex. 2 Wildomar_1BR-Final.pdf
Attach A Ex. 3 Wildomar_2BR.a-Final.pdf
Attach A Ex. 4 Wildomar_2BR.b-Final.pdf
Attach A Ex. 5 Wildomar_3BR.a-Final.pdf
Attach A Ex. 6 Wildomar_3BR.b-Final.pdf
Attach A Ex. 7 Wildomar ADU Guidebook_English.pdf
Attach A Ex. 8 Wildomar ADU Guidebook_Spanish.pdf
Attach B - PRADU Presentation.pdf

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PRE-APPROVED ACCESSORY DWELLING UNIT ARCHITECTURAL PLANS AND APPROVING AN ASSOCIATED ADU GUIDEBOOK THAT MAY BE ADMINISTRATIVELY AMENDED AS REASONABLY NEEDED

WHEREAS, the City of Wildomar has received assistance from the Southern California Association of Governments (SCAG) through the Western Riverside Council of Governments (WRCOG) for the Regional Early Action Planning (REAP) Local Staff Assistance Program to develop a full range of pre-approved ADU architectural plans and an associated guidebook; and

WHEREAS, City staff have been working alongside SCAG, WRCOG, Michael Baker International, and various subconsultants to develop 2022 code-compliant pre-approved ADU architectural plans for permitting and construction and an associated ADU Guidebook in English and Spanish; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The recitals above are incorporated into the body of this Resolution by reference.

SECTION 2. The City Council approves and accepts the Pre-Approved ADU Architectural Plans for release for public use and approves the associated ADU Guidebook.

SECTION 3. The Community Development Director, or designee, is authorized to administratively modify the ADU Guidebook from time to time as reasonably needed.

PASSED, APPROVED, AND ADOPTED this 11th day of March, 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales Garcia, CMC
City Clerk

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO

WILDOMAR, CALIFORNIA

FINAL DESIGN - 02/27/2026

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT-READY DOCUMENTS PROVIDED BY MICHAEL BAKER INTERNATIONAL ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRE EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT-READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN THAT COMPLIES WITH THE RECOMMENDATION OF THE GEOGRAPHIC ENGINEER 'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

PROJECT DIRECTORY

APPLICANT
NAME:
ADDRESS:
PHONE:
EMAIL:

OWNER
NAME:
ADDRESS:
PHONE:
EMAIL:

SITE PLAN & TITLE SHEET PREPARATION
COMPANY:
CONTACT:
ADDRESS:
PHONE:
EMAIL:

CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT
23300 WILDOMAR TRAIL
WILDOMAR, CA 92595
(951) 677-4400

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY 493 SF DETACHED STUDIO ACCESSORY DWELLING UNIT.

BUILDING INFORMATION

APPLICABLE CODES AND STANDARDS:	WILDOMAR MUNICIPAL CODE 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) WILDOMAR ADMINISTRATIVE PROVISIONS 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) 2022 CALIFORNIA ENERGY CODE (CEEC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA FIRE CODE (CFC)
SITE ADDRESS:	
OCCUPANCY GROUP:	R3
STORIES:	1
CONSTRUCTION TYPE:	VB
HEIGHT:	11' - 9"

VICINITY MAP

PROJECT INFORMATION

APN:
ZONING:
LOT SIZE:

LOT COVERAGE

	ALLOWABLE	PROPOSED

SETBACKS

	ALLOWABLE	PROPOSED
FRONT:		
REAR:		
SIDE (INTERIOR):		
SIDE (STREET):		
SIDE (CORNER):		

DISTANCE BETWEEN STRUCTURES

ALLOWABLE	PROPOSED

PARKING

REQUIRED	PROVIDED

HERS NOTES

1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(A)3, 10-103(B)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF 1 R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(0)3, 10-103(B)1.A.
3. CF1 R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. QUALITY INSULATION INSPECTION - HIRE HERS RATER EARLY BEFORE DRYWALL. VARIABLE CAPACITY HEAT PUMP - DUCTLESS UNITS ENTIRELY LOCATED IN CONDITIONED SPACE, AIRFLOW IN HABITABLE ROOMS, WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 S. F., VERIFY HEAT PUMP RATED CAPACITY, AND REFRIGERANT CHARGE. AT ADU -STUDIO, 1 BED, 2 BED & 2 BED 2 BATH - R-6 DUCTS IN CONDITIONED SPACE, VERIFIED EER/EER2, SEER/SEER2, HSPF; HEAT PUMP RATED HEATING CAPACITY, MIN AIRFLOW, REFRIGERANT CHARGE, & FAN WATT DRAW/FAN EFFICACY. REFERENCE KEYNOTE MP14 ON SHEET MEP.1 FOR KITCHEN RANGE HOOD CFM REQUIREMENTS.
4. FOR IAQ FAN - PLEASE SEE SITE SPECIFIC CALCULATIONS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
5. PV SYSTEM SOLAR: SEE SITE SPECIFIC T24 SHEETS FOR KWDC REQUIRED. POSSIBLE PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC(SECTION 150.1 (C)14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.
6. SPECIAL FEATURES: VCHP REQUIRED ITEMS LISTED ABOVE, EXPOSED SLAB FLOORING, AND NEEA RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL OR EQ., AND SOLAR EXEMPTION 2 WAS TAKEN AT STUDIO & 1 BED
7. NEW 2022 ELECTRIC READY REQUIREMENTS FOR NEW CONSTRUCTION: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

PROJECT CHECKLIST

OWNER OR APPLICANT TO MARK SELECTIONS WITH "X"

ADDITIONAL SUPPORTING DOCUMENTS (BY APPLICANT)

- ☐ COMPLETED COVER SHEET (G-0.0)
- ☐ SITE PLAN SHEET (AS-1.1) FOR CITY OF WILDOMAR REVIEW
- ☐ DEMOLITION PERMIT IF REQUIRED
- ☐ GRADING PERMIT IF REQUIRED AS DETERMINED BY CITY OF WILDOMAR ENGINEERING DEPARTMENT
- ☐ TITLE 24 ENERGY CALCULATION REPORT
- ☐ CONSTRUCTION WASTE MANAGEMENT PLAN
- ☐ HOLD HARMLESS AGREEMENT

FIRE SPRINKLERS

PROPOSED ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING PRIMARY RESIDENCE HAS FIRE SPRINKLERS

- ☐ EXISTING PRIMARY RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
- ☐ EXISTING PRIMARY RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
- ☐ PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
- ☐ PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE

SPRINKLERS REQUIRED:

- ☐ OPTION A - YES
- ☐ OPTION B - NO

FIRE RATED DETAILS

FIRE RATED DETAILS ARE REQUIRED WHEN:
1. THE PROPERTY IS LOCATED IN THE VHFSV
2. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 5 FT FROM THE PROPERTY LINE IN AN UNSPRINKLERED BUILDING
3. BUILDING WALLS AND/OR EAVES ARE LESS THAN 3 FT FROM THE PROPERTY LINE IN A SPRINKLERED BUILDING.
4. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 10 FT FROM THE MAIN DWELLING OR ADJACENT BUILDING/STRUCTURE UNIT IN AN UNSPRINKLERED BUILDINGBUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 6 FT FROM THE MAIN DWELLING UNIT ADJACENT BUILDING/STRUCTUREIN A SPRNKLERED BUILDING

FIRE RATED DETAILS REQUIRED:

- ☐ OPTION A - YES
- ☐ OPTION B - NO

WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECTO EXISTING RESIDENCE SEWER LATERAL
- ☐ SEPTIC (REQUIRES HEALTH DEPARTMENT APPROVAL)

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE
  - SIZE OF EXISTING SERVICE: _____
  - SIZE OF PROPOSED SERVICE: _____

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE
  - SIZE OF EXISTING SERVICE: _____
  - SIZE OF PROPOSED SERVICE: _____

ROOF FRAMING

- ☐ ROOF FRAMING PER DRAWINGS
- ☐ ROOF TRUSSES
  IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, OWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF WILDOMAR FOR APPROVAL. INDICATE ON THE CHECKLIST BELOW IF TRUSS PACKAGE WILL BE PROVIDED AS A SEPARATE SUBMITTAL.

ADDITIONAL PERMITS

ADDITIONAL PERMITS TO BE OBTAINED BY APPLICANT

- ☐ FIRE SPRINKLERS (WHEN REQUIRED)
- ☐ PHOTOVOLTAIC SYSTEM
  1. SYSTEM MUST BE INSTALLED AND OPERATIONAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR ADU (WHEN REQUIRED).
  2. FOR AN EXISTING PHOTOVOLATIC SYSTEM OF SUFFICIENT SIZE ON THE PRIMARY RESIDENCE TO ACCOMODATE THE NEW ADU, THE OWNER/APPLICANT IS TO PROVIDE A REPORT INDICATING THE EXISTING SIZE OF THE PV PANEL.

STYLE AND OPTION SELECTIONS

OWNER OR APPLICANT TO SELECT ONE OF THE FOLLOWING STYLES AND ONE OF EACH OF THE SUBSEQUENT OPTIONS WITHIN THE SELECTED STYLE. MARK SELECTIONS WITH "X". FINISH COLORS OF ADU TO MATCH PRINAICPAL DWELLING UNIT.

☐ CRAFTSMAN

FIBER CEMENT LAP SIDING
COLOR:
STONE VENEER
COLOR:
WINDOWS
COLOR:
FIBER CEMENT TRIM
COLOR:
ASPHALT SHINGLE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MONTEREY

STUCCO
COLOR:
WINDOWS
COLOR:
FIRE CEMENT TRIM
COLOR:
CONCRETE TILE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MODERN FARMHOUSE

BOARD AND BATTEN FIBER CEMENT PANEL SIDING
COLOR:
WINDOWS
COLOR:
EXTERIOR FIBER CEMENT TRIM
COLOR:
ROOF MATERIAL
COLOR:
- ☐ OPTION A - ASPHALT SHINGLE ROOF
- ☐ OPTION B - STANDING SEAM METAL ROOF

EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

SHEET INDEX

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G-0.1	EXTERIOR VIEWS - STYLE OPTIONS
G-0.2	CALGREEN RESIDENTIAL CHECKLIST
G-0.3	CALGREEN RESIDENTIAL CHECKLIST
AS-1.1	ARCHITECTURAL - SITE PLAN
A-1.0	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS
A-1.1	STUDIO - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)
A-1.2	STUDIO - FLOOR PLAN AND ROOF PLAN (MONTEREY)
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A-2.1	STUDIO - EXTERIOR ELEVATIONS (CRAFTSMAN)
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MEP.0	MECHANICAL/ELECTRICAL/PLUMBING GENERAL NOTES
MEP.1	MECHANICAL/ELECTRICAL/PLUMBING PLANS
S0.1	STRUCTURAL NOTES & SPECIFICATIONS
S1.1	CRAFTSMAN FOUNDATION & FRAMING PLAN
S1.2	MONTEREY FOUNDATION & FRAMING PLAN
S1.3	FARMHOUSE FOUNDATION & FRAMING PLAN
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
T24.1	EXAMPLE TITLE 24 CALCULATIONS
T24.2	EXAMPLE TITLE 24 CALCULATIONS
T24.3	EXAMPLE TITLE 24 CALCULATIONS

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT.
MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
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4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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Consultant

LICENSED ARCHITECT
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STATE OF CALIFORNIA

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

COVER SHEET

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.0

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1 EXTERIOR PERSPECTIVE - CRAFTSMAN
SCALE: 12" = 1'-0"



2 EXTERIOR PERSPECTIVE - MONTEREY
SCALE: 12" = 1'-0"



3 EXTERIOR PERSPECTIVE - MODERN FARMHOUSE
SCALE: 12" = 1'-0"

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4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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SEAL

REVISIONS

NO.	DATE	DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

EXTERIOR VIEWS - STYLE OPTIONS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.1

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom 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.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
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REN. 11/30/27
STATE OF CALIFORNIA
SEAL

REVISIONS | NO. | DATE | DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.2

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269. European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) 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 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. 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 - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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NO.	DATE	DESCRIPTION
		REVISIONS

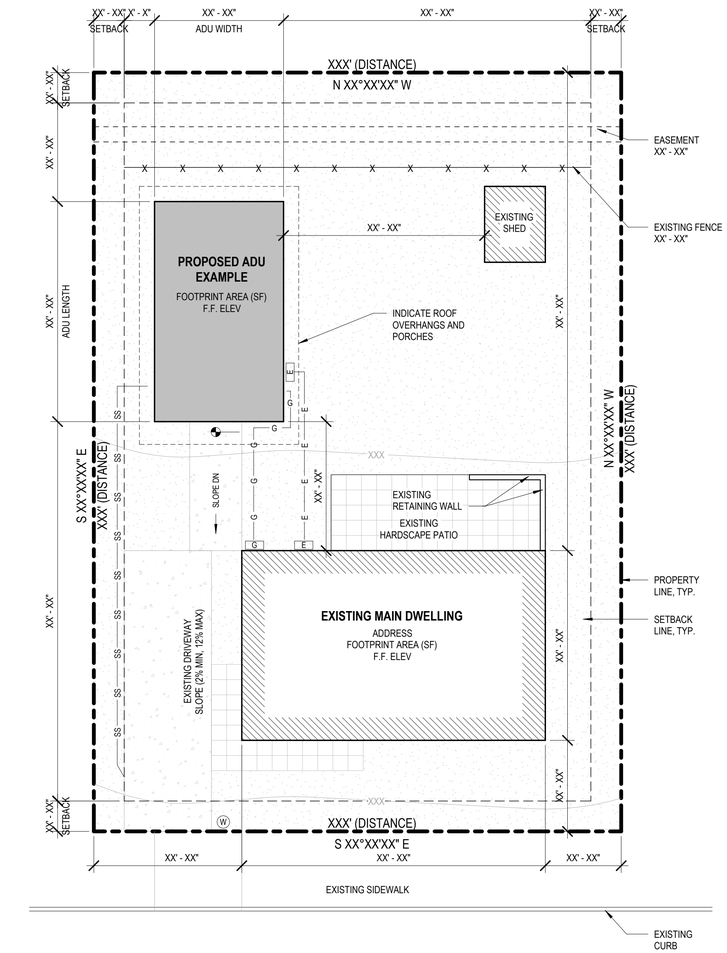
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.3

FINAL DESIGN - 02/27/2026

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STREET NAME ℄

1 SAMPLE SITE PLAN
SCALE: 1" = 10'-0"

PLAN NORTH

0 5' - 0" 10' - 0" 20' - 0"
SCALE: 1" = 10' - 0"

LEGEND

CONCRETE PAVING	FENCE LINE	E	ELECTRICAL PANEL (SIZE)
LANDSCAPE AREA	EASEMENT	G	GAS METER
PROPERTY LINE	ELECTRICAL UTILITY LINE	W	WATER METER
SETBACK	GAS UTILITY LINE		
EXISTING CONTOURS	WATER UTILITY LINE		
NEW CONTOURS	SEWER LINE		
RETAINING WALL	SPOT ELEVATION		

SITE PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT OF CALIFORNIA AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING, NOT INCLUDING THE DATE OF NOTIFICATION.
3. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 IN WITHIN THE FIRST 10 FT (5% MIN).
4. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIER PROHIBIT 6 IN OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
5. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING.
6. DWELLING UNITS 150 FT OR MORE FROM A PUBLIC RIGHT-OF-WAY SHALL BE REQUIRED TO PROVIDE "ALL-WEATHER ACCESS" FOR EMERGENCY VEHICLES AS REQUIRED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.
7. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING THAT IS MORE THAN100 FEET IN TOTAL DEVELOPED LENGTH SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. (CPC 2022 SECTION 707.4)
8. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 - 4.303.1.4.4 OF CRC 2022.
9. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CPC 2022 AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS.

SITE PLAN CHECKLIST REQUIREMENTS

- ☐ APPLICANT NAME, ADDRESS, AND CONTACT INFORMATION
- ☐ PROPERTY OWNER NAME, ADDRESS, AND CONTACT INFORMATION IF DIFFERENT FROM APPLICANT
- ☐ ACCESSOR'S PARCEL NUMBER OF PROPERTY WHERE THE ADU IS PROPOSED
- ☐ PROPERTY LINE METES AND BOUNDS
- ☐ FOOTPRINT AND AREA OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
- ☐ BUILDING SEPARATION DIMENSIONS BETWEEN THE PROPOSED ADU AND ANY EXISTING BUILDING AND STRUCTURES
- ☐ LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
- ☐ INDICATE AND DIMENSION ALL REQUIRED AND PROPOSED SETBACKS AND LABEL YARDS
- ☐ PROVIDE LOT AREA
- ☐ LOT COVERAGE CALCULATION
- ☐ LOCATION AND SIZE OF EXISTING AND NEW UTILITIES INCLUDING LATERAL LINES, WELLS, SEPTIC TANKS, LEACH LINES, EXISTING SEEPAGE PITS, AND DRAINAGE STRUCTURES.
- ☐ PROVIDE LOCATION OF SEWER CLEANOUTS.
- ☐ IDENTIFY THE PIPING MATERIALS FOR EACH PLUMBING SYSTEM.
- ☐ LOCATION AND DIMENSIONS OF ALL EASEMENTS
- ☐ INDICATE ALL METHODS OF CIRCULATION INCLUDING SIDEWALKS, STREETS, DRIVEWAYS, OFF-STREET PARKING, PATHWAYS, AND ANY HARDSCAPING.
- ☐ LOCATION OF EXISTING AND NEW METERS
- ☐ INDICATE SUBPANEL SIZE AND PROVIDE AN ELECTRICAL LOAD CALCULATION FOR THE EXISTING PANEL TO VERIFY THE CAPCITY OF THE EXISTING PANEL IS SUFFICIENT TO CARRY THE LOAD OF THE EXISTING LOAD AND NEW SUBPANEL.
- ☐ SITE CONTOURS, SPOT ELEVATIONS AT ALL STAIRS, RAMPS & LANDINGS, AND FINISH FLOOR ELEVATIONS
- ☐ LOCATION OF PROPOSED VEGETATION
- ☐ LEGEND OF SYMBOLS, LINE TYPES, AND ABBREVIATIONS
- ☐ DRAWING SCALE
- ☐ NORTH ARROW

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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SEAL

NO.	DATE	DESCRIPTION
		REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ARCHITECTURAL - SITE PLAN

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # AS-1.1

FINAL DESIGN - 02/27/2026

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GENERAL NOTES

1. CONSTRUCTION AND CONSTRUCTION DOCUMENTATION MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
2. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. [CRC R105.3.2]
3. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED COMMENCES WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. [CRC R105.5]
4. ALL DIMENSIONS ARE IN FEET / INCHES UNLESS NOTED OTHERWISE.
5. DO NOT SCALE DIMENSIONS FROM DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF A DISCREPANCY IS FOUND.
6. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL NON-DIMENSIONED DOOR LOCATIONS SHALL BE LOCATED 3 ½ " FROM THE ADJACENT WALL TO THE HINGE SIDE OF THE DOOR OPENING.
8. DETAILS SHOWN ON DRAWINGS ARE TYPICAL FOR ALL SIMILAR CONDITIONS.
9. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND ARE TO BE REVIEWED AND APPROVED BY THE CTIY OF WILDOMAR.
10. VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS. STAKE OUT STRUCTURE FOR OWNER 'S APPROVAL PRIOR TO STARTING ANY WORK.
11. CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
12. CONTRACTOR SHALL PREPARE ALL WALLS AND PARTITIONS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
13. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR ALL SURFACES DAMAGED BY DEMOLITION, ALTERATION OR INSTALLATION OF THE WORK.
14. CONTRACTOR AND SUBCONTRACTOR SHALL ALL BE LICENSED TO PERFORM THEIR REQUESTED DUTIES AS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS.
15. PRINCIPAL OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR REQUIRED OPENINGS. GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
16. APPLICANT IS RESPONSIBLE FOR PROVIDING SITE PLAN TO THE CITY FOR REVIEW AND APPROVAL.
17. PHOTOVOLTAIC SYSTEM (PV) SHALL BE SUBMITTED UNDER A SEPARATE PERMIT APPLICATION.
18. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT-OF-WAY.
19. PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

GENERAL ARCHITECTURAL NOTES

1. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, UNLESS OTHERWISE NOTED.
2. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED, TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
3. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE.
4. SILICONE SEALANT AT GLAZING TO BE CLEAR, UNLESS OTHERWISE NOTED.
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CRC 803.13 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY. ALL FINISHES MUST COMPLY WITH ALL APPLICABLE FIRE, LIFE SAFETY, AND BUILDING CODES.
7. PROVIDE REINFORCEMENT FOR GRAB BARS IN AT LEAST ONE BATHROOM [CRC SECTION R327.1.1, AGING-IN-PLACE DESIGN AND FALL PREVENTION]
   1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
   2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 ¼ " INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
   4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
   5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
8. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO SHELVING AND BATHROOM FIXTURES.
9. PROVIDE REQUIRED CLEARANCES FOR BATHROOM FIXTURES, INCLUDING WATER CLOSETS AND SHOWER COMPARTMENTS AS ILLUSTRATED ON SHEET A5.1 [CPC 402.5 AND CPC 408]
10. SEE DETAILS FOR LOCATIONS OF MISCELLANEOUS IRON AND STEEL WORK, INCLUDING BUT NOT LIMITED TO ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, AND POST ANCHORS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO PROVIDE A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO COMPLY WITH ASTM A3.
11. ATTIC ACCESS [CRC R807.1]
    1. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENINGS TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SF. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS
    2. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 IN BY 30 IN AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 IN AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.
12. WOOD SOFFIT/CEILING, SIDING & TRIM
    ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
13. PROVIDE A WATER-RESISTIVE BARRIER APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS BARRIER BEHIND THE EXTERIOR WALL VENEER [CRC SECTION R703.2]
14. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENT AND COMPLY WITH CRC SECTION 703.4.
15. FLASHING AND SHEET METAL
    ALL FLASHING AND COUNTER FLASHING SHALL BE GALVANIZED AND INSTALLED PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE, AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

GENERAL ARCHITECTURAL ROOF NOTES

1. INSTALL CLASS A ROOF ASSEMBLY PER SPECIFICATION BELOW. (CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING)
2. ROOF COVERING SHALL COMPLY WITH CRC R902 AND CRC R905.
3. ROOF MATERIAL SPECIFICATIONS
   A. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER 'S SPECIFICATIONS
   B. ASPHALT SHINGLE ROOF - CERTAINTEED (ICC-ES ER ESR-3537)
      a. 2"/12" SLOPE (17%) MINIMUM
      b. FOR ROOF SLOPES 2"/12" (17%) UP TO 4"/12" (33%), DOUBLE UNDERLAMENT APPLICATION IS REQUIRED [CRC R905.1.1]
   C. STANDING SEAM METAL ROOF - METAL SALES MAGNA-LOC (ICC ES REPORT ESR-2385)
      a. ¼"/12" SLOPE (2%) MINIMUM
      b. 24 GA
   D. CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS (IAMP UES-ER 1900)
      a. 2 ½"/12" SLOPE (25%) MINIMUM
      b. FOR ROOF SLOPES 2 ½"/12" (2%) UP TO 4"/12" (33%), INSTALL DOUBLE UNDERLAYMENT APPLICATION [CRC R905.3.3]
4. ROOF GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL. SIZE AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS.
5. PROVIDE PLAIN RECTANGULAR ROOF GUTTER.
6. GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.
7. ROOF VENTS
   1. ROOF VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
   2. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH.

GENERAL ARCHITECTURAL ROOF NOTES CONTINUED

8. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER CRC SECTION 903.2.
9. NOT LESS THAN 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENTS [CRC SECTION R806.3].
10. INSTALL INSULATION PER CRC SECTION R806.5:
    (REFER TO DETAILS A, B, AND C ON SHEET A5.2)
    1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
    2. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL.
    3. WHERE BOTH AIR-IMPERMEABLE INSULATION AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION
    4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHIGN ABOVE 45 DEG F. FOR CLACULATION PURPOSES, AN INTERIOR AIR TEMPATURE OF 68 DEG IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMEPRATURE OF THE THREE COLDEST MONTHS.

GENERAL FIRE NOTES

1. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSESMBLIES SHALL BE MAINTAINED
2. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
3. SEE SHEET A-6.1 FOR FIRE RATED GLAZING REQUIREMENTS.
4. THE ADU SHALL COMPLY WITH CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE OF THE 2022 CALIFORNIA BUILDING CODE IF IT IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ).

REQUIREMENTS OF CHAPTER 7A OF THE 2022 CALIFORNIA BUILDING CODE INCLUDE:

1. 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
2. 705.A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL-SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. 705A.4 ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
   1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
   2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
   3. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
5. 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING:
   1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 - INCH AND SHALL NOT EXCEED 1/8 - INCH IN DIAMETER
   2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
   3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
6. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.
7. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
   1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE , OR SET CLOSE TOGETHER AND WELL SPIKED.
   2. LOG WALL CONSTRUCTION ASSEMBLY
   3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1.
   4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
   5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITHA 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
   6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF 5/8 -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
   7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
9. 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
   1. NON COMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOFDECK.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL. EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

GENERAL FIRE NOTES CONTINUED

10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE,OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
    7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
    8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.
11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
    1. NON COMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
    8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
    8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3. EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
    8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
14. 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
    8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHERAND WELL SPIKED.

ABBREVIATIONS

ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
AVG	AVERAGE
B	
BC	BASE CABINET
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF
C	
C/	CENTER OF
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
E	
E	EAST
EA	EACH
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSE(URE)
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FL	FLOOR
FP	FIRE PROTECTION
FPRF	FIREPROOF(ING)
FR	FIRE RATED OR FRAME
FT	FOOT/FEET
G	
GA	GAUGE
GL	GLASS OR GLAZING
GRD	GROUND
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIBB
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HTR	HEATER
I	
ID	INSIDE DIAMETER
IN	INCH(ES)
INT	INTERIOR
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LAN	LOCAL AREA NETWORK CONNECTION
LAV	LAVATORY
LB	POUND
LF	LINEAL FOOT
LP	LOW POINT
LTL	LINTEL
M	
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFR	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
Q	
QTY	QUANTITY
R	
R	RISER OR RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCING
REQ'D	REQUIRED
REQMT	REQUIREMENTS
RG	RANGE
RM	ROOM
RO	ROUGH OPENING
RTS	RUBBER TRANSITION STRIP
RWC	RAIN WATER CONDUCTOR
S	
S	SOUTH
SAN	SANITARY
SCHD	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFIED OR SPECIFICATIONS
SPKLR	SPRINKLER
SQ	SQUARE
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAINED
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND, SUSPENDED, OR SUSPENSION
SYS	SYSTEM
T	
"T"	TEE (BAR OR W)
T/	TOP OF
TEMP	TEMPERED OR TEMPERATURE
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WP	WATERPROOF(ING)
WT	WEIGHT

ARCHITECTURAL MATERIALS LEGEND

- CONCRETE
- EARTH
- BATT INSULATION
- ROOF, TAPERED, CAVITY OR RIGID INSULATION
- PLYWOOD
- STUCCO
- HORIZONTAL FIBER CEMENT SIDING
- BOARD AND BATTEN SIDING
- STONE VENEER
- TILE ROOF
- STANDING SEAM METAL ROOF
- SHINGLE ROOF

ARCHITECTURAL SYMBOLS

- # VIEW TITLE / SCALE: — VIEW CALLOUT
- ELEVATIONS
- BUILDING SECTION
- CALLOUT PLAN, SECTION OR DETAIL
- COLUMN GRID
- DOOR TAG - SEE SCHEDULE
- ##.## — KEYNOTE
- WINDOW TYPE
- DENOTES ABOVE, BELOW, OR BEHIND
- CENTER LINE
- LEVEL LINE
- GLAZING

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REVISIONS

NO.	DATE	DESCRIPTION

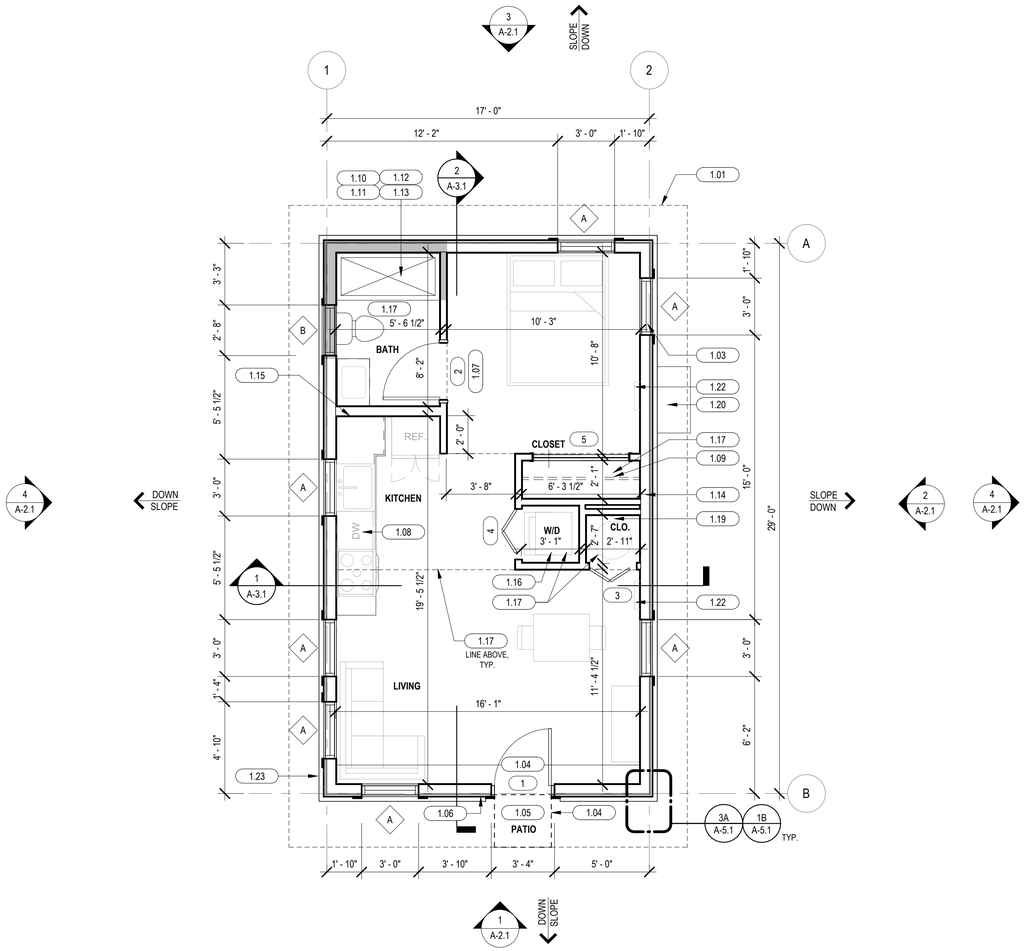
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

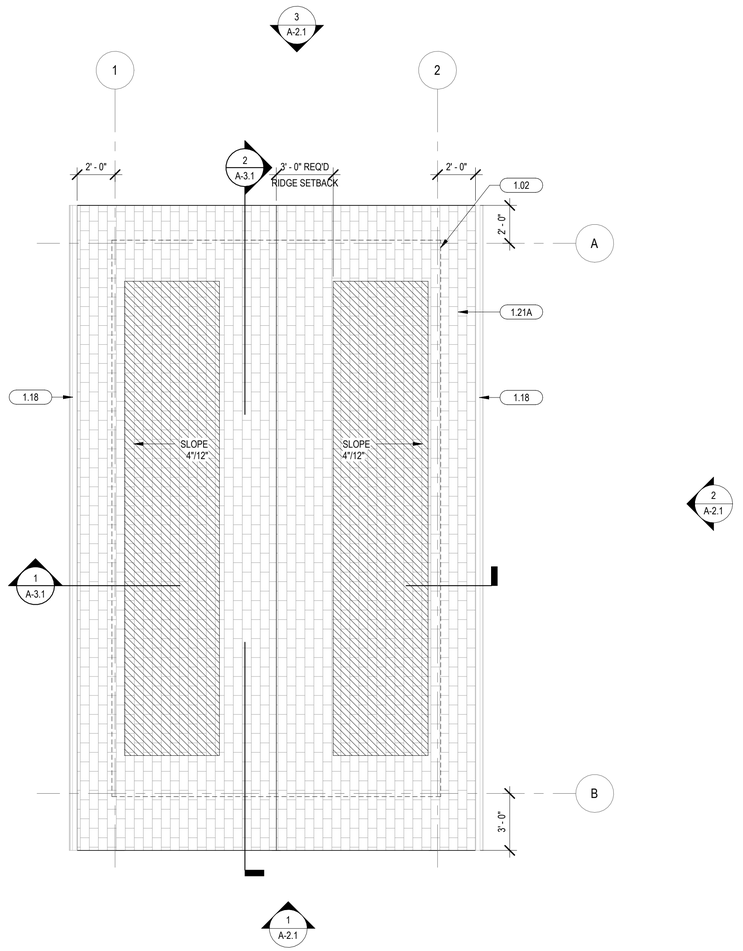
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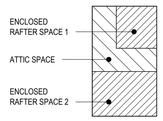
1 FLOOR PLAN - CRAFTSMAN — AREA: 493 SF
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - CRAFTSMAN
SCALE: 1/4" = 1'-0"

ROOF VENTING KEY PLAN

N.T.S



LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

ROOF VENTING CALCULATIONS

PROVIDE 3 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE
(174 SF / 150) = 1.16 SF MIN. [168 SQ. IN.] **7 VENTS**

ENCLOSED RAFTER SPACE 1
(118 SF / 150) = .79 SF MIN. [114 SQ. IN.] **5 VENTS**

ENCLOSED RAFTER SPACE 2
(201 SF / 150) = 1.34 SF MIN. [193 SQ. IN.] **9 VENTS**

WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

KEYNOTES

1.01 LINE OF ROOF ABOVE
1.02 LINE OF BUILDING
1.03 EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ". AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
1.05 EXTERIOR LANDING SURFACE SLOPE NOT TO EXCEED ¼ "/FOOT AWAY FROM BUILDING
1.06 DOOR BELL, 48" MAX ABOVE EXTERIOR LANDING.
1.07 DOOR MUST PROVIDE NET CLEAR OPENING OF 32 "
1.08 36" HIGH COUNTERTOP
1.09 SHELF AND HANGING ROD AT CLOSET
1.10 WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72 " MIN.
1.11 PROVIDE TEMPERED GLAZED ENCLOSURE AT OR ADJACENT TO BATHTUBS AND/OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 " ABOVE ANY STANDING OR WALKING SURFACE.
1.12 PROVIDE REINFORCEMENT FOR GRAB BARS [CRC R327.1]. SEE FLOOR PLAN GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
1.13 PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14 DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
1.15 2X6 STUD WALL
1.16 STACKED WASHER/DRYER MACHINE LOCATION
1.17 CEILING AT 8'-0" A.F.F.
1.18 GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
1.19 WATER HEATER, REFER TO MEP.
1.20 A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.21A ASPHALT SHINGLE ROOF
1.22 INDOOR UNIT, REFER TO MEP.
1.23 ELECTRICAL SUBPANEL, REFER TO MEP.

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 " IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

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

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

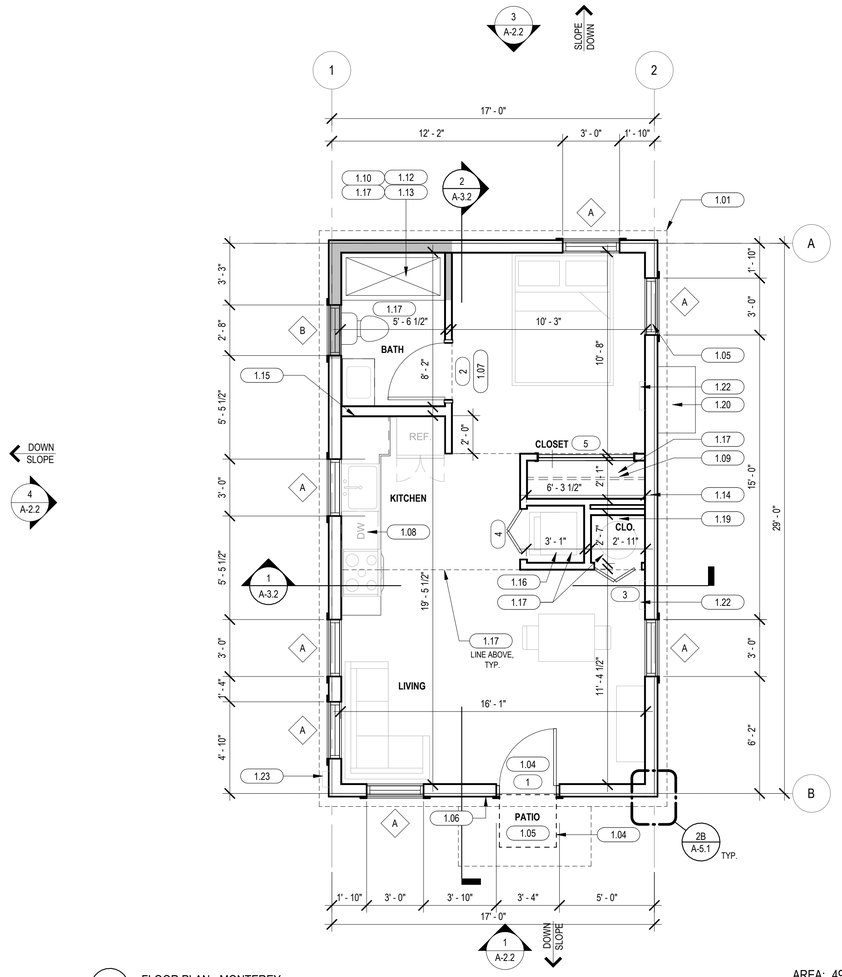
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-1.1

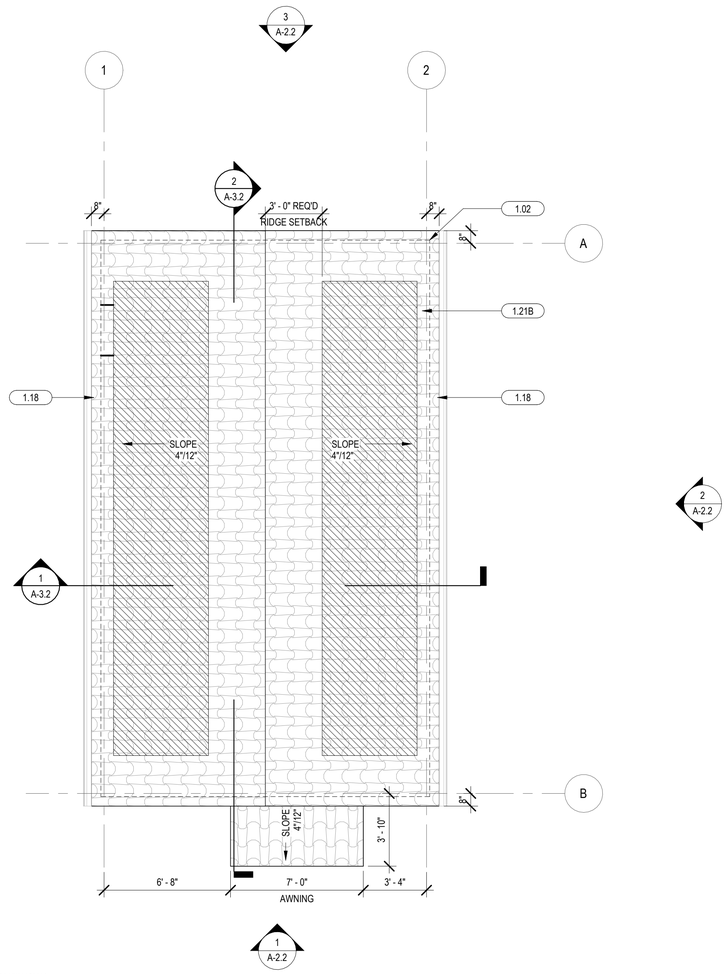
FINAL DESIGN - 02/27/2026

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1 FLOOR PLAN - MONTEREY
SCALE: 1/4" = 1'-0"

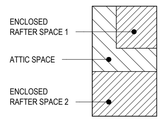
AREA: 493 SF



2 ROOF PLAN - MONTEREY
SCALE: 1/4" = 1'-0"

ROOF VENTING KEY PLAN

N.T.S



LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

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SOLAR READY GENERAL NOTES

SOLAR ZONE

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2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
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DESIGN PATH STUDIO

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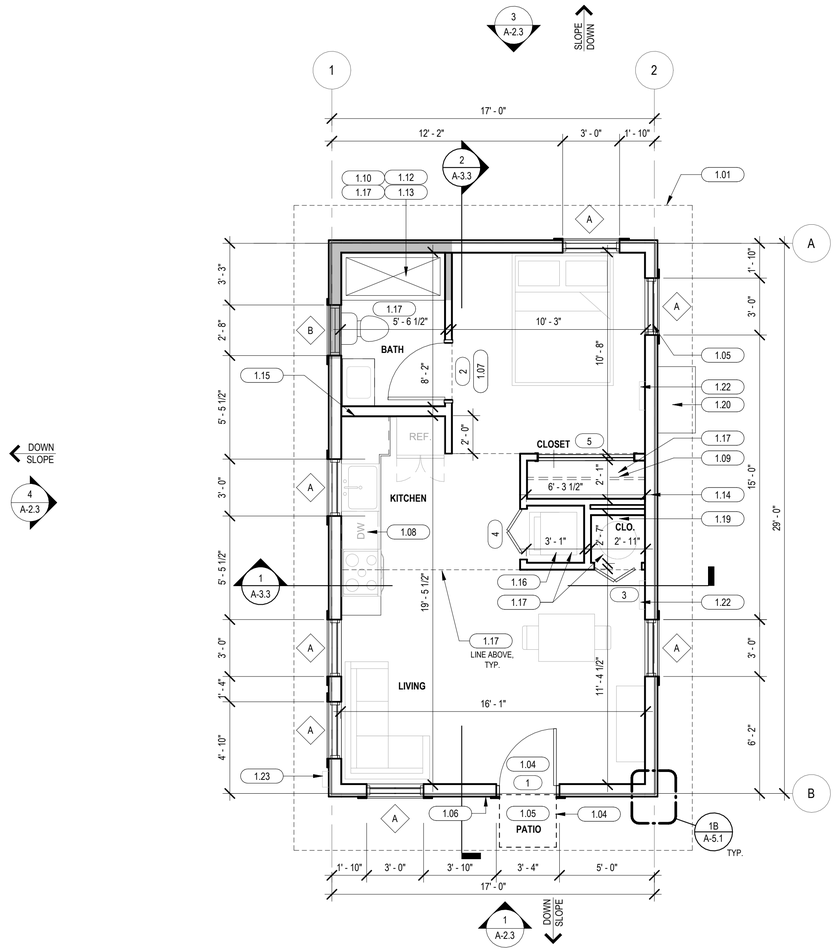
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO - FLOOR PLAN AND ROOF PLAN (MONTEREY)

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
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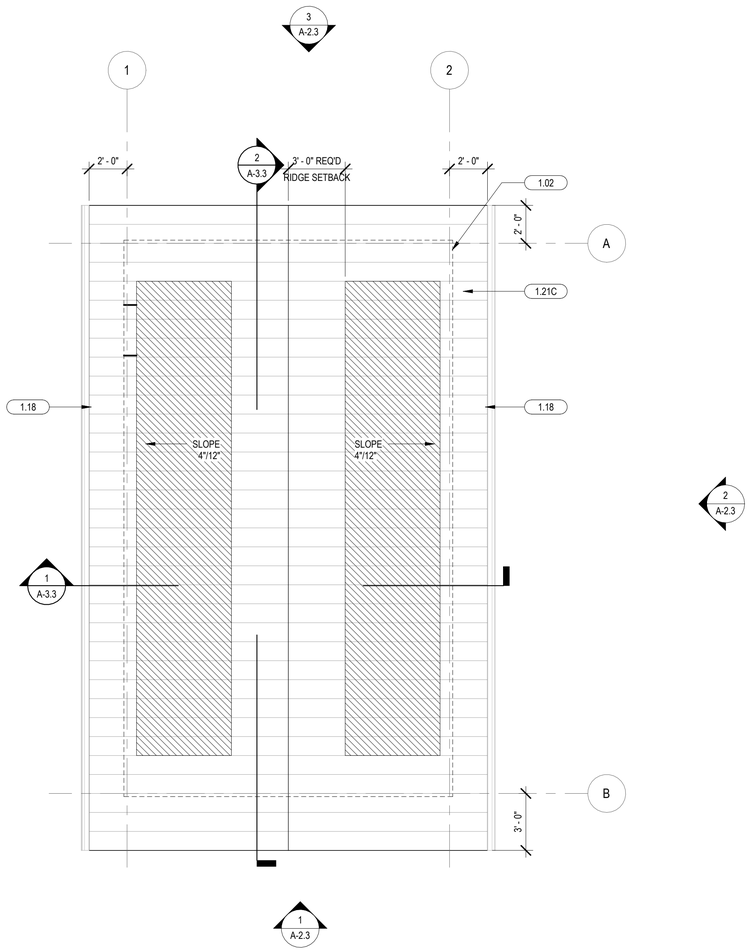
FINAL DESIGN - 02/27/2026

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1 FLOOR PLAN - MODERN FARMHOUSE — AREA: 493 SF

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

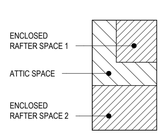


2 ROOF PLAN - MODERN FARMHOUSE

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

ROOF VENTING KEY PLAN

N.T.S



LEGEND

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1. SOLAR READY ROOF MINIMUM AREA: 250 SF
   THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

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0 2' - 0" 4' - 0" 8' - 0"

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

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Consultant

LICENSED ARCHITECT
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SEAL

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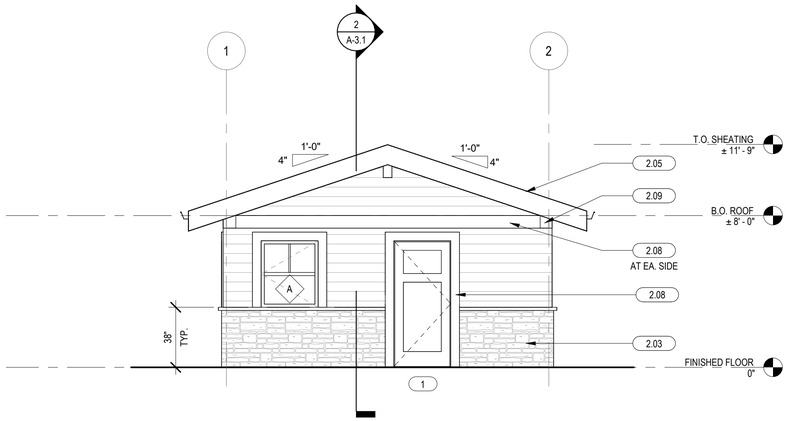
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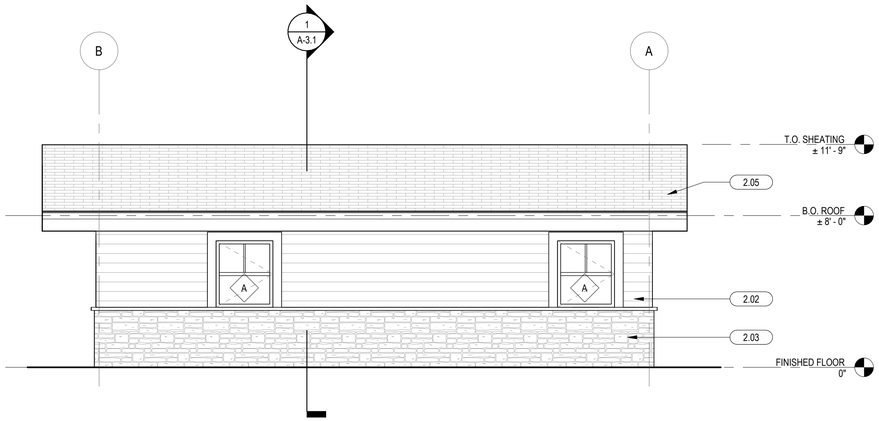
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)

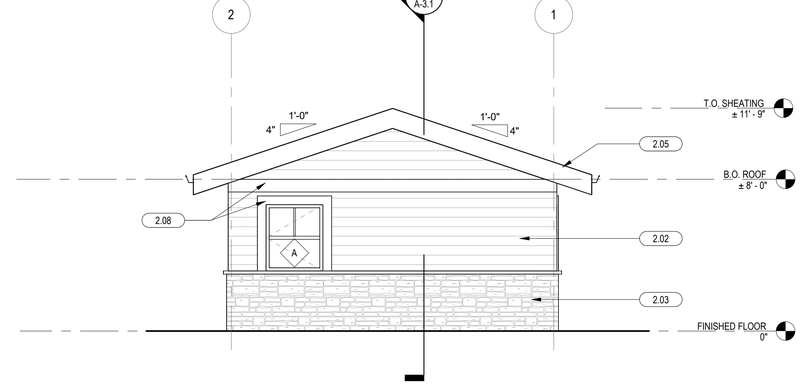
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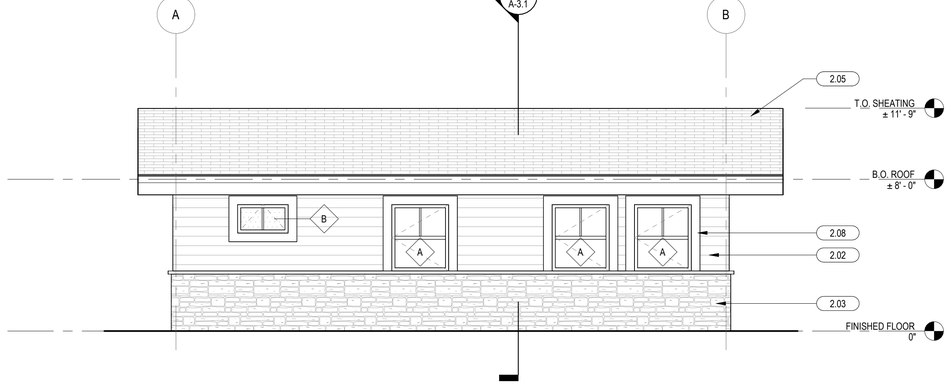
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2 ELEVATION B
SCALE: 1/4" = 1'-0"



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



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

KEYNOTES

2.02	HORIZONTAL FIBER CEMENT SIDING
2.03	STONE VENEER, MATERIAL SHALL COMPLY WITH CRC R703.8
2.05	ASPHALT SHINGLES
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

ELEVATION GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.1 FOR ADDITIONAL REQUIREMENTS
2. REFERENCE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFERENCE DOOR AND WINDOW SCHEDULES FOR HEIGHT AND SILL INFORMATION.
4. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
5. CONTRACTOR TO VERIFY COLOR OF FINISH MATERIALS PRIOR TO COMMENCING WORK.
6. REFER TO ROOF PLAN FOR ROOF OVERHANG DIMENSIONS.
7. PROVIDE ALUMINUM GUTTERS.
8. BUILDINGS SHALL HAVE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. LETTERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN ½ INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [CRC R391.1]

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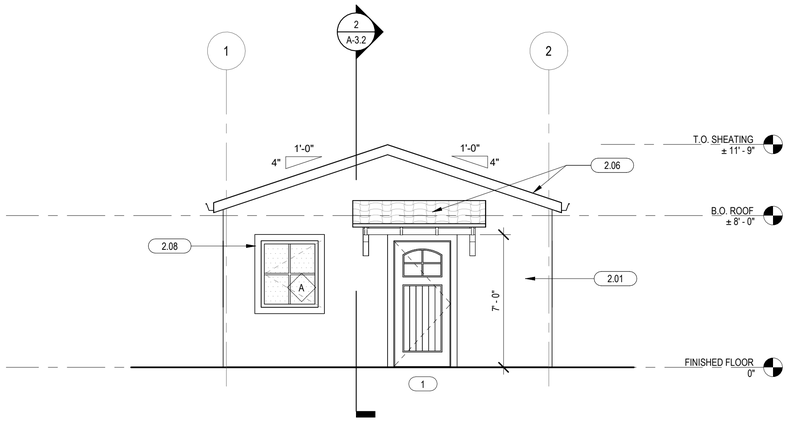
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO - EXTERIOR ELEVATIONS (CRAFTSMAN)

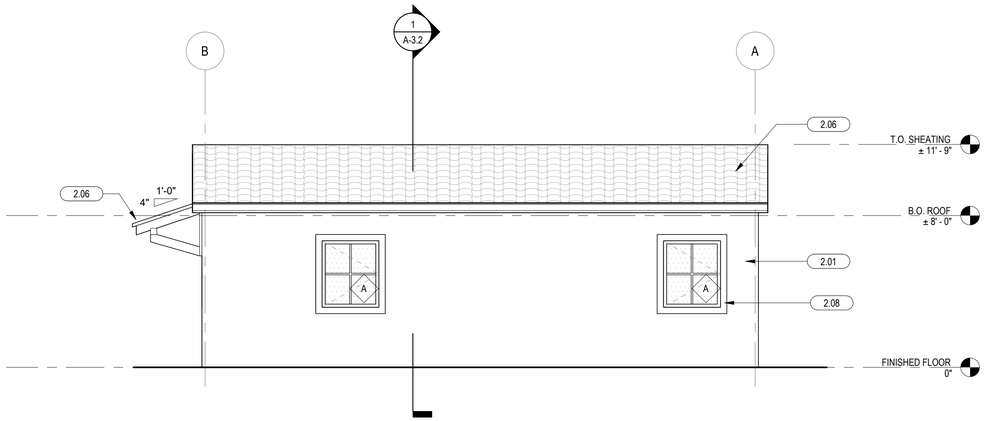
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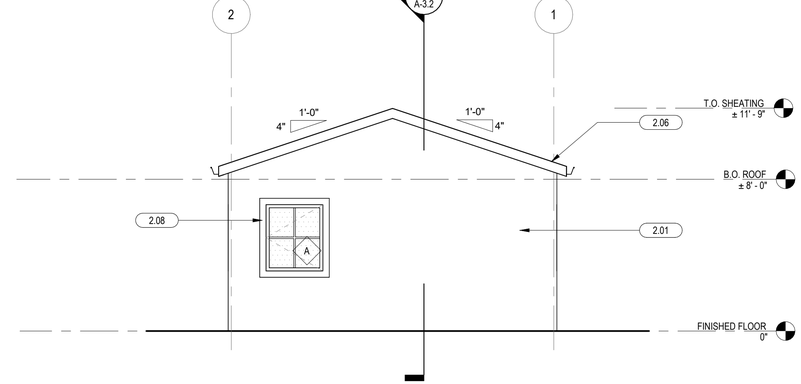
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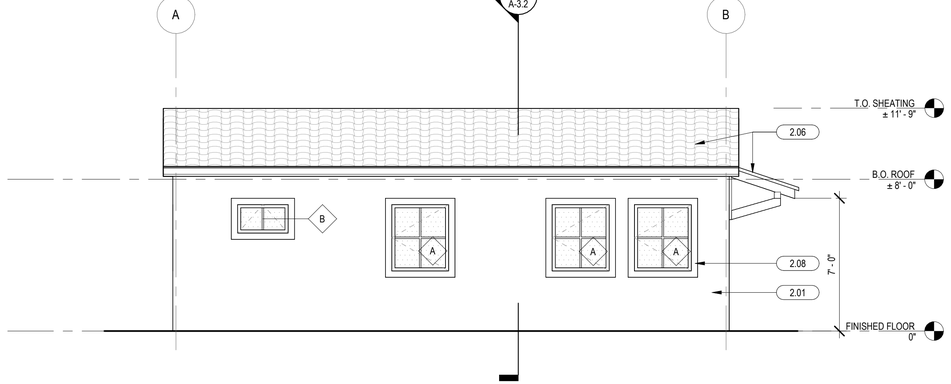
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SCALE: 1/4" = 1'-0"



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



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

KEYNOTES

2.01	STUCCO. PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]
2.06	TILE ROOF
2.08	TRIM

ELEVATION GENERAL SHEET NOTES

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4. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
5. CONTRACTOR TO VERIFY COLOR OF FINISH MATERIALS PRIOR TO COMMENCING WORK.
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7. PROVIDE ALUMINUM GUTTERS.
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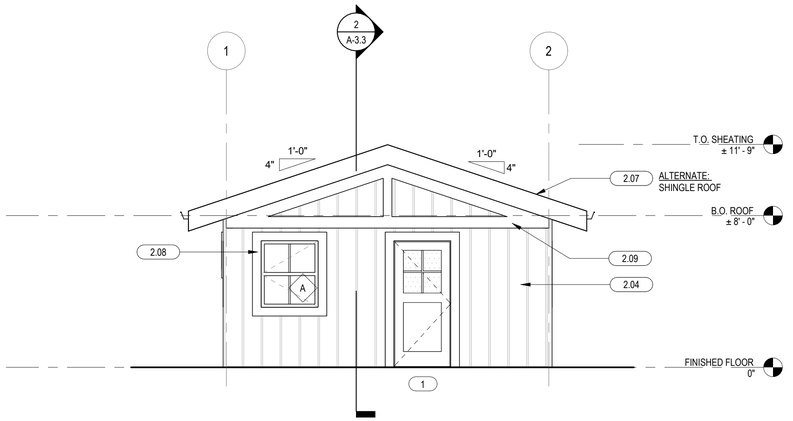
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO - EXTERIOR ELEVATIONS (MONTEREY)

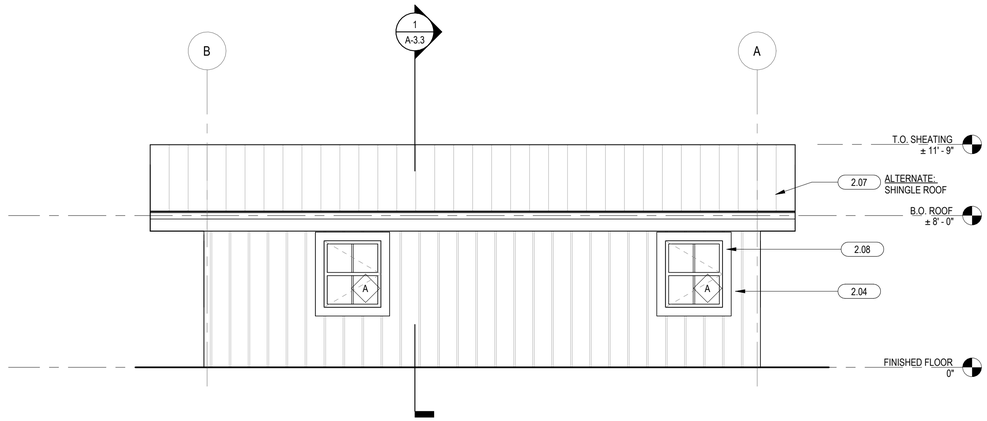
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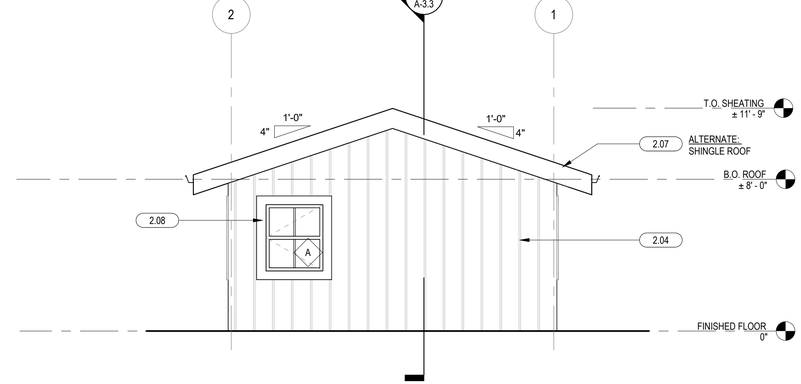
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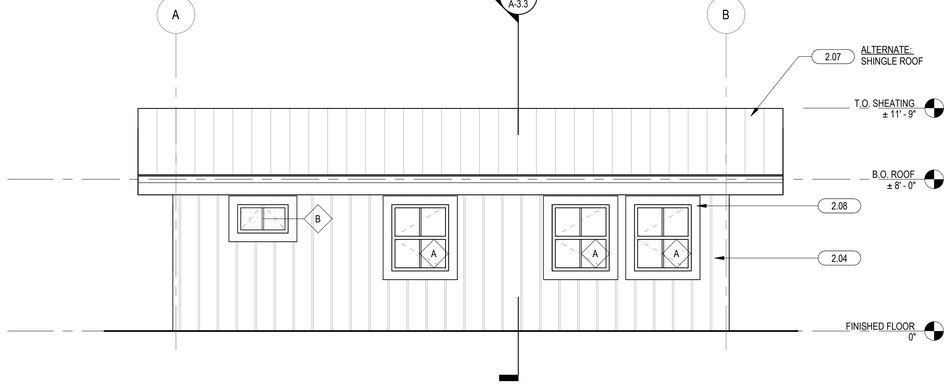
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2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.04	BOARD AND BATTEN FIBER CEMENT SIDING
2.07	STANDING SEAM METAL ROOF
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

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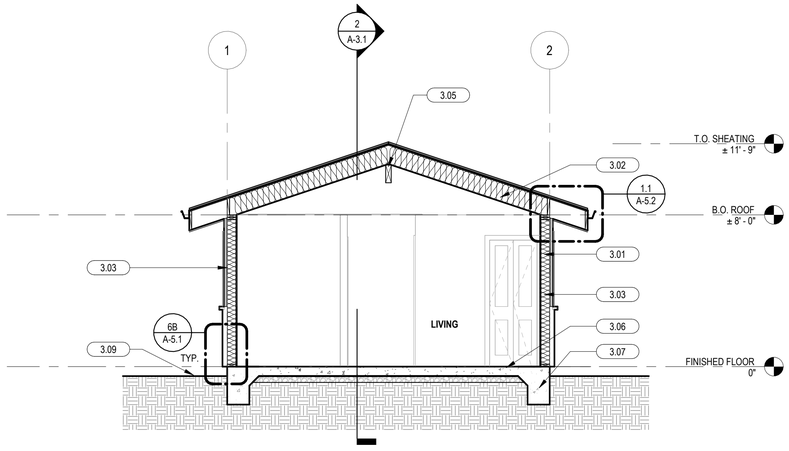
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)

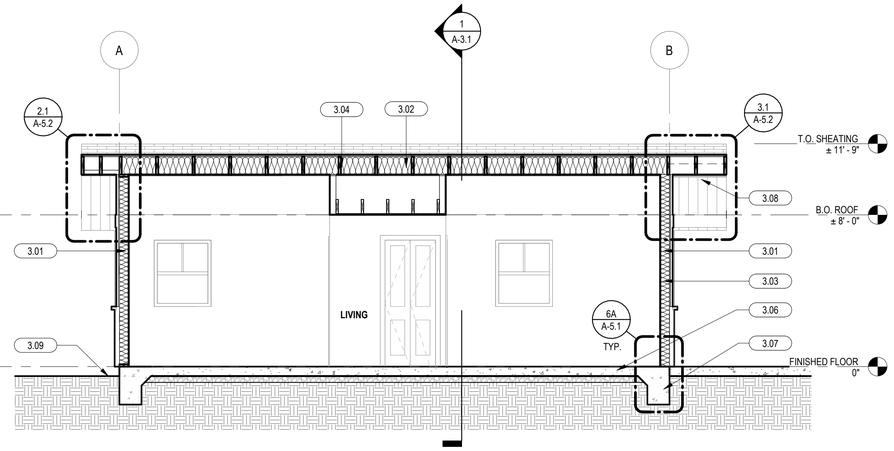
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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"

KEYNOTES

3.01 WALL INSULATION, REFER TO TITLE 24 REPORT
3.02 ROOF INSULATION, REFER TO TITLE 24 REPORT. REFER TO DETAILS A, B, AND C ON SHEET A5.2
3.03 WOOD STUD WALL, REFER TO STRUCTURAL DRAWINGS.
3.04 RAFTERS, REFER TO STRUCTURAL DRAWINGS.
3.05 RIDGE BEAM, REFER TO STRUCTURAL DRAWINGS.
3.06 CONCRETE SLAB ON GRADE, REFER TO STRUCTURAL DRAWINGS
3.07 STRUCTURAL CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS.
3.08 WOOD FRAMING, SEE STRUCTURAL.
3.09 FINISHED GRADE, TYP. FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE. [CRC R404.1.6]

SECTION GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A-1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFERENCE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
4. FIREBLOCKING TO BE LOCATED PER CRC SECTION R302.11:

   A. SECTION R302.11 -1.
   1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      1.1 VERTICALLY AT CEILING AND FLOOR LEVELS
      1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
   2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
   4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
   5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

   B. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF THE FOLLOWING MATERIALS:
   1. TWO-INCH NOMINAL LUMBER
   2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
   3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
   4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
   5. ONE-HALF-INCH GYPSUM BOARD
   6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
   7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
   8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
   9. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
5. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
6. REFERENCE DOOR AND WINDOW SCHEDULES FOR HEIGHT AND SILL INFORMATION.
7. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
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0 2' - 0" 4' - 0" 8' - 0"
SCALE: 1/4" = 1' - 0"

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

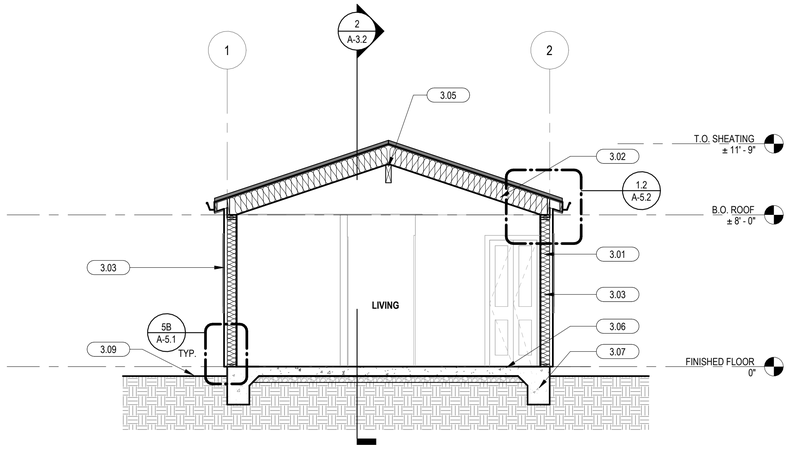
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO - BUILDING SECTIONS (CRAFTSMAN)

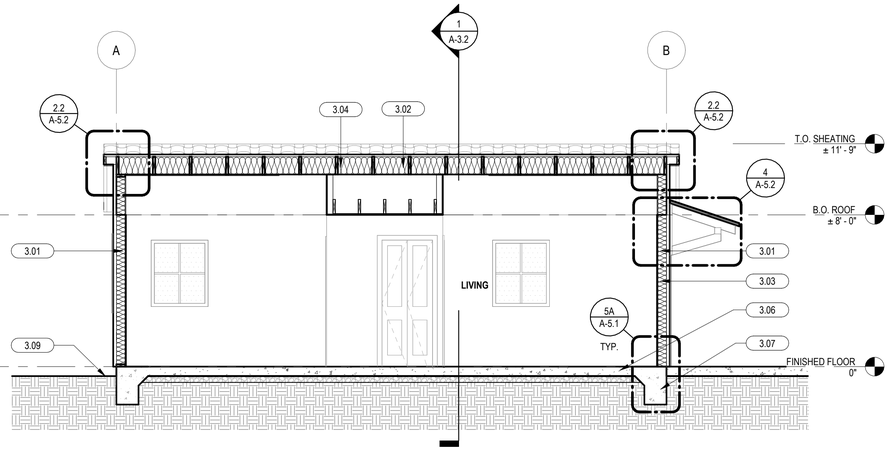
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Sheet # A-3.1

FINAL DESIGN - 02/27/2026

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



2 SECTION B
SCALE: 1/4" = 1'-0"

KEYNOTES

3.01 WALL INSULATION, REFER TO TITLE 24 REPORT
3.02 ROOF INSULATION, REFER TO TITLE 24 REPORT. REFER TO DETAILS A, B, AND C ON SHEET A5.2
3.03 WOOD STUD WALL, REFER TO STRUCTURAL DRAWINGS.
3.04 RAFTERS, REFER TO STRUCTURAL DRAWINGS.
3.05 RIDGE BEAM, REFER TO STRUCTURAL DRAWINGS.
3.06 CONCRETE SLAB ON GRADE, REFER TO STRUCTURAL DRAWINGS
3.07 STRUCTURAL CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS.
3.09 FINISHED GRADE, TYP. FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE. [CRC R404.1.6]

SECTION GENERAL SHEET NOTES

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

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

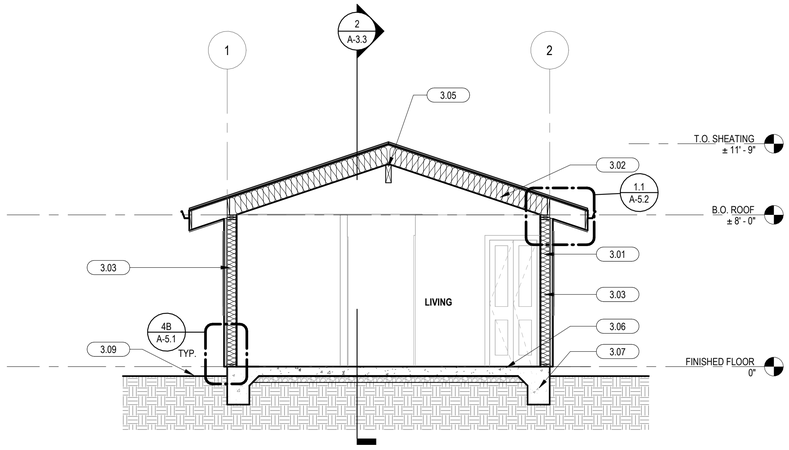
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO - BUILDING SECTIONS (MONTEREY)

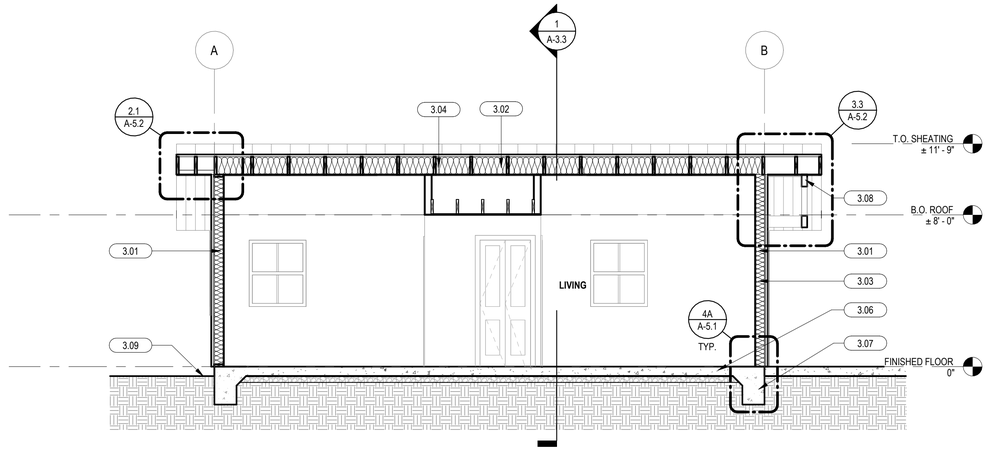
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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"

KEYNOTES

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3.08	WOOD FRAMING, SEE STRUCTURAL.
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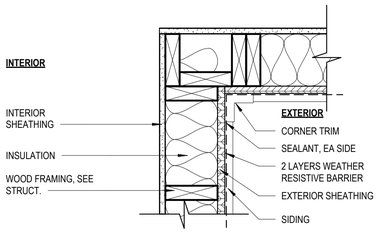
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

STUDIO - BUILDING SECTIONS (MODERN FARMHOUSE)

Project Number: 208026
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Scale: AS NOTED
Sheet # A-3.3

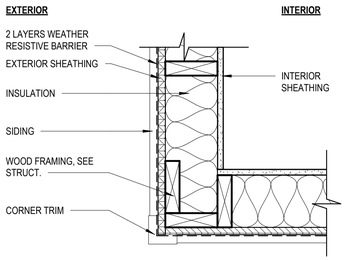
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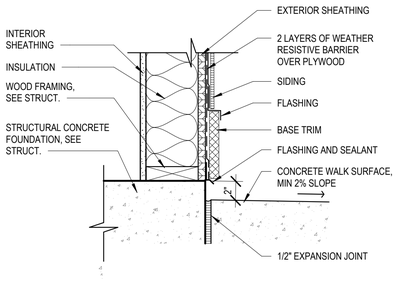
SIDING AT INSIDE CORNER

1A PLAN DETAIL - SIDING (INSIDE CORNER)
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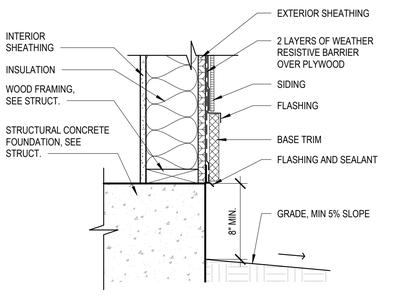


SIDING AT OUTSIDE CORNER

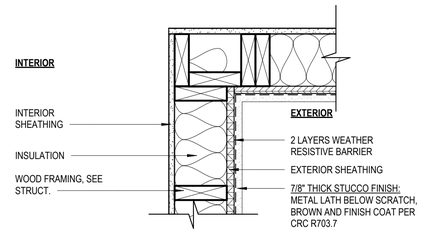
1B PLAN DETAIL - SIDING (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



4A BASE DETAILS - SIDING AT PAVED WALK
SCALE: 1 1/2" = 1'-0"



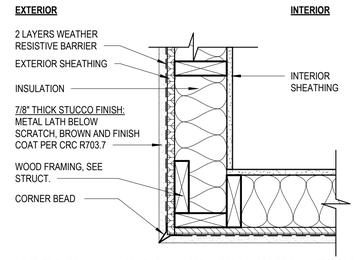
4B BASE DETAILS - SIDING AT GRADE
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

STUCCO AT INTSIDE CORNER

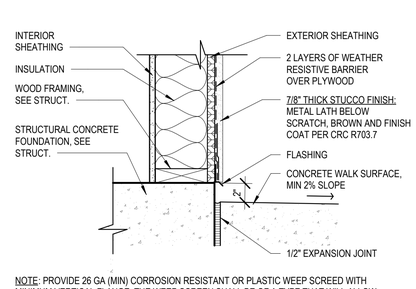
2A PLAN DETAIL - STUCCO (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

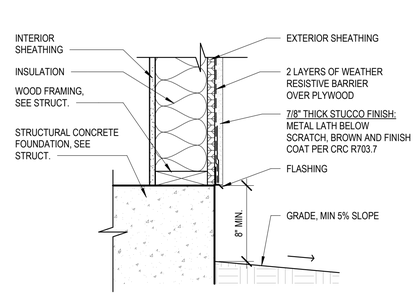
STUCCO AT OUTSIDE CORNER

2B PLAN DETAIL - STUCCO (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

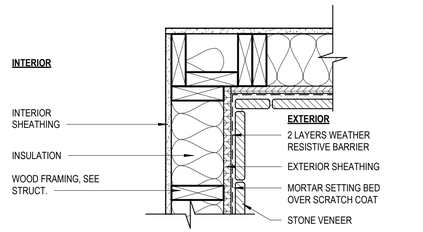


NOTE: PROVIDE 26 GA (MIN) CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH MINIMUM VERTICAL FLANGE. THE WEEP SCREEN SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING [CRC R703.7.2.1]

5A BASE DETAILS - STUCCO AT PAVED WALK
SCALE: 1 1/2" = 1'-0"

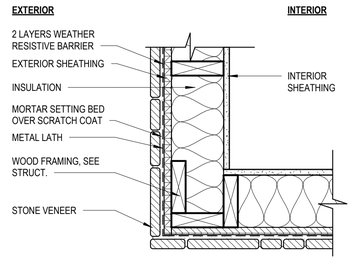


5B BASE DETAILS - STUCCO AT GRADE
SCALE: 1 1/2" = 1'-0"



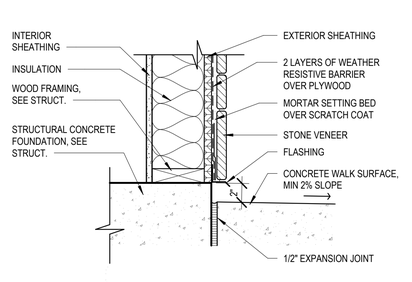
STONE VENEER AT INSIDE CORNER

3A PLAN DETAIL - STONE VENEER (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

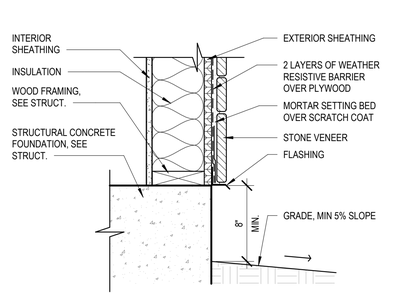


STONE VENEER AT OUTSIDE CORNER

3B PLAN DETAIL - STONE VENEER (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



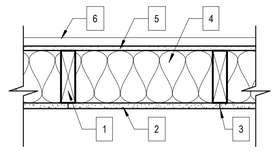
6A BASE DETAILS - STONE VENEER AT PAVED WALK
SCALE: 1 1/2" = 1'-0"



6B BASE DETAILS - STONE VENEER AT GRADE
SCALE: 1 1/2" = 1'-0"

THROUGH PENTRATION @ WALL

DESIGN NO. U356
BEARING WALL RATING - 1 HR RATING



1 **WOOD STUDS**
NOMINAL 2X6 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2 **GYPSUM BOARD**
ANY 5/8 IN. THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512 OR U305. NOM 5/8 IN. THICK, 4 FT WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7 IN. OC WITH 6D CEMENT-COATED NAILS, 1-7/8 IN. LONG WITH 1/4 IN. DIAM HEAD.

3 **JOINTS AND FASTENER HEADS**
GYPSUM BOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. FASTENER HEADS COVERED WITH JOINT COMPOUND.

4 **BATTS AND BLANKETS**
MINERAL FIBER OR GLASS FIBER INSULATION, 3-1/2 IN. THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR KRAFT PAPER AND TO HAVE A MIN DENSITY OF 0.9 PCF (MIN R-13 THERMAL INSULATION RATING)

5 **WOOD STRUCTURAL PANEL SHEATHING**
MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2 BY 4 IN. WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6 IN. OC AT PERIMETER OF PANELS AND 12 IN. OC ALONG INTERIOR STUDS.

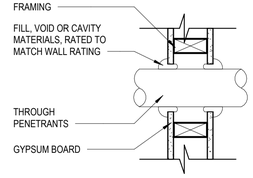
6 **EXTERIOR FACINGS**
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

D. CEMENTITIOUS STUCCO — PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8 TO 3/4 IN., DEPENDING ON SYSTEM.

H. FIBER-CEMENT SIDING — FIBER-CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

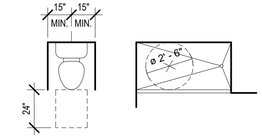
I. WALL AND PARTITION FACINGS AND ACCESSORIES* — STONE VENEER IS MORTAR BONDED TO A LATH, SCRATCH COAT AND WATER RESISTANT BARRIER APPLIED TO SHEATHING, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, AND MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES.

NON-BEARING WALL PARTITION INTERSECTION — (OPTIONAL) TWO NOMINAL 2 BY 4 IN. STUD OR NOMINAL 2 BY 6 IN. STUD NAILED TOGETHER WITH TWO 3IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY AND FASTENED TO ONE SIDE OF THE MINIMUM 2 BY 4 IN. STUD WITH 3 IN. LONG 10D NAILS SPACED A MAX 16 IN. OC. VERTICALLY. INTERSECTION BETWEEN PARTITION WOOD STUDS TO BE FLUSH WITH THE 2 BY 4 IN. STUDS. THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED BY WITH A SECOND 2 BY 4 IN. WOOD STUD FASTENED WITH 3 IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY. MAXIMUM ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MINIMUM EQUAL TO THE DEPTH OF THE BEARING WALL.



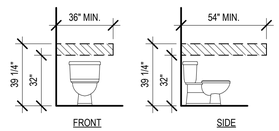
THROUGH PENTRATION @ WALL

7 FIRE RESISTIVE 1- HOUR WOOD FRAMED WALLS
SCALE: 1 1/2" = 1'-0"

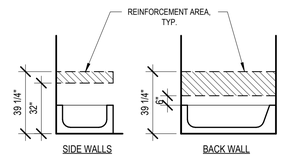


NOTES:
1. WATER CLOSETS SHALL HAVE 15 INCHES TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24-INCH CLEAR SPACE IN FRONT. [402.5 CPC]
2. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1,024 SQUARE INCHES AND ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. [408.6 CPC]

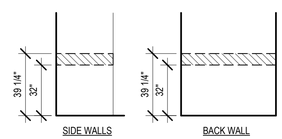
8 BATHROOM CLEARANCE DIAGRAMS
SCALE: 1/4" = 1'-0"



TOILET



BATHTUB



SHOWER

NOTES:
1. PROVIDE REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION AS REQUIRED BY CRC R327.1.1
2. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. [R327.1.1.1 CRC]

9 REINFORCEMENT DETAILS
SCALE: 1/4" = 1'-0"

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

Michael Baker
INTERNATIONAL
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SUITE 200
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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA
SEAL

NO.	DATE	DESCRIPTION

REVISIONS

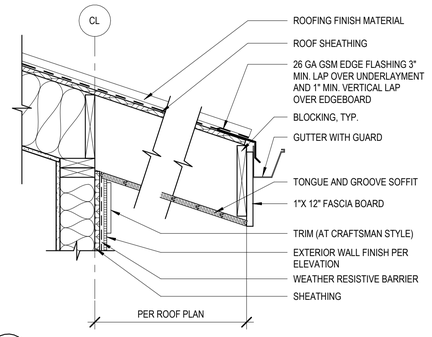
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

DETAILS

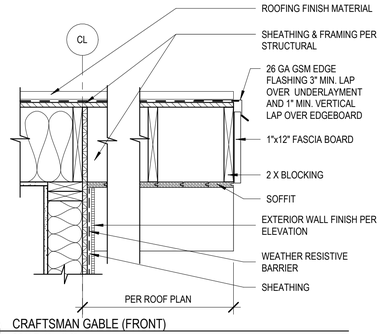
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Date: 02/27/2026
Scale: AS NOTED
Sheet # A-5.1

FINAL DESIGN - 02/27/2026

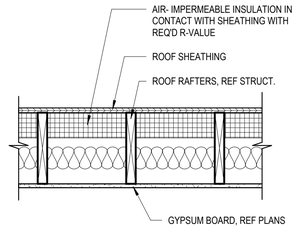
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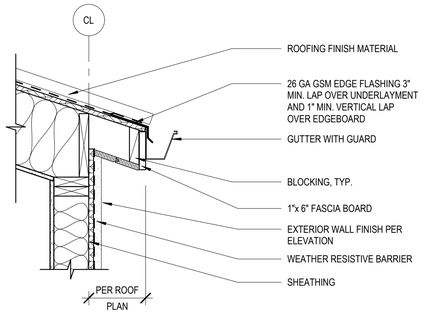
1.1 CRAFTSMAN/ MODERN FARMHOUSE EAVE
SCALE: 1" = 1'-0"



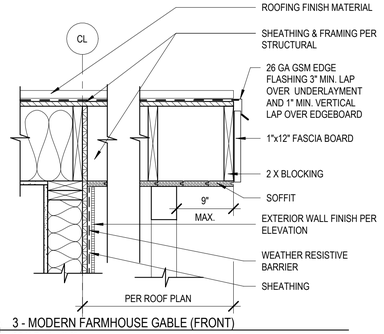
3.1 CRAFTSMAN GABLE (FRONT)
SCALE: 1" = 1'-0"



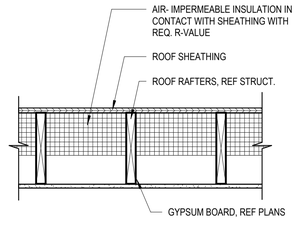
A INSULATION @ UNVENTED ROOF ASSEMBLY - BOTH TYPES
SCALE: 1" = 1'-0"



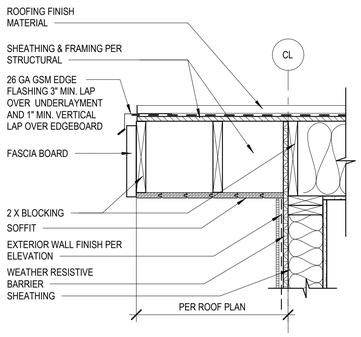
1.2 MONTEREY EAVE
SCALE: 1" = 1'-0"



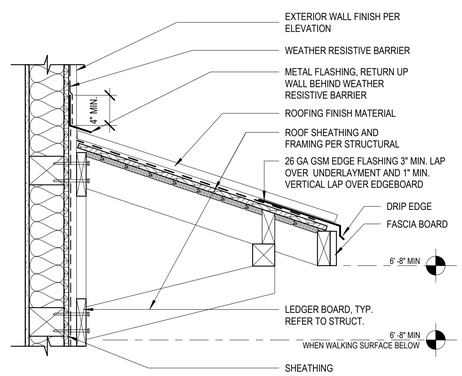
3.3 3 - MODERN FARMHOUSE GABLE (FRONT)
SCALE: 1" = 1'-0"



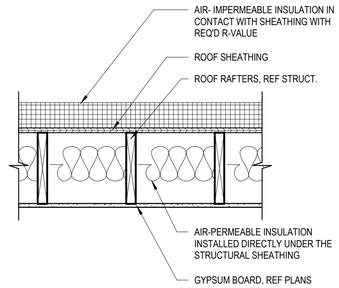
B INSULATION AT UNVENTED ROOF ASSEMBLY - IMPERMEABLE INSULATION ONLY
SCALE: 1" = 1'-0"



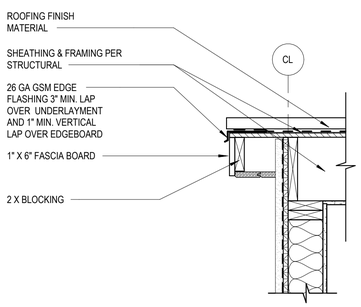
2.1 CRAFTSMAN/ MODERN FARMHOUSE GABLE
SCALE: 1" = 1'-0"



4 4 - MONTEREY AWNING
SCALE: 1" = 1'-0"



C INSULATION @ UNVENTED ROOF ASSEMBLY - OVER/ UNDER
SCALE: 1" = 1'-0"



2.2 MONTEREY GABLE
SCALE: 1" = 1'-0"

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Consultant

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0 6" 1' - 0" 2' - 0"
SCALE: 1" = 1' - 0"

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ROOF DETAILS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-5.2

FINAL DESIGN - 02/27/2026

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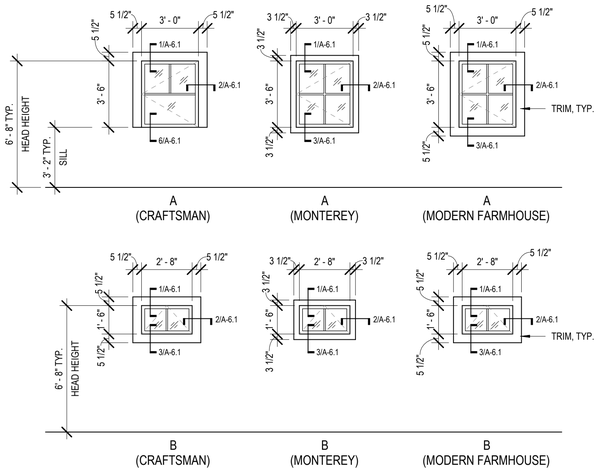
DOOR SCHEDULE

DOOR NUMBER	TYPE	SIZE HEIGHT	SIZE WIDTH	THICK.	DOOR MATERIAL	FRAME MATERIAL	U-FACTOR	SHGC	COMMENTS
1	A	6' - 8"	3' - 0"	1 3/4"	VINYL/GLASS	VINYL	0.300	0.23	EXTERIOR, REF GENERAL DOOR NOTE #7
2	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
3	C	6' - 8"	2' - 6"	1 3/4"	HOLLOW WD	WD			LOUVERED*
4	C	6' - 8"	2' - 8"	1 3/4"	HOLLOW WD	WD			LOUVERED*
5	D	6' - 8"	5' - 0"	1 3/4"	HOLLOW WD	WD			

* LOUVER SHALL PROVIDE MINIMUM 100 SQUARE INCHES FOR MAKEUP AIR (CMC 504.4.1)

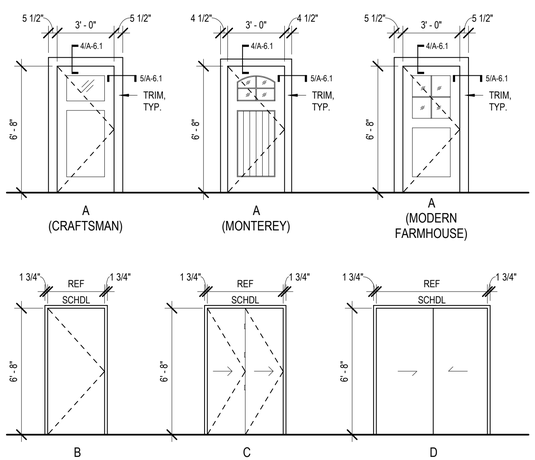
WINDOW SCHEDULE

TYPE	HEIGHT	WIDTH	HEAD HEIGHT	FRAME MATERIAL	OPERATION	U-FACTOR	SHGC	COMMENTS
A	3' - 6"	3' - 0"	6' - 8"	VINYL	CASEMENT	0.300	0.23	
B	1' - 6"	2' - 8"	6' - 8"	VINYL	AWNING	0.300	0.23	

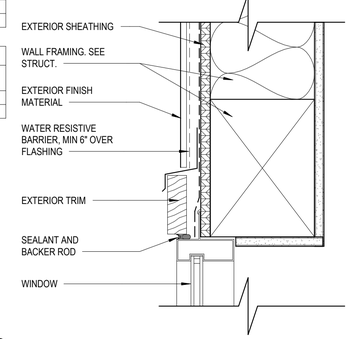


NOTE: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FINISH FLOOR. [CRC R310.2]

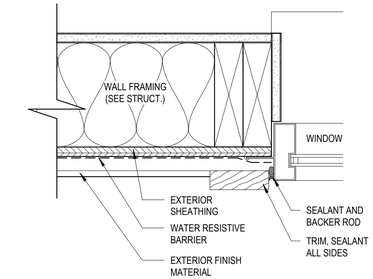
WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"



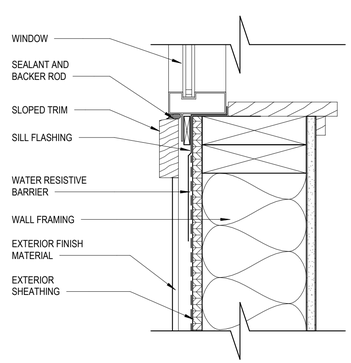
DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"



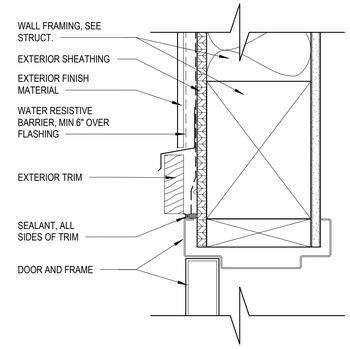
1 WINDOW HEAD
SCALE: 3" = 1'-0"



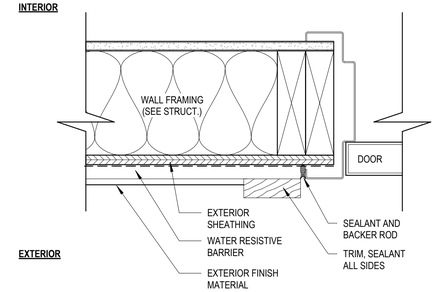
2 WINDOW JAMB
SCALE: 3" = 1'-0"



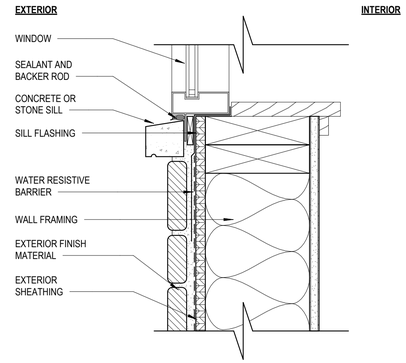
3 WINDOW SILL
SCALE: 3" = 1'-0"



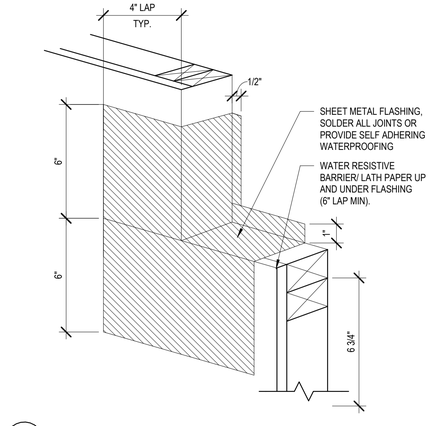
4 DOOR HEAD
SCALE: 3" = 1'-0"



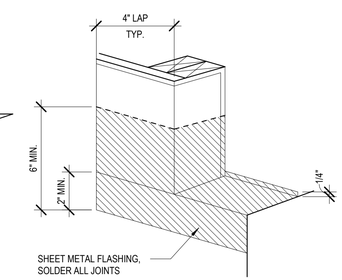
5 DOOR JAMB
SCALE: 3" = 1'-0"



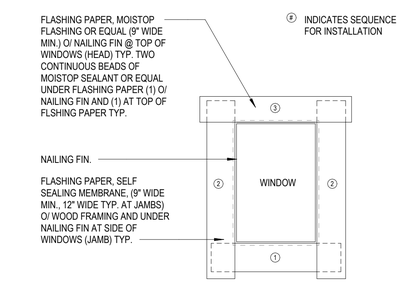
6 WINDOW SILL - CRAFTSMAN
SCALE: 3" = 1'-0"



7 WINDOW SILL FLASHING
SCALE: 3" = 1'-0"



8 DOOR THRESHOLD FLASHING
SCALE: 3" = 1'-0"



NOTES:

- 9" MOIST STOP FLASHING PAPER TYP. OF FLASHING PAPER
- THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING. (9" WIDE FLASHING MIN.)
- APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
- AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C.
- FASTENERS SHALL BE WITHIN 10" FROM CORNERS.
- NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW
- REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS
- PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

9 WINDOW FLASHING
SCALE: 3" = 1'-0"

GENERAL WINDOW NOTES

1. REFER TO GENERAL NOTES SHEET A-1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
3. REFER TO ELEVATIONS FOR DIRECTION OF OPERATION OF WINDOWS.
4. PROVIDE ALL OPERABLE WINDOWS WITH SCREENS.
5. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
6. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
7. WINDOWS MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA.
8. ALL GLAZING SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
9. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
10. GLAZING IN WALLS ADJACENT TO BATHTUB AND OR SHOWER, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE SAFETY GLAZING. [CRC SECTION R308.4.5]
11. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF, MIN. THE NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. (5 S.F. MIN. AT GROUND FLOOR). MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". [CRC SECTION R310.2]
12. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT HAVING A MINIMUM WIDTH OF 36 " THAT OPENS TO A PUBLIC WALL [CRC SECTION 310.1]
13. ALL GLAZING SHALL MEET TITLE 24 ENERGY REQUIREMENTS.
14. FIRE RATED EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIRMENTS PER CBC 708A.2.1:
    - A. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING
    - B. BE CONSTRUCTED OF GLASS BLOCK UNITS
    - C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
    - D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
15. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

GENERAL DOOR NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR LOCATION OF DOORS AND DIRECTION OF DOOR SWING.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. ALL GLAZING, INCLUDING GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS, SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
5. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
6. EXTERIOR FIRE RATED DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CBC 2022 708A.3:
    - A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCUMBUSTIBLE MATERIAL
    - B. THE EXTERIOR SURFACE CLADDING SHALL BE OF IGNITION-RESISTANT MATERIALS
    - C. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
        - a. THICK
        - b. PANELS SHALL NOT BE LESS THAN 1 ⅛ " THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 " THICK.
    - D. THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES WHEN TEST ACCORDING TO NFPA 252.
    - E. THE EXTERIOR SURFACE CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ASTM E2707
    - F. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
7. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION [CRC SECTION R308.4]. PROVIDE SAFETY GLAZING.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

0 3" 6" 1' - 0"
SCALE: 3" = 1' - 0"

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA
SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

WINDOW AND DOOR SCHEDULES & DETAILS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-6.1

FINAL DESIGN - 02/27/2026

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MECHANICAL/PLUMBING NOTES

1. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5
4. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)
5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)
8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)
9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 5. (CPC TABLE 703.2)
10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).
12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).
14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.
18. ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]

ELECTRICAL NOTES

1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). MINIMUM OF 2–20-AMP CIRCUITS ARE REQUIRED TO SERVE THE KITCHEN COUNTERTOP OUTLETS. THESE CIRCUITS MAY ALSO SERVE THE PANTRY, BREAKFAST ROOM, DINING ROOM OR OTHER SIMILAR AREAS (210.52(B)(1) CEC)
3. BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).
5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH AND THE FIXTURE NEEDS TO BE HIGH EFFICACY.
7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY AND CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
8. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)
9. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
12. A MINIMUM OF ONE HIGH EFFICIENCY LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT AND VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21)
13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)
14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)
15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A $\frac{120}{240}$ -VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)
16. PER CEC 2022 150.0(N).1.A.:
    IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
    - BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
    - A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
    - A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRICAL SERVICE CHECKLIST

electrical service information:

X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN (LOAD CALCS FOR THE EXISTING DWELLING IS REQUIRED)
☐	NEW SERVICE (NEW ADDRESS REQUIRED)

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

CONTACT SERVICE PROVIDER. REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU. EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF EASTVALE.

GAS SERVICE CHECKLIST

gas service information:

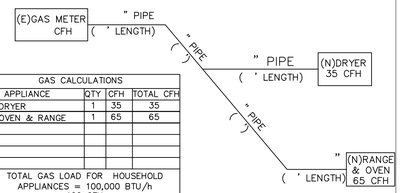
X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN
☐	NEW SERVICE
☐	ALL ELECTRICAL
☐	PROPANE "FIRE CLEARANCE REQUIRED"

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

EXAMPLE GAS PIPE DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.



GAS CALCULATIONS			
APPLIANCE	QTY	CFH	TOTAL CFH
(NEW) DRYER	1	35	35
(NEW) OVEN & RANGE	1	65	65

TOTAL GAS LOAD FOR HOUSEHOLD APPLIANCES = 100,000 BTU/h
100 CFH

PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE

SIZE	½"	¾"	1"	1¼"	1½"	2"
CFH	44	92	173	355	532	1,020

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF EASTVALE BUILDING INSPECTOR

DRAINAGE AND VENT PIPE DIAGRAM

TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1¼	1½	2	3	4	5	6	8	10	12
Maximum Units Drainage Piping[1]										
Vertical	1	2[2]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1	8[3]	35[4]	216[5]	428[5]	720[5]	2640[5]	4680[5]	8200[5]
Maximum Length Drainage Piping										
Vertical, (feet)	45	65	85	212	300	390	510	750	—	—
Horizontal (unlimited)										
Vent **Piping** Horizontal and Vertical[6]										
Maximum Units	1	8[3]	24	84	256	600	1380	3600	—	—
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

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SEAL

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project
City of Wildomar Accessory Dwelling Units

revisions
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description
Mechanical/ Electrical/ Plumbing General Notes

date 27 February 2026
project no. 2025_Wildomar
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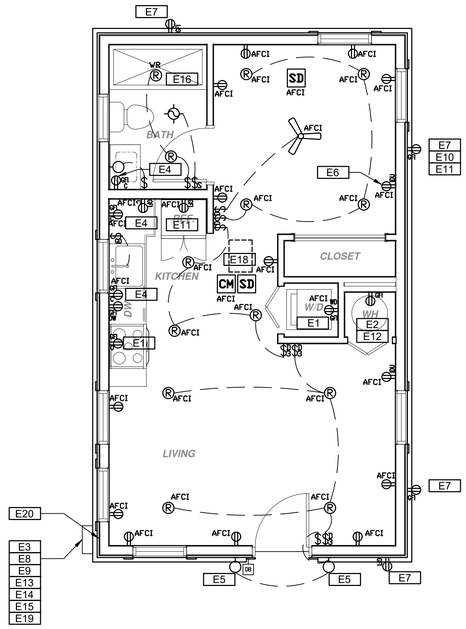
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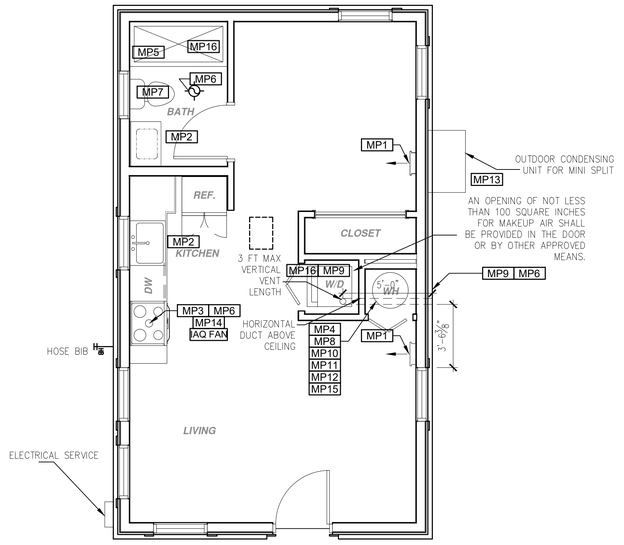
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ELECTRICAL PLAN

1/4"=1'-0"



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- MP1 INDOOR UNIT MINI SPLIT SYSTEM.
- MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI., AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)
- MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)
- MP4 NEW NEEA RATED 40 GAL. HEAT PUMP WATER HEATER, RHEEM PROPH40-T2-RH375-SO (40 GA, JA13), TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXHAUST DIRECTLY TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER TO BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR, CLEARANCES EQUAL TO ONE OPENING WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE AND ONE OPENING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. EACH OPENING SHALL HAVE A MINIMUM FREE AREA OF 1 IN2 PER 1,000 BTU, BUT NOT LESS THAN 100 IN2, FOR ENCLOSURES OPENING INDOORS. (606.3 (1) CPC), AND ALL OTHER SPECIFICATIONS PER MANUFACTURER REQUIREMENTS.
- MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  - ½" PIPE (½" INSULATION);
  - ¾" PIPE (1" INSULATION);
  - 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL TO BE PIPED TO INDOOR HVAC UNIT
- MP14 A MINIMUM RATING HOOD OVER ELECTRICAL RANGE. INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED PER CEC TABLE 150.0-G: 160 cfm OR 65% CE AT <750 s.f, 130 cfm OR 55% CE AT 750-1000 s.f., 110 cfm OR 50% CE AT 1000-1500 s.f., OR 110 cfm OR 50% CE AT >1500 s.f. PROVIDE PLACARD AT THE IAQ SWITCH WHICH STATES "THIS FAN TO REMAIN ON DURING ALL HOURS THE HOUSE IS OCCUPIED"
- MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
- MP16 MAKEUP AIR SHALL BE PROVIDED FOR TYPE I CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

ELECTRICAL KEYNOTES

- E1 DEDICATED DUAL GFCI AND AFCI 30 AMP/ 240V POWER FOR ELECTRIC DRYER AND 50 AMP MINIMUM FOR DEDICATED COOKTOP BRANCH CIRCUIT CONDUCTOR. EACH APPLIANCE COVER PLATE IS TO BE LABELED AS ELECTRIC READY. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET MEP.0, ELECTRIC READY 150.0(u) FOR REQUIREMENTS
- E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. SEE ELECTRICAL NOTE #16 ON MEP.0 FOR MORE INFORMATION
- E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
- E6 OUTLET DEDICATED FOR INDOOR MINISPLIT UNIT
- E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED AND SHALL HAVE EXTRA DUTY COVERS
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL-ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE 125-VOLT, SINGLE PHASE, 15 OR 20 AMP RATED GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11
- E12 PER CEC 2022 150.0(N) 1.A - THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET MEP.0
- E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET MEP.0, ELECTRIC READY 150.0(s) FOR REQUIREMENTS
- E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY
- E17 LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH OR WALL MOUNTED CONTROL DEVICE AT EACH ATTIC ACCESS (210.70 (C) CEC)
- E18 ATTIC ACCESS PANEL MIN SIZE TO BE 22"X30" AND TO HAVE ONE LIGHTING OUTLET WITH A SWITCH OR CONTROLLED BY A WALL SWITCH OR LISTED WALL MOUNTED CONTROL DEVICE
- E19 THE ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR THE FUTURE SOLAR ELECTRIC INSTALLATION. (CEnC 110.10 (b)& 4(e))
- E20 LOCATION RESERVED FOR ROUTING OF CONDUIT FOR SOLAR ZONE

MECHANICAL LEGEND

MECHANICAL

EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR; SECTION 1203.3. CFM AND NOISE RATING MAXIMUM .3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IAQ FAN SWITCH, A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR.

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT .

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:

- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE
WALL MOUNTED, 110 V DUPLEX U.O.N.
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 MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER 30AMP/ 240AMP
AFCI = ARC-FAULT CIRCUIT INTERRUPTER 120-VOLT SINGLE PHASE, 15- AND 20 20-AMP BRANCH CIRCUIT PER CEC 210.12 (A)
PHONE / DATA / MEDIA
CEILING, WATERPROOF OUTLET
FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.
SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)
SUB PANEL

SWITCHING

$ SWITCH, MOUNT AT 43" AFF
$3 THREE-WAY SWITCH
$4 FOUR-WAY SWITCH
$D DIMMER SWITCH
$C MOUNT 6" ABV COUNTER
$O OCCUPANCY/VACANCY SENSOR
$AFCI ARC-FAULT CIRCUIT INTERRUPTEPER CEC 210.12 (A)

MISC.

CEILING FAN/LIGHT COMBO
CIRCUIT WIRING
DOOR BELL BUTTON

LIGHTING

R DR CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
R WR CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
R AFCI ARC-FAULT CIRCUIT INTERRUPTER CEC 210.12 (A)
WALL MOUNTED LIGHT
J JUNCTION BOX FLUSH CEILING MOUNTED
UC UNDER COUNTER LIGHTING
LV LOW VOLTAGE, LANDSCAPE LIGHT
FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

BATHROOM EXHAUST FAN REQUIREMENTS:PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS:ES 150.0(K)/160.5(a)
*IN THE KITCHEN, ALL OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY
*BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
*ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.
*OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (W/ OVERIDE).

project

City of Wildomar Accessory Dwelling Units

revisions

description

Mechanical/ Electrical/ Plumbing Plans

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

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2. CONCRETE FOUNDATION CONSTRUCTION

200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.

201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.

202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S2.1, CENTERED IN SLAB.

203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER

204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.

205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{16}$", LENGTH<=1$\frac{3}{4}$") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1$\frac{3}{4}$" FROM THE EDGE OF CONCRETE.

206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE $\frac{5}{8}$" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.

207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.

208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.

209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S2.1 FROM EXTERIOR CORNER OF SLAB.

210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF WILDOMAR OF ANY DISCREPANCY, TYPICAL.

211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.

212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.

213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:

MISPLACED HOLDOWN	RETROFIT BOLT	MIN EDGE DISTANCE	REPLACEMENT HD
HDU2	5/8" ALL-THREAD, EMBED 6"	2"	HDU2
HDU4	5/8" ALL-THREAD, EMBED 6"	4.5"	HDU4
HDU5	5/8" ALL-THREAD, EMBED 9"	6"	HDU5
HDU8	7/8" ALL-THREAD, EMBED 9"	6"	HDU8
HDU11	1" ALL-THREAD, EMBED 12"	7"	HDU11

214. RETROFIT $\frac{5}{8}$" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.

LOCATION	TYPE	REPLACEMENT
SLAB EDGE, 1 3/4" DIST.	SHEARWALL	$\frac{5}{8}$" ALL-THREAD, EPOXY, EMBED 3" OR $\frac{5}{8}$" TITEN HD, EMBED 5$\frac{1}{2}$" MIN.
INTERIOR > 6," EDGE DIST.	SHEARWALL OR NON-SHEAR	$\frac{5}{8}$" TITEN HD, EMBED 5$\frac{1}{2}$" MIN.
ANY OTHER	NON-SHEAR	0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:
   A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF WILDOMAR APPROVAL.
   B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.
   C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF WILDOMAR RECOMMENDATIONS .

216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE $\frac{19}{32}$" OR $\frac{5}{8}$" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:
INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. $\frac{5}{8}$" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{7}{8}$" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{7}{16}$" STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC PS1 OR PS2 IN ACCORDANCE WITH NDS SDPWS.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.

SILL PLATE ANCHORS:

306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.

307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.

308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.

ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

310. ENGINEERED BEAMS ARE AS FOLLOWS:
"PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
"LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
"LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
"IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:

2X4 FRAMING LUMBER NOT LISTED BELOW	STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS	STUD GRADE OR BETTER
2X4 STUDS OVER 10'	#2 OR BETTER
2X4 SILLS & PLATES	STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES	#2 OR BETTER
4X4 STUDS & POSTS	STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS	#1 OR BETTER
4X4, 4X6 BEAMS & HEADERS	#2 OR BETTER
4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS	#1 OR BETTER
6X4 BEAMS & HEADERS	#2 OR BETTER
6X6 & LARGER BEAM & HEADERS	#1 OR BETTER
2X10 AND LARGER RAFTERS AND JOISTS	#1 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.

STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S2.1 FOR NOTCHING AND BORING.

313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.

314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.

315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.

316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.

317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.

320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.

322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

BEAM OR JOIST	SIMPSON/USP HANGER
I-JOIST FLOOR JOISTS	IUS, IUT, OR ITT HANGERS
1.75 X LSL AND LVL	HU, HUS, OR WPU
2.69 X PSL AND LVL	HU OR HWU
3.5 X PSL AND LVL	HHUS OR HWU
5.25 X PSL AND LVL	HHUS OR HWU
7 X PSL AND LVL	HHUS OR HWU

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.

323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:
   A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
   B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)
   C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
   D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG

400. PLYWOOD AND OSB PANELS:
APA PLYWOOD & OSB--ESR-2586

401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403
ROSEBURG JOISTS & BEAMS--ESR-1210, 1251
GLU-LAM BEAMS-- ESR-1940
PACIFIC WOOD TECH - ESR 2909

402. WOOD CONNECTORS:
SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472

403. ADHESIVES & ANCHORS:
SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771
SIMPSON TITEN HD--ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D 2$\frac{1}{2}$" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D 2$\frac{1}{2}$" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D 2$\frac{1}{2}$" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

NAIL SIZES

SIZE OF NAIL	STANDARD LENGTH	WIRE GAUGE	SIZE (INCHES)	PENETRATION REQUIRED
BOX NAILS				
6D	2"	12	0.099	1"
8D	2 "	11	0.113	1"
10D	3"	10	0.128	1"
12D	3"	10	0.128	1 "
16D	3 "	10	0.135	1 "
16D SINKER	3"	9	0.148	1"
COMMON NAILS				
6D	2"	11	0.113	1"
8D	2$\frac{1}{2}$ "	10	0.131	1"
10D	3"	9	0.148	1$\frac{1}{4}$"
12D	3"	9	0.148	1$\frac{1}{4}$"
16D	3 "	8	0.162	1$\frac{1}{2}$"

C&C PRESSURES

ROOF: GABLE ROOF, PITCH α = 18.3°

$A_{EFFECTIVE}$ =	10 sf	28 sf	30 sf
(-) ZONE 1	-42.0 psf	-39.5 psf	-39.3 psf
(-) ZONE 2	-50.6 psf	-45.5 psf	-45.1 psf
(-) ZONE 3	-87.5 psf	-76.0 psf	-75.2 psf
(+) ALL ZONES	16.5 psf	16.0 psf	16.0 psf

WALLS

$A_{EFFECTIVE}$ =	10 sf	21 sf	48 sf
(-) ZONE 4	-1.28 psf	-34.7 psf	-32.9 psf
(-) ZONE 5	-1.58 psf	-41.6 psf	-38.0 psf
(+) ZONE 4&5	1.00 psf	31.9 psf	30.1 psf

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.	4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N.	2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N.	2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples
FLAT BLKNG TO TRUSS AND WEB, F.N.	16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c
CEILING JOISTS TO TOP PLATE, T.N.	4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
COLLAR TIE TO RAFTER, F.N.	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples
RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM	
TOENAIL	4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
ENDNAIL	2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN
STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)	16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN
BUILT-UP HEADER (2" TO 2"), FN EA. EDGE	16d Com @ 16" o.c OR 16d Box @ 12" o.c.
CONT. HEADER TO STUD, T.N.	4-8d Com, 4-10d Box, 5-8d box
TOP PLATE TO TOP PLATE	16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN
TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL	
24" MIN LAP SPLICE EA. SIDE	8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples
BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL	
UNBRACED WALL: 16" o.c. FN	16d Com
UNBRACED WALL: 12" o.c. FN	16d Box, 3" x 0.131" nails, 3" 14 gage staples
BRACED WALL: 16"o.c. FN	2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples
STUD TO TOP OR BOTTOM PLATE	
TOENAIL	4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples
ENDNAIL	3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.	2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
1" BRACE TO EACH STUD AND PLATE, F.N.	3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
1"x6" SHEATHING TO EACH BEARING, F.N.	3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box
1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.	4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box
JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.	4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER	8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN
1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.	2-1.75" Gage Staples, 2-8d Com, 3-10d Box
2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND	3-16d Box, 2-16d Com
2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING	3-16d Box, 2-16d Com
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	
32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES	20d Com
24" o.c. FN Top & BTTM	10d Box, 3"x0.131" nails, 3" 14 gage staples
ENDS & SPLICES, FN	2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
LEDGER SUPPORTING JOISTS/RAFTERS	4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
JOIST TO BAND OR RIM JOIST, END NAIL	3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.	2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples

WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND PARTICLEBOARD WALL SHEATHING TO FRAMING		EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
$\frac{3}{8}$"-$\frac{1}{2}$"	16d Com or deformed; or 2$\frac{3}{8}$"x.113" nail (subfloor and wall)	6	12
	8d Com or deformed (roof) or 2$\frac{3}{8}$" x.113" nail (roof)	6[e]	6[e]
	1$\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (subfloor and wall)	4	8
	2$\frac{3}{8}$" x.113"x.266" head nail (roof)	3[f]	3[f]
	1$\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (roof)	3[f]	3[f]
$\frac{19}{32}$"-$\frac{3}{4}$"	8d Com or deformed (subfloor and wall)	6	12
	8d Com or deformed (roof) or 2$\frac{3}{8}$" x.113" nail (roof)[d]	6[e]	6[e]
	2$\frac{3}{8}$" x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$" crown	4	8
$\frac{7}{8}$"-1$\frac{1}{4}$"	10d Com or (3"x0.148"); or deformed (2$\frac{1}{2}$ x.131"x.281 head)	6	12
OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)			
$\frac{1}{2}$"[b]	1$\frac{1}{2}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or 1$\frac{1}{4}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
$\frac{25}{32}$"[b]	1$\frac{3}{4}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or 1$\frac{1}{2}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
$\frac{3}{4}$" & LESS	8d COMMON (2$\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
$\frac{7}{8}$"-1"	8d COMMON (2$\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
1$\frac{1}{8}$"-1$\frac{1}{4}$"	10d COMMON (3"x0.148"); or deformed (2$\frac{1}{2}$"x0.131"); or deformed (2$\frac{1}{2}$"x0.120")	6	12
PANEL SIDING TO FRAMING			
$\frac{1}{2}$" & LESS	6d corrosion-resistant siding (1$\frac{7}{8}$"x.106"); or 6d corrosion-resistant (2"x.099")	6	12
$\frac{5}{8}$"	8d corrosion-resistant siding (2$\frac{3}{8}$"x0.128"); or 8d corrosion-resistant casing (2$\frac{1}{2}$"x0.113")	6	12
INTERIOR PANELING			
$\frac{1}{4}$"	4d casing (1$\frac{1}{2}$"x0.080"); or 4d finish (1$\frac{1}{2}$"x0.072")	6	12
$\frac{3}{8}$"	6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)	6	12

FOOTNOTES:

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. 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. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph
g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA RESIDENTIAL CODE.

701. SEISMIC DESIGN CRITERIA:

SOIL BEARING VALUE					1,500 psf
SITE CLASS					D (Default)
SEISMIC DESIGN CATEGORY					D
RISK CATEGORY					II
SEISMIC IMPORTANCE FACTOR					1
Ss: 1.850		Sds:	1.480	Cs:	0.207
S1: 0.670		Sd1:	0.759	R:	6.5

BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.

702. WIND DESIGN CRITERIA :

WIND SPEED	126 mph
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEF	0.18

703. DESIGN LOADING - WORST CASE LOADING:

ROOF DL	18 psf	I	ROOF LL	20 psf
PORCH DL	26 psf	I	PORCH LL	20 psf
TRELLIS DL	6 psf	I	TRELLIS LL	10 psf
SOLAR PANELS	3 psf			

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A HOLDOWN ATTACHED.)

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

9. SOILS REPORT

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

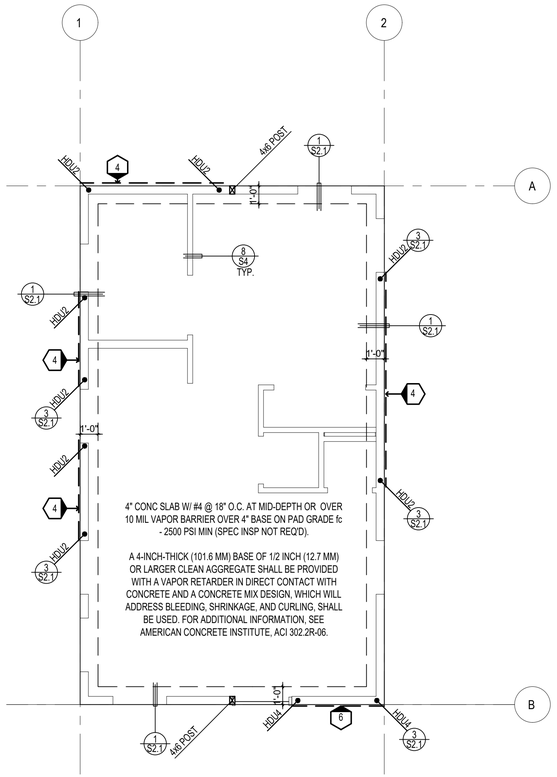
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project
City of Wildomar Accessory Dwelling Units

revisions

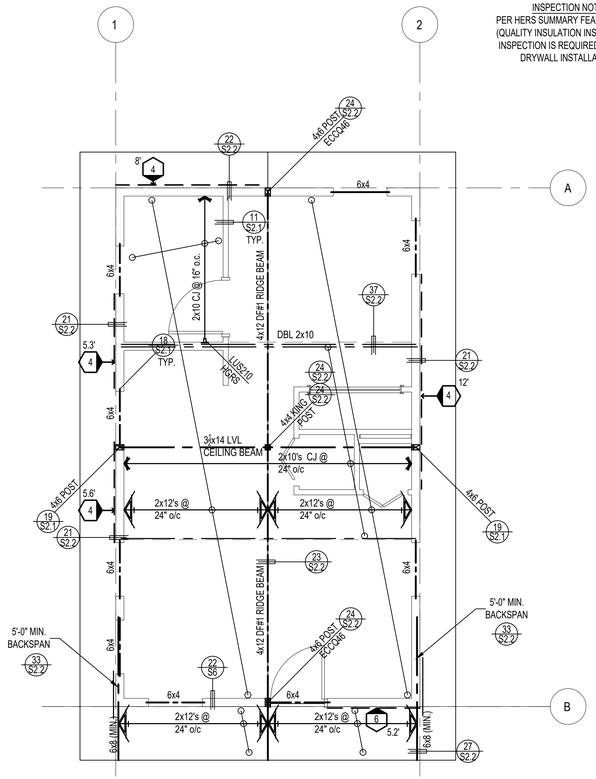
description
Structural Notes & Specifications

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S0.1



FOUNDATION PLAN

1/4"=1'-0" CRAFTSMAN



ROOF FRAMING PLAN

1/4"=1'-0" CRAFTSMAN

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

LEGEND

- X / X" — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

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City of Wildomar Accessory Dwelling Units

revisions

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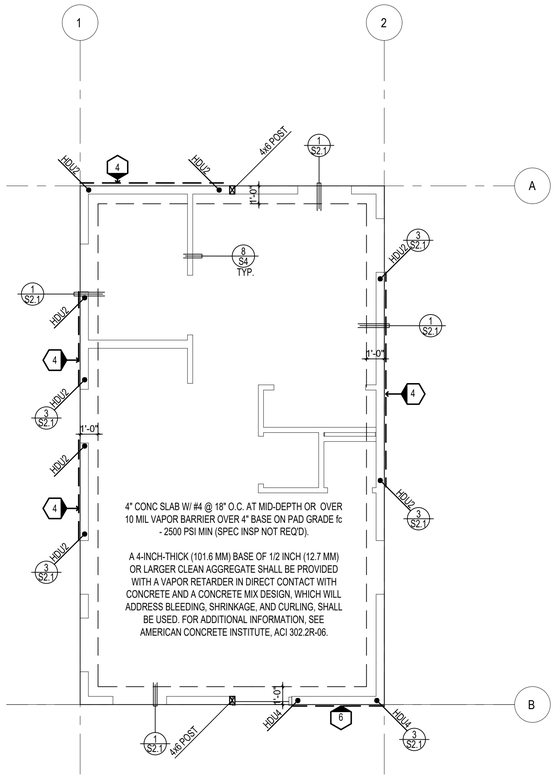
CRAFTSMAN FOUNDATION & FRAMING PLAN

date 27 February 2026

project no. 2025_Wildomar

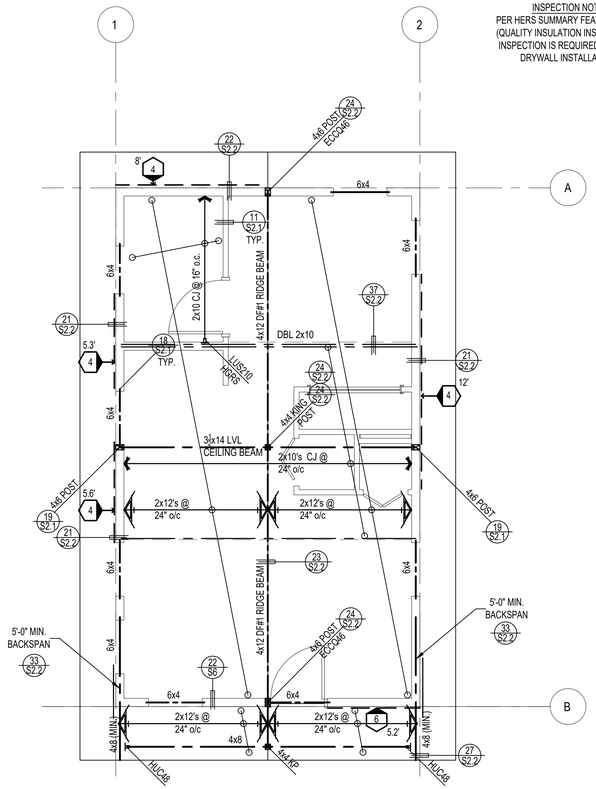
drawn by YSP/CRP/JDJG

sheet no. S1.1



FOUNDATION PLAN

1/4"=1'-0" FARMHOUSE



INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

ROOF FRAMING PLAN

1/4"=1'-0" FARMHOUSE

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7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
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description

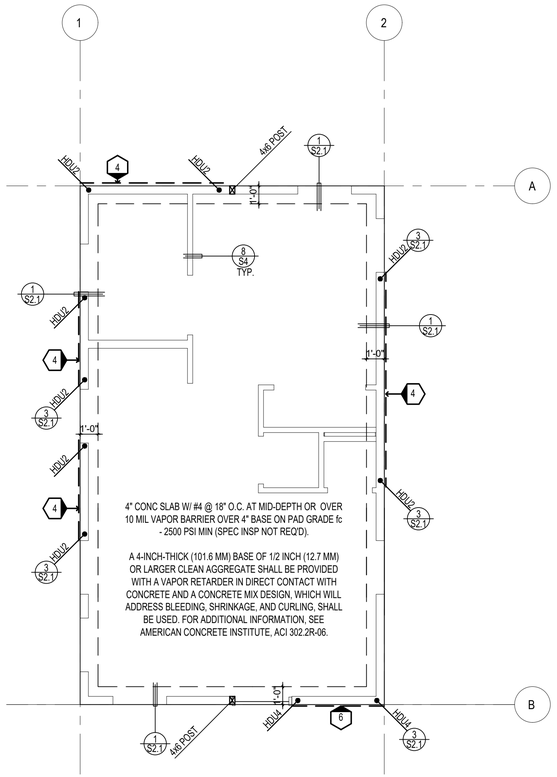
FARMHOUSE FOUNDATION & FRAMING PLAN

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project no. 2025_Wildomar

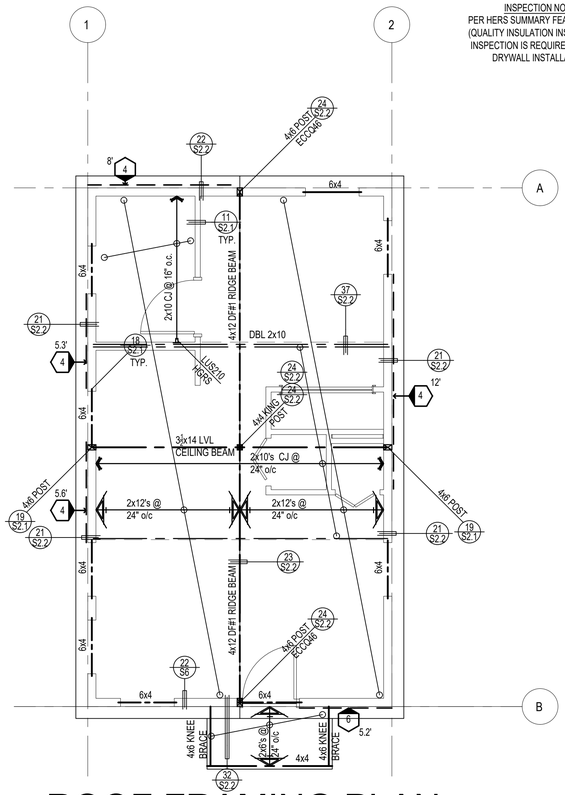
drawn by YSP/CRP/JDJG

sheet no. S1.3



FOUNDATION PLAN

1/4"=1'-0" MONTEREY



ROOF FRAMING PLAN

1/4"=1'-0" MONTEREY

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

LEGEND

- X — X" — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

description

MONTEREY FOUNDATION & FRAMING PLAN

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. S1.2

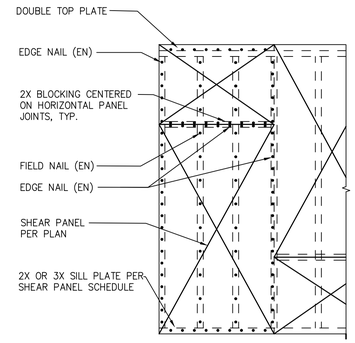
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DESIGN PATH STUDIO

Consultant

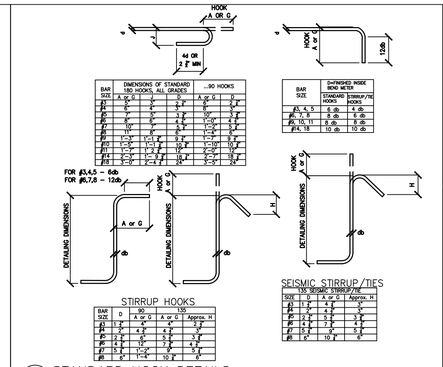


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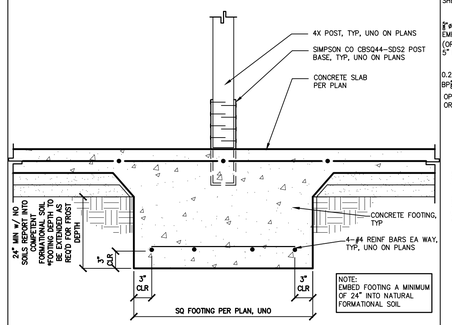


17 TYPICAL SHEAR PANEL
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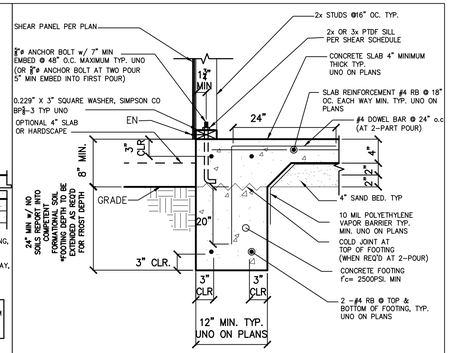
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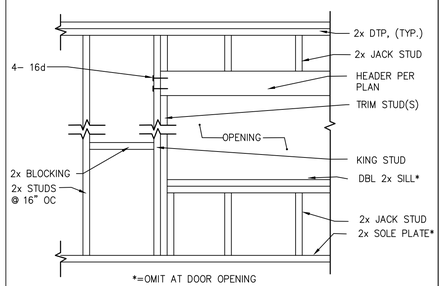
9 STANDARD HOOK DETAILS
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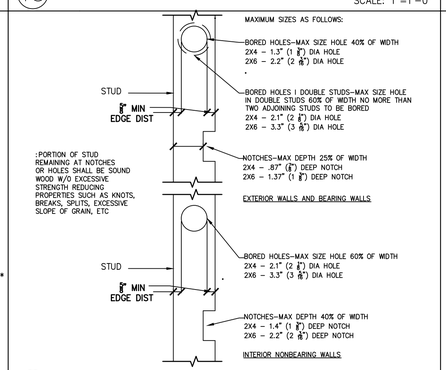
5 POST FOOTING WITHIN SLAB
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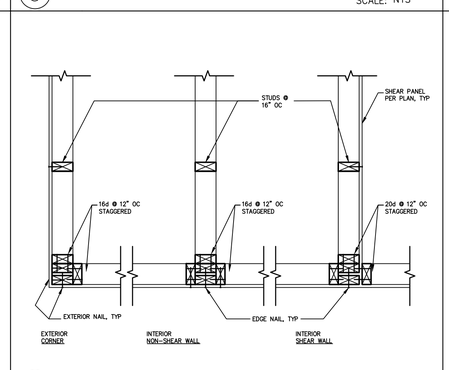
1 EXTERIOR FOOTING, TYPICAL
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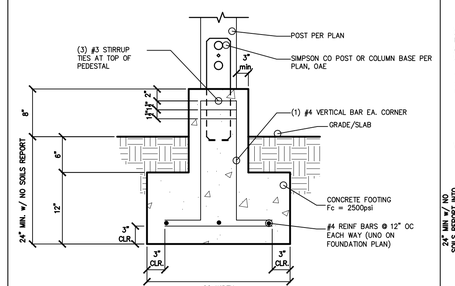
18 FRAMING FOR ROUGH WINDOW OR DOOR OPENING
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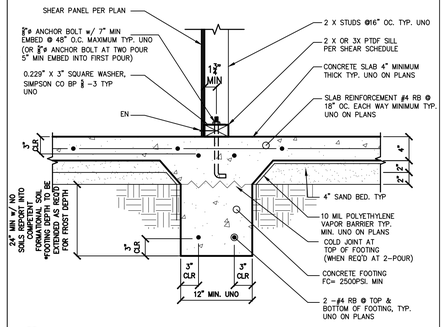
14 STUD CUTTING, BORING AND NOTCHING
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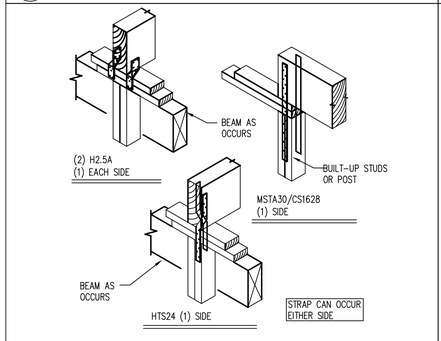
10 STUD WALL INTERSECTION
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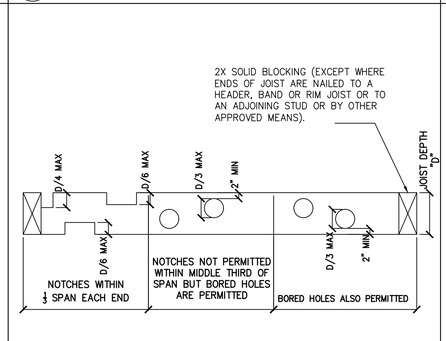
6 TYPICAL POST FOOTING
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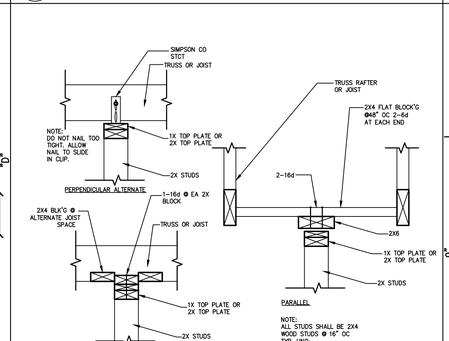
2 SLAB ON GRADE ONE STORY INTERIOR FOOTING
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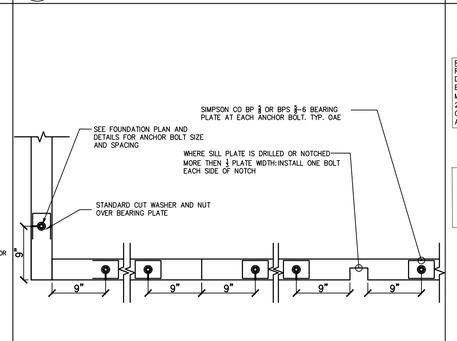
19 SUPPORT COLUMN TO BEAM
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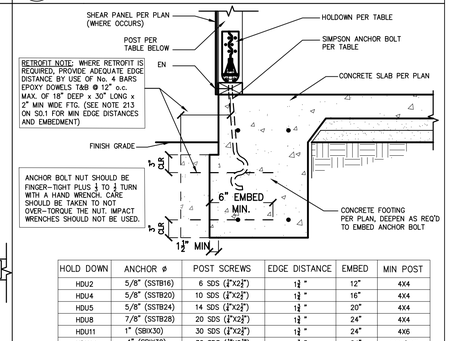
15 JOIST CUTTING, BORING AND NOTCHING
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11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE
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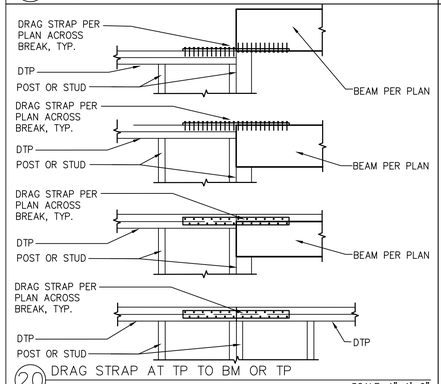


7 SILL PLATE ANCHOR BOLTING
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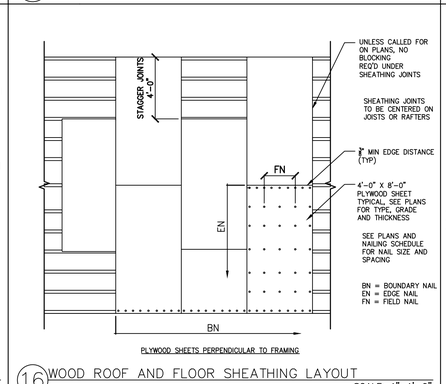


HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

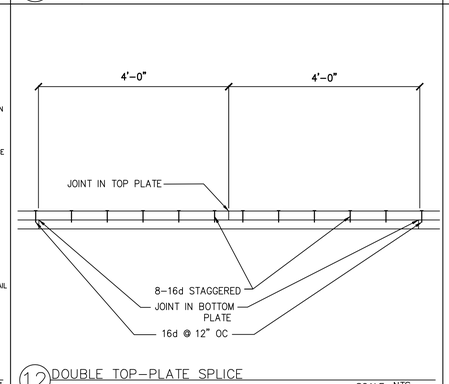
3 HOLDOWN – PERIMETER FOOTING
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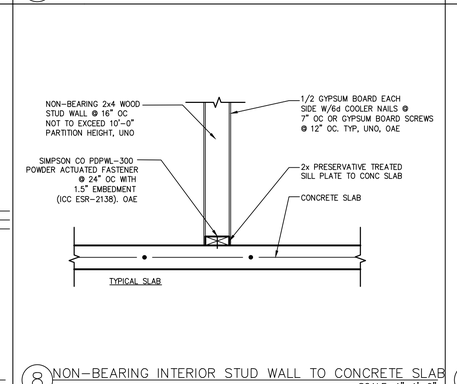
20 DRAG STRAP AT TP TO BM OR TP
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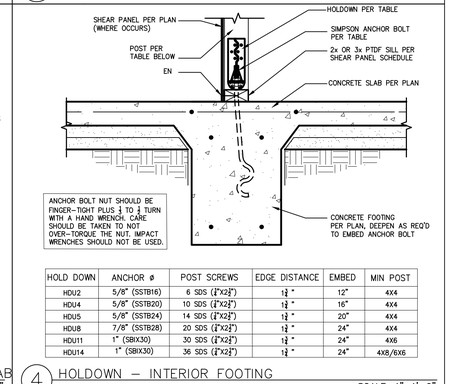
16 WOOD ROOF AND FLOOR SHEATHING LAYOUT
SCALE: 1"=1'-0"



12 DOUBLE TOP-PLATE SPLICE
SCALE: NTS



8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB
SCALE: 1"=1'-0"



HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
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HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

4 HOLDOWN – INTERIOR FOOTING
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project
City of Wildomar Accessory Dwelling Units

revisions
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△
△
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△

description
Structural Details

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.1

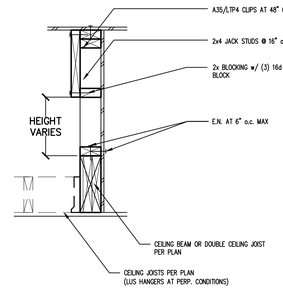
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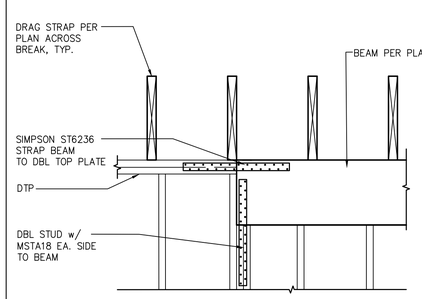
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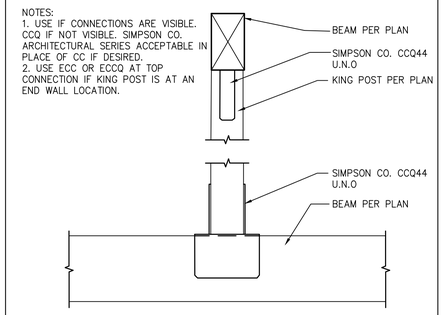
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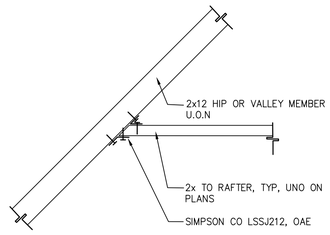
37 VAULTED ROOF TO FLAT CEILING CONNECTION
SCALE: 1"=1'-0"



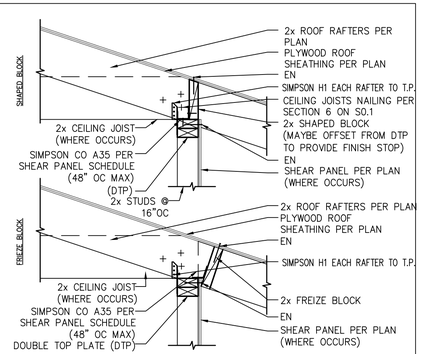
33 CANTILEVER PORCH BEAM CONNECTION TO WALL
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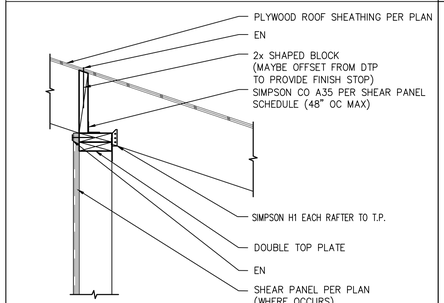
29 KING POST
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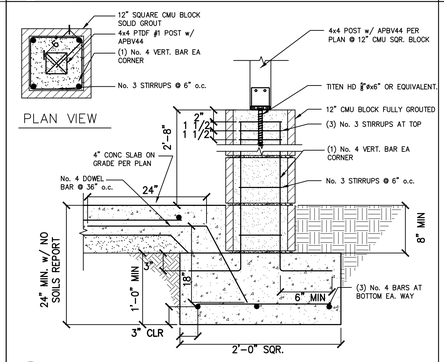
25 RAFTER TO HIP OR VALLEY
SCALE: 1"=1'-0"



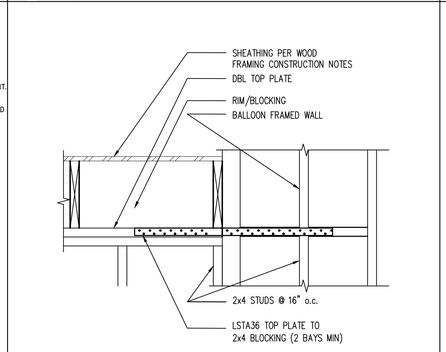
21 SHEAR TRANSFER AT EAVE
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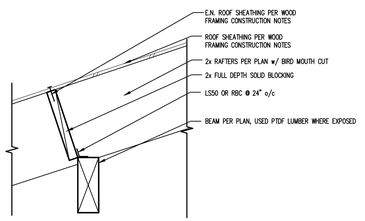
39 SHEAR TRANSFER AT BEARING WALL
SCALE: 1"=1'-0"



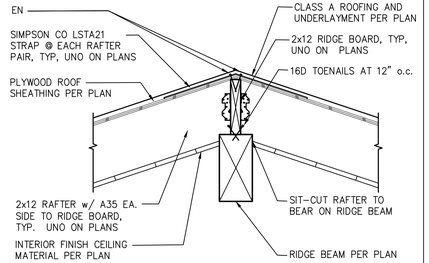
35 4x4 POST AT 12" CMU PILASTER
SCALE: 1"=1'-0"



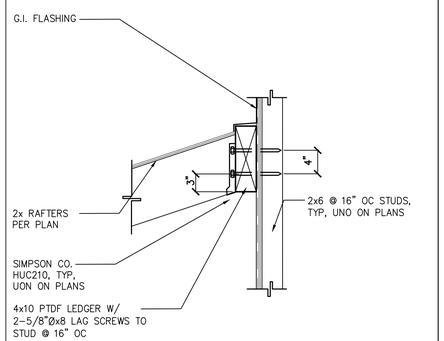
31 STRAP AT TOP PLATE SPLICE
SCALE: 1"=1'-0"



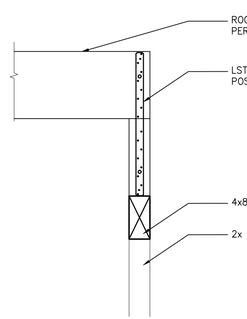
27 RAFTERS PORCH BEAMS
SCALE: 1"=1'-0"



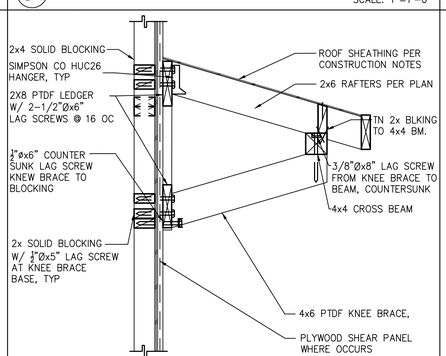
23 RAFTER AT RIDGE BOARD OVER RIDGE BEAM
SCALE: 1"=1'-0"



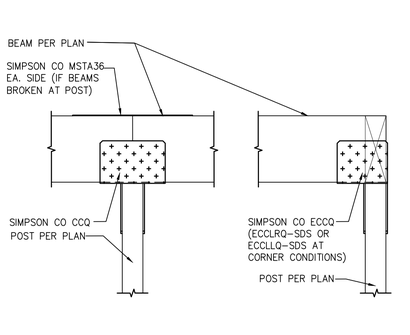
40 LEDGER AT MONTEREY PORCH WALL
SCALE: 1"=1'-0"



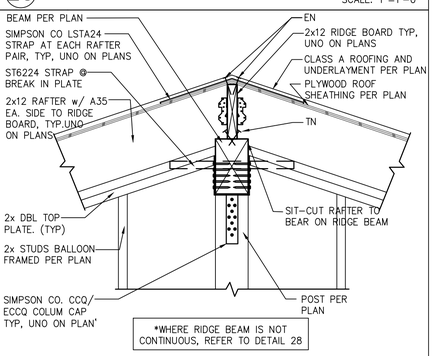
36 KING POST – OPTION B
SCALE: 1"=1'-0"



32 KNEE BRACE TRELLIS OPENING CAP
SCALE: 1"=1'-0"



28 POST TO BEAM WITH CCQ/ECCQ
SCALE: 1"=1'-0"



24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE
SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

revisions
△
△
△
△
△

description
Structural Details

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.2

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Wildomar ADU Studio

Wildomar, CA 92595

Project Designer:

Design Path Studio
P.O. Box 230165
Encinitas, CA 92023
619-292-8807

Report Prepared by:

Design Path Studio

,

Job Number:

Date:

1/26/2026

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC – www.energysoft.com.

GENERAL INFORMATION					
01	Project Name	Wildomar ADU Studio			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Wildomar	05	Standards Version	2022
06	Zip code	92595	07	Software Version	EnergyPro 9.4
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	0
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	493	19	Glazing Percentage (%)	19.88%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

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

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	34.5	40.4	31.2			
Proposed Design						
North Facing	32.9	35.5	28.6	1.6	4.9	2.6
East Facing	32.6	34.5	28.1	1.9	5.9	3.1
South Facing	32.6	35.6	28.7	1.9	4.8	2.5
West Facing	32.6	35.2	28.5	1.9	5.2	2.7
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 1.45 kWdc
- Proposed PV Capacity Scaling: North (1.45 kWdc) East (1.45 kWdc) South (1.45 kWdc) West (1.45 kWdc)

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.11	5.14	2.17	15.67	-1.06	-10.53
Space Cooling	1.86	40.41	1.25	31.12	0.61	9.29
IAQ Ventilation	0.46	4.86	0.46	4.86	0	0
Water Heating	3.76	38.13	2.47	26.25	1.29	11.88
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**7.19**	**88.54**	**6.35**	**77.9**	**0.84**	**10.64**
Space Heating	1.11	5.14	2.06	14.79	-0.95	-9.65
Space Cooling	1.86	40.41	1.17	29.68	0.69	10.73
IAQ Ventilation	0.46	4.86	0.46	4.86	0	0
Water Heating	3.76	38.13	2.46	26.23	1.3	11.9
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**7.19**	**88.54**	**6.15**	**75.56**	**1.04**	**12.98**

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.11	5.14	1.98	14.28	-0.87	-9.14
Space Cooling	1.86	40.41	1.27	32.73	0.59	7.68
IAQ Ventilation	0.46	4.86	0.46	4.86	0	0
Water Heating	3.76	38.13	2.45	26.16	1.31	11.97
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**7.19**	**88.54**	**6.16**	**78.03**	**1.03**	**10.51**
Space Heating	1.11	5.14	2.02	14.73	-0.91	-9.59
Space Cooling	1.86	40.41	1.23	31.36	0.63	9.05
IAQ Ventilation	0.46	4.86	0.46	4.86	0	0
Water Heating	3.76	38.13	2.46	26.22	1.3	11.91
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**7.19**	**88.54**	**6.17**	**77.17**	**1.02**	**11.37**

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	29.44	27.48	1.96	6.66
Net EUI[2]	12.37	10.41	1.96	15.84
East Facing				
Gross EUI[1]	29.44	27.3	2.14	7.27
Net EUI[2]	12.37	10.23	2.14	17.3
South Facing				
Gross EUI[1]	29.44	27.5	1.94	6.59
Net EUI[2]	12.37	10.43	1.94	15.68
West Facing				
Gross EUI[1]	29.44	27.35	2.09	7.1
Net EUI[2]	12.37	10.28	2.09	16.9

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01 DC System Size (kWdc)	02 Exception	03 Module Type	04 Array Type	05 Power Electronics	06 CFI	07 Azimuth (deg)	08 Tilt Input	09 Array Angle (deg)	10 Tilt: (x in 12)	11 Inverter Eff. (%)	12 Annual Solar Access (%)
1.45	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Exposed slab floor in conditioned zone
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft²)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Wildomar ADU Studio	493	1	0	1	0	1

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Status
ADU-Studio	Conditioned	Minisplit ADU-Studio1	493	9	DHW Sys 1	New

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)
Front Wall ADU-Studio	ADU-Studio	R-19 Wall	0	Front	168	30.5	90
Right Wall ADU-Studio	ADU-Studio	R-19 Wall	270	Right	232	21	90
Back Wall ADU-Studio	ADU-Studio	R-19 Wall	180	Back	168	10.5	90
Left Wall ADU-Studio	ADU-Studio	R-19 Wall	90	Left	168	36	90
Roof Ceiling	ADU-Studio	R-30 Roof Attic	n/a	n/a	221.8	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Area (ft²)	07 Skylight Area (ft²)	08 Roof Rise (x in 12)	09 Roof Reflectance	10 Roof Emittance	11 Cool Roof
Roof (cath) ADU-Studio	ADU-Studio	R-30 Roof No Attic	270	Right	271.2	0	3	0.1	0.85	No

ATTIC

01 Name	02 Construction	03 Type	04 Roof Rise (x in 12)	05 Roof Reflectance	06 Roof Emittance	07 Radiant Barrier	08 Cool Roof
Attic ADU-Studio	Attic RoofADU-Studio	Ventilated	3	0.1	0.85	No	No

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
Window #A	Window	Front Wall ADU-Studio	Front	0			1	10.5	0.3	NFRC	0.23	NFRC	Bug Screen
Fr Door #1	Window	Front Wall ADU-Studio	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window (2) #A	Window	Right Wall ADU-Studio	Right	270			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
Window #A 2	Window	Back Wall ADU-Studio	Back	180			1	10.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window #A (3)	Window	Left Wall ADU-Studio	Left	90			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window #B	Window	Left Wall ADU-Studio	Left	90			1	4.5	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated
Slab-on-Grade ADU-Studio	ADU-Studio	493	89	none	0	0%	No

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

description

Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. T24.1

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40810 COUNTY CENTER DRIVE
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU Studio — **Calculation Date/Time:** 2026-01-26T12:34:01-08:00 — **(Page 9 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 0 Studio.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.034	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Attic RoofADU-Studio	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**	**CFM50**
Required	Not Required	N/A	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU Studio — **Calculation Date/Time:** 2026-01-26T12:34:01-08:00 — **(Page 12 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 0 Studio.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Yvonne St. Pierre	Documentation Author Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Signature Date: 01/26/2026
Address: P.O. Box 230165	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Yvonne St. Pierre	Responsible Designer Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Date Signed: 01/26/2026
Address: P.O. Box 230165	License:
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU Studio — **Calculation Date/Time:** 2026-01-26T12:34:01-08:00 — **(Page 10 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 0 Studio.ribd22x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**	**Water Heater Name (#)**
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	**# of Units**	**Tank Vol. (gal)**	**NEEA Heat Pump Brand**	**NEEA Heat Pump Model**	**Tank Location**	**Duct Inlet Air Source**	**Duct Outlet Air Source**
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH375SO (40 gal, JA13)	TankZone	ADU-Studio	ADU-Studio

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	**System Type**	**Heating Unit Name**	**Heating Equipment Count**	**Cooling Unit Name**	**Cooling Equipment Count**	**Fan Name**	**Distribution Name**
Minisplit ADU-Studio1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU Studio — **Calculation Date/Time:** 2026-01-26T12:34:01-08:00 — **(Page 11 of 12)**

Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 0 Studio.ribd22x

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	**System Type**	**Number of Units**	**Heating Efficiency Type**	**HSPF/HSPF2/COP**	**Cap 47**	**Cap 17**	**Cooling Efficiency Type**	**SEER/SEER2**	**EER/EER2/CEER**	**Zonally Controlled**	**Compressor Type**	**HERS Verification**
Heat Pump System 1	VCHP-ductless	1	HSPF	8.2	15000	9300	EERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Verified Airflow**	**Airflow Target**	**Verified EER/EER2**	**Verified SEER/SEER2**	**Verified Refrigerant Charge**	**Verified HSPF/HSPF2**	**Verified Heating Cap 47**	**Verified Heating Cap 17**
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	**Certified Low-Static VCHP System**	**Airflow to Habitable Rooms**	**Ductless Units in Conditioned Space**	**Wall Mount Thermostat**	**Air Filter Sizing & Pressure Drop Rating**	**Low Leakage Ducts in Conditioned Space**	**Minimum Airflow per RA3.3 and SC3.3.3.4.1**	**Certified non-continuous Fan**	**Indoor Fan not Running Continuously**
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	**Airflow (CFM)**	**Fan Efficacy (W/CFM)**	**IAQ Fan Type**	**Includes Heat/Energy Recovery?**	**IAQ Recovery Effectiveness - SRE/ASRE**	**Includes Fault Indicator Display?**	**HERS Verification**	**Status**
SFam IAQVentRpt	29	0.35	Exhaust	No	n/a / n/a	No	Yes	

RESIDENTIAL MEASURES SUMMARY — **RMS-1**

Project Name	Building Type	Date
Wildomar ADU Studio	☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	1/26/2026

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
Wildomar	CA Climate Zone 10	493	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Wall	Wood Framed	R 19	638		New
Roof	Wood Framed Rafter	R 30	271		New
Slab	Unheated Slab-on-Grade	- no insulation	493	Perim = 89'	New
Roof	Wood Framed Attic	R 30	222		New

FENESTRATION — Total Area: 98 — Glazing Percentage: 19.9% — New/Altered Average U-Factor: 0.30

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N)	30.5	0.300	0.23	none	none	N/A	New
Right (W)	21.0	0.300	0.23	none	none	N/A	New
Rear (S)	10.5	0.300	0.23	none	none	N/A	New
Left (E)	36.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.20 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Minisplit ADU-Studio	Ductless / with Fan	Ductless	Conditioned	8.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.10	Standard	New

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

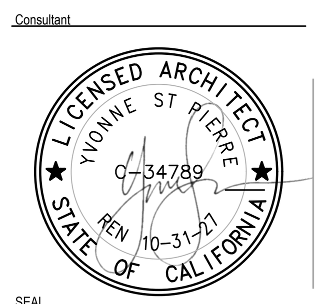
§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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DESIGN
PATH
STUDIO

Consultant



SEAL

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
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project
City of Wildomar Accessory Dwelling Units

revisions
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△
△
△

description
Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. **T24.2**

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits In § 150.0(s), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

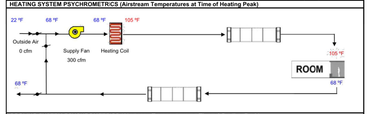
5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

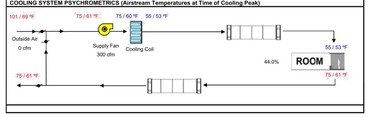
Project Name: Wildomar ADU Studio
Date: 1/26/2026
System Name: Minisplit ADU-Studio
Floor Area: 493

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
			CFM	Sensible	Latent	CFM	Sensible
Number of Systems	1	**Total Room Loads**	268	5,494	151	218	8,260
Heating System		**Return Vented Lighting**		0			0
Output per System	15,000	**Return Air Ducts**		0			0
Total Output (Btuh)	15,000	**Return Fan**		0			0
Output (Btuh/sqft)	30.4	**Ventilation**	0	0	0	0	0
Cooling System		**Supply Fan**		0			0
Output per System	15,000	**Supply Air Ducts**		0			0
Total Output (Btuh)	15,000						
Total Output (Tons)	1.3						
Total Output (Btuh/sqft)	30.4						
Total Output (sqft/Ton)	394.4	**TOTAL SYSTEM LOAD**		5,494	151		8,260
Air System							
CFM per System	300	**HVAC EQUIPMENT SELECTION**					
Airflow (cfm)	300	Fujitsu AOUG15LZAS1		12,560	544		8,361
Airflow (cfm/sqft)	0.61						
Airflow (cfm/Ton)	240.0						
Outside Air (%)	0.0%	**Total Adjusted System Output** (Adjusted for Peak Design conditions)		12,560	544		8,361
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		**TIME OF SYSTEM PEAK**		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant



SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

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△

description

Example Energy Calculations

date	27 February 2026
project no.	2025_Wildomar
drawn by	YSP/CRP/JDJG
sheet no.	T24.3

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM

WILDOMAR, CALIFORNIA

FINAL DESIGN - 02/27/2026

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT-READY DOCUMENTS PROVIDED BY MICHAEL BAKER INTERNATIONAL ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRE EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT-READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN THAT COMPLIES WITH THE RECOMMENDATION OF THE GEOGRAPHIC ENGINEER 'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

PROJECT DIRECTORY

APPLICANT
NAME:
ADDRESS:
PHONE:
EMAIL:

OWNER
NAME:
ADDRESS:
PHONE:
EMAIL:

SITE PLAN & TITLE SHEET PREPARATION
COMPANY:
CONTACT:
ADDRESS:
PHONE:
EMAIL:

CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT
23300 WILDOMAR TRAIL
WILDOMAR, CA 92595
(951) 677-4400

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY 1 BEDROOM, 1 BATH, DETACHED 646 SF ACCESSORY DWELLING UNIT.

BUILDING INFORMATION

APPLICABLE CODES AND STANDARDS:
WILDOMAR MUNICIPAL CODE
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
WILDOMAR ADMINISTRATIVE PROVISIONS
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA ENERGY CODE (CEEC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)

SITE ADDRESS:

OCCUPANCY GROUP: R3 STORIES: 1
CONSTRUCTION TYPE: VB HEIGHT: 11' - 9"

VICINITY MAP

PROJECT INFORMATION

APN:
ZONING:
LOT SIZE:

LOT COVERAGE

	ALLOWABLE	PROPOSED

SETBACKS

	ALLOWABLE	PROPOSED
FRONT:		
REAR:		
SIDE (INTERIOR):		
SIDE (STREET):		
SIDE (CORNER):		

DISTANCE BETWEEN STRUCTURES

ALLOWABLE	PROPOSED

PARKING

REQUIRED	PROVIDED

HERS NOTES

1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(A)3, 10-103(B)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF 1 R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(0)3, 10-103(B)1.A.
3. CF1 R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. QUALITY INSULATION INSPECTION - HIRE HERS RATER EARLY BEFORE DRYWALL. VARIABLE CAPACITY HEAT PUMP - DUCTLESS UNITS ENTIRELY LOCATED IN CONDITIONED SPACE, AIRFLOW IN HABITABLE ROOMS, WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 S. F., VERIFY HEAT PUMP RATED CAPACITY, AND REFRIGERANT CHARGE. AT ADU -STUDIO, 1 BED, 2 BED & 2 BED 2 BATH - R-6 DUCTS IN CONDITIONED SPACE, VERIFIED EER/EER2, SEER/SEER2, HSPF. HEAT PUMP RATED HEATING CAPACITY, MIN AIRFLOW, REFRIGERANT CHARGE, & FAN WATT DRAW/FAN EFFICACY. REFERENCE KEYNOTE MP14 ON SHEET MEP.1 FOR KITCHEN RANGE HOOD CFM REQUIREMENTS.
4. FOR IAQ FAN - PLEASE SEE SITE SPECIFIC CALCULATIONS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
5. PV SYSTEM SOLAR: SEE SITE SPECIFIC T24 SHEETS FOR KWDC REQUIRED. POSSIBLE PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC(SECTION 150.1 (C)14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.
6. SPECIAL FEATURES: VCHP REQUIRED ITEMS LISTED ABOVE, EXPOSED SLAB FLOORING, AND NEEA RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL OR EQ., AND SOLAR EXEMPTION 2 WAS TAKEN AT STUDIO & 1 BED
7. NEW 2022 ELECTRIC READY REQUIREMENTS FOR NEW CONSTRUCTION: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

PROJECT CHECKLIST

OWNER OR APPLICANT TO MARK SELECTIONS WITH "X"

ADDITIONAL SUPPORTING DOCUMENTS (BY APPLICANT)

- ☐ COMPLETED COVER SHEET (G-0.0)
- ☐ SITE PLAN SHEET (AS-1.1) FOR CITY OF WILDOMAR REVIEW
- ☐ DEMOLITION PERMIT IF REQUIRED
- ☐ GRADING PERMIT IF REQUIRED AS DETERMINED BY CITY OF WILDOMAR ENGINEERING DEPARTMENT
- ☐ TITLE 24 ENERGY CALCULATION REPORT
- ☐ CONSTRUCTION WASTE MANAGEMENT PLAN
- ☐ HOLD HARMLESS AGREEMENT

FIRE SPRINKLERS

PROPOSED ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING PRIMARY RESIDENCE HAS FIRE SPRINKLERS

- ☐ EXISTING PRIMARY RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
- ☐ EXISTING PRIMARY RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
- ☐ PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
- ☐ PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE

SPRINKLERS REQUIRED:

- ☐ OPTION A - YES
- ☐ OPTION B - NO

FIRE RATED DETAILS

FIRE RATED DETAILS ARE REQUIRED WHEN:
1. THE PROPERTY IS LOCATED IN THE VHFSV
2. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 5 FT FROM THE PROPERTY LINE IN AN UNSPRINKLERED BUILDING
3. BUILDING WALLS AND/OR EAVES ARE LESS THAN 3 FT FROM THE PROPERTY LINE IN A SPRINKLERED BUILDING.
4. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 10 FT FROM THE MAIN DWELLING OR ADJACENT BUILDING/STRUCTURE UNIT IN AN UNSPRINKLERED BUILDINGBUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 6 FT FROM THE MAIN DWELLING UNIT ADJACENT BUILDING/STRUCTUREIN A SPRNKLERED BUILDING

FIRE RATED DETAILS REQUIRED:

- ☐ OPTION A - YES
- ☐ OPTION B - NO

WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECTO EXISTING RESIDENCE SEWER LATERAL
- ☐ SEPTIC (REQUIRES HEALTH DEPARTMENT APPROVAL)

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE
  - SIZE OF EXISTING SERVICE: _____
  - SIZE OF PROPOSED SERVICE: _____

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE
  - SIZE OF EXISTING SERVICE: _____
  - SIZE OF PROPOSED SERVICE: _____

ROOF FRAMING

- ☐ ROOF FRAMING PER DRAWINGS
- ☐ ROOF TRUSSES
  IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, OWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF WILDOMAR FOR APPROVAL. INDICATE ON THE CHECKLIST BELOW IF TRUSS PACKAGE WILL BE PROVIDED AS A SEPARATE SUBMITTAL.

ADDITIONAL PERMITS

ADDITIONAL PERMITS TO BE OBTAINED BY APPLICANT

- ☐ FIRE SPRINKLERS (WHEN REQUIRED)
- ☐ PHOTOVOLTAIC SYSTEM
  1. SYSTEM MUST BE INSTALLED AND OPERATIONAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR ADU (WHEN REQUIRED).
  2. FOR AN EXISTING PHOTOVOLATIC SYSTEM OF SUFFICIENT SIZE ON THE PRIMARY RESIDENCE TO ACCOMODATE THE NEW ADU, THE OWNER/APPLICANT IS TO PROVIDE A REPORT INDICATING THE EXISTING SIZE OF THE PV PANEL.

STYLE AND OPTION SELECTIONS

OWNER OR APPLICANT TO SELECT ONE OF THE FOLLOWING STYLES AND ONE OF EACH OF THE SUBSEQUENT OPTIONS WITHIN THE SELECTED STYLE. MARK SELECTIONS WITH "X". FINISH COLORS OF ADU TO MATCH PRINAICPAL DWELLING UNIT.

☐ CRAFTSMAN

FIBER CEMENT LAP SIDING
COLOR: _____

STONE VENEER
COLOR: _____

WINDOWS
COLOR: _____

FIBER CEMENT TRIM
COLOR: _____

ASPHALT SHINGLE ROOF
COLOR: _____

EXTERIOR SOFFITS, RAKES & EAVES
COLOR: _____
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MONTEREY

STUCCO
COLOR: _____

WINDOWS
COLOR: _____

FIRE CEMENT TRIM
COLOR: _____

CONCRETE TILE ROOF
COLOR: _____

EXTERIOR SOFFITS, RAKES & EAVES
COLOR: _____
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MODERN FARMHOUSE

BOARD AND BATTEN FIBER CEMENT PANEL SIDING
COLOR: _____

WINDOWS
COLOR: _____

EXTERIOR FIBER CEMENT TRIM
COLOR: _____

ROOF MATERIAL
COLOR: _____
- ☐ OPTION A - ASPHALT SHINGLE ROOF
- ☐ OPTION B - STANDING SEAM METAL ROOF

EXTERIOR SOFFITS, RAKES & EAVES
COLOR: _____
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

SHEET INDEX

G-0.0	COVER SHEET
G-0.1	EXTERIOR VIEWS - STYLE OPTIONS
G-0.2	CALGREEN RESIDENTIAL CHECKLIST
G-0.3	CALGREEN RESIDENTIAL CHECKLIST
AS-1.1	ARCHITECTURAL - SITE PLAN
A-1.0	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS
A-1.1	1 BEDROOM - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)
A-1.2	1 BEDROOM - FLOOR PLAN AND ROOF PLAN (MONTEREY)
A-1.3	1 BEDROOM - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)
A-2.1	1 BEDROOM - EXTERIOR ELEVATIONS (CRAFTSMAN)
A-2.2	1 BEDROOM - EXTERIOR ELEVATIONS (MONTEREY)
A-2.3	1 BEDROOM - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)
A-3.1	1 BEDROOM - BUILDING SECTIONS (CRAFTSMAN)
A-3.2	1 BEDROOM - BUILDING SECTIONS (MONTEREY)
A-3.3	1 BEDROOM - BUILDING SECTIONS (MODERN FARMHOUSE)
A-5.1	DETAILS
A-5.2	ROOF DETAILS
A-6.1	WINDOW AND DOOR SCHEDULES & DETAILS
MEP.0	MECHANICAL/ELECTRICAL/PLUMBING GENERAL NOTES
MEP.1	MECHANICAL/ELECTRICAL/PLUMBING PLANS
S0.1	STRUCTURAL NOTES & SPECIFICATIONS
S1.1	CRAFTSMAN FOUNDATION & FRAMING PLAN
S1.2	MONTEREY FOUNDATION & FRAMING PLAN
S1.3	FARMHOUSE FOUNDATION & FRAMING PLAN
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
T24.1	EXAMPLE TITLE 24 CALCULATIONS
T24.2	EXAMPLE TITLE 24 CALCULATIONS
T24.3	EXAMPLE TITLE 24 CALCULATIONS

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NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

COVER SHEET

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.0

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1 EXTERIOR PERSPECTIVE - CRAFTSMAN
SCALE: 12" = 1'-0"



2 EXTERIOR PERSPECTIVE - MONTEREY
SCALE: 12" = 1'-0"



3 EXTERIOR PERSPECTIVE - MODERN FARMHOUSE
SCALE: 12" = 1'-0"

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SEAL

REVISIONS

NO.	DATE	DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

EXTERIOR VIEWS - STYLE OPTIONS

Project Number: **208026**

Date: **02/27/2026**

Scale: **AS NOTED**

Sheet # **G-0.1**

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom 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.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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REN. 11/30/27
STATE OF CALIFORNIA
SEAL

REVISIONS | NO. | DATE | DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.2

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269. European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) 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 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. 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 - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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DESIGN PATH STUDIO
Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
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REN. 11/30/27
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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

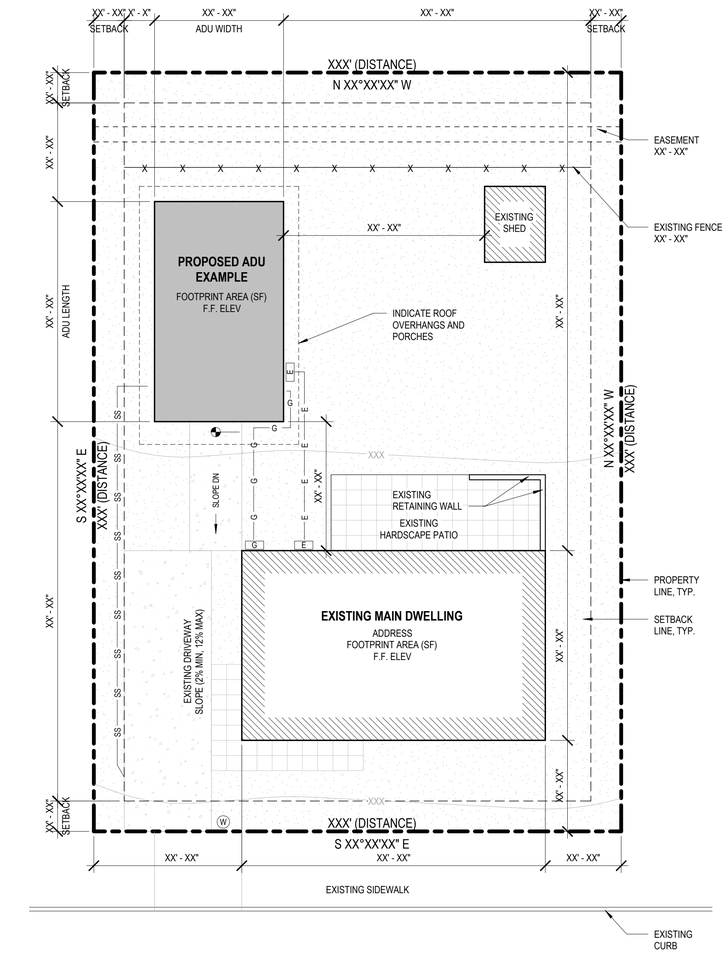
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.3

FINAL DESIGN - 02/27/2026

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STREET NAME ℄

1 SAMPLE SITE PLAN
SCALE: 1" = 10'-0"

PLAN NORTH

0 5' - 0" 10' - 0" 20' - 0"
SCALE: 1" = 10' - 0"

LEGEND

CONCRETE PAVING	FENCE LINE	ELECTRICAL PANEL (SIZE)
LANDSCAPE AREA	EASEMENT	GAS METER
PROPERTY LINE	ELECTRICAL UTILITY LINE	WATER METER
SETBACK	GAS UTILITY LINE	
EXISTING CONTOURS	WATER UTILITY LINE	
NEW CONTOURS	SEWER LINE	
RETAINING WALL	SPOT ELEVATION	

SITE PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT OF CALIFORNIA AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING, NOT INCLUDING THE DATE OF NOTIFICATION.
3. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 IN WITHIN THE FIRST 10 FT (5% MIN).
4. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIER PROHIBIT 6 IN OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
5. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING.
6. DWELLING UNITS 150 FT OR MORE FROM A PUBLIC RIGHT-OF-WAY SHALL BE REQUIRED TO PROVIDE "ALL-WEATHER ACCESS" FOR EMERGENCY VEHICLES AS REQUIRED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.
7. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING THAT IS MORE THAN100 FEET IN TOTAL DEVELOPED LENGTH SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. (CPC 2022 SECTION 707.4)
8. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 - 4.303.1.4.4 OF CRC 2022.
9. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CPC 2022 AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS.

SITE PLAN CHECKLIST REQUIREMENTS

- ☐ APPLICANT NAME, ADDRESS, AND CONTACT INFORMATION
- ☐ PROPERTY OWNER NAME, ADDRESS, AND CONTACT INFORMATION IF DIFFERENT FROM APPLICANT
- ☐ ACCESSOR'S PARCEL NUMBER OF PROPERTY WHERE THE ADU IS PROPOSED
- ☐ PROPERTY LINE METES AND BOUNDS
- ☐ FOOTPRINT AND AREA OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
- ☐ BUILDING SEPARATION DIMENSIONS BETWEEN THE PROPOSED ADU AND ANY EXISTING BUILDING AND STRUCTURES
- ☐ LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
- ☐ INDICATE AND DIMENSION ALL REQUIRED AND PROPOSED SETBACKS AND LABEL YARDS
- ☐ PROVIDE LOT AREA
- ☐ LOT COVERAGE CALCULATION
- ☐ LOCATION AND SIZE OF EXISTING AND NEW UTILITIES INCLUDING LATERAL LINES, WELLS, SEPTIC TANKS, LEACH LINES, EXISTING SEEPAGE PITS, AND DRAINAGE STRUCTURES.
- ☐ PROVIDE LOCATION OF SEWER CLEANOUTS.
- ☐ IDENTIFY THE PIPING MATERIALS FOR EACH PLUMBING SYSTEM.
- ☐ LOCATION AND DIMENSIONS OF ALL EASEMENTS
- ☐ INDICATE ALL METHODS OF CIRCULATION INCLUDING SIDEWALKS, STREETS, DRIVEWAYS, OFF-STREET PARKING, PATHWAYS, AND ANY HARDSCAPING.
- ☐ LOCATION OF EXISTING AND NEW METERS
- ☐ INDICATE SUBPANEL SIZE AND PROVIDE AN ELECTRICAL LOAD CALCULATION FOR THE EXISTING PANEL TO VERIFY THE CAPCITY OF THE EXISTING PANEL IS SUFFICIENT TO CARRY THE LOAD OF THE EXISTING LOAD AND NEW SUBPANEL.
- ☐ SITE CONTOURS, SPOT ELEVATIONS AT ALL STAIRS, RAMPS & LANDINGS, AND FINISH FLOOR ELEVATIONS
- ☐ LOCATION OF PROPOSED VEGETATION
- ☐ LEGEND OF SYMBOLS, LINE TYPES, AND ABBREVIATIONS
- ☐ DRAWING SCALE
- ☐ NORTH ARROW

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
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REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION
		REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ARCHITECTURAL - SITE PLAN

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # AS-1.1

FINAL DESIGN - 02/27/2026

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GENERAL NOTES

1. CONSTRUCTION AND CONSTRUCTION DOCUMENTATION MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
2. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. [CRC R105.3.2]
3. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED COMMENCES WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. [CRC R105.5]
4. ALL DIMENSIONS ARE IN FEET / INCHES UNLESS NOTED OTHERWISE.
5. DO NOT SCALE DIMENSIONS FROM DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF A DISCREPANCY IS FOUND.
6. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL NON-DIMENSIONED DOOR LOCATIONS SHALL BE LOCATED 3 ½ " FROM THE ADJACENT WALL TO THE HINGE SIDE OF THE DOOR OPENING.
8. DETAILS SHOWN ON DRAWINGS ARE TYPICAL FOR ALL SIMILAR CONDITIONS.
9. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND ARE TO BE REVIEWED AND APPROVED BY THE CTIY OF WILDOMAR.
10. VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS. STAKE OUT STRUCTURE FOR OWNER 'S APPROVAL PRIOR TO STARTING ANY WORK.
11. CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
12. CONTRACTOR SHALL PREPARE ALL WALLS AND PARTITIONS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
13. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR ALL SURFACES DAMAGED BY DEMOLITION, ALTERATION OR INSTALLATION OF THE WORK.
14. CONTRACTOR AND SUBCONTRACTOR SHALL ALL BE LICENSED TO PERFORM THEIR REQUESTED DUTIES AS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS.
15. PRINCIPAL OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR REQUIRED OPENINGS. GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
16. APPLICANT IS RESPONSIBLE FOR PROVIDING SITE PLAN TO THE CITY FOR REVIEW AND APPROVAL.
17. PHOTOVOLTAIC SYSTEM (PV) SHALL BE SUBMITTED UNDER A SEPARATE PERMIT APPLICATION.
18. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT-OF-WAY.
19. PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

GENERAL ARCHITECTURAL NOTES

1. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, UNLESS OTHERWISE NOTED.
2. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED, TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
3. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE.
4. SILICONE SEALANT AT GLAZING TO BE CLEAR, UNLESS OTHERWISE NOTED.
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CRC 803.13 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY. ALL FINISHES MUST COMPLY WITH ALL APPLICABLE FIRE, LIFE SAFETY, AND BUILDING CODES.
7. PROVIDE REINFORCEMENT FOR GRAB BARS IN AT LEAST ONE BATHROOM [CRC SECTION R327.1.1, AGING-IN-PLACE DESIGN AND FALL PREVENTION]
   1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
   2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 ¼ " INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
   4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
   5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
8. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO SHELVING AND BATHROOM FIXTURES.
9. PROVIDE REQUIRED CLEARANCES FOR BATHROOM FIXTURES, INCLUDING WATER CLOSETS AND SHOWER COMPARTMENTS AS ILLUSTRATED ON SHEET A5.1 [CPC 402.5 AND CPC 408]
10. SEE DETAILS FOR LOCATIONS OF MISCELLANEOUS IRON AND STEEL WORK, INCLUDING BUT NOT LIMITED TO ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, AND POST ANCHORS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO PROVIDE A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO COMPLY WITH ASTM A3.
11. <u>ATTIC ACCESS</u> [CRC R807.1]
   1. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENINGS TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SF. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS
   2. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 IN BY 30 IN AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 IN AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.
12. <u>WOOD SOFFIT/CEILING, SIDING & TRIM</u>
    ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
13. PROVIDE A WATER-RESISTIVE BARRIER APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS BARRIER BEHIND THE EXTERIOR WALL VENEER [CRC SECTION R703.2]
14. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENT AND COMPLY WITH CRC SECTION 703.4.
15. <u>FLASHING AND SHEET METAL</u>
    ALL FLASHING AND COUNTER FLASHING SHALL BE GALVANIZED AND INSTALLED PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE, AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

GENERAL ARCHITECTURAL ROOF NOTES

1. INSTALL CLASS A ROOF ASSEMBLY PER SPECIFICATION BELOW. (CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING)
2. ROOF COVERING SHALL COMPLY WITH CRC R902 AND CRC R905.
3. ROOF MATERIAL SPECIFICATIONS
   A. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER 'S SPECIFICATIONS
   B. ASPHALT SHINGLE ROOF - CERTAINTEED (ICC-ES ER ESR-3537)
      a. 2"/12" SLOPE (17%) MINIMUM
      b. FOR ROOF SLOPES 2"/12" (17%) UP TO 4"/12" (33%), DOUBLE UNDERLAMENT APPLICATION IS REQUIRED [CRC R905.1.1]
   C. STANDING SEAM METAL ROOF - METAL SALES MAGNA-LOC (ICC ES REPORT ESR-2385)
      a. ¼"/12" SLOPE (2%) MINIMUM
      b. 24 GA
   D. CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS (IAMP UES-ER 1900)
      a. 2 ½"/12" SLOPE (25%) MINIMUM
      b. FOR ROOF SLOPES 2 ½"/12" (2%) UP TO 4"/12" (33%), INSTALL DOUBLE UNDERLAYMENT APPLICATION [CRC R905.3.3]
4. ROOF GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL. SIZE AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS.
5. PROVIDE PLAIN RECTANGULAR ROOF GUTTER.
6. GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.
7. ROOF VENTS
   1. ROOF VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
   2. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH.

GENERAL ARCHITECTURAL ROOF NOTES CONTINUED

8. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER CRC SECTION 903.2.
9. NOT LESS THAN 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENTS [CRC SECTION R806.3].
10. INSTALL INSULATION PER CRC SECTION R806.5:
    (REFER TO DETAILS A, B, AND C ON SHEET A5.2)
   1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   2. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL.
   3. WHERE BOTH AIR-IMPERMEABLE INSULATION AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
   4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHIGN ABOVE 45 DEG F. FOR CLACULATION PURPOSES, AN INTERIOR AIR TEMPATURE OF 68 DEG IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMEPRATURE OF THE THREE COLDEST MONTHS.

GENERAL FIRE NOTES

1. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSESMBLIES SHALL BE MAINTAINED
2. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
3. SEE SHEET A-6.1 FOR FIRE RATED GLAZING REQUIREMENTS.
4. THE ADU SHALL COMPLY WITH CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE OF THE 2022 CALIFORNIA BUILDING CODE IF IT IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ).

<u>REQUIREMENTS OF CHAPTER 7A OF THE 2022 CALIFORNIA BUILDING CODE INCLUDE:</u>

1. 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. <u>EXCEPTION:</u> CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
2. 705.A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL-SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. 705A.4 ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
   1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
   2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
   3. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
5. 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING:
   1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 - INCH AND SHALL NOT EXCEED 1/8 - INCH IN DIAMETER
   2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
   3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
6. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.
7. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
   1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE , OR SET CLOSE TOGETHER AND WELL SPIKED.
   2. LOG WALL CONSTRUCTION ASSEMBLY
   3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1.
   4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
   5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITHA 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
   6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF 5/8 -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
   7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
9. 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
   1. NON COMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOFDECK.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL. EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

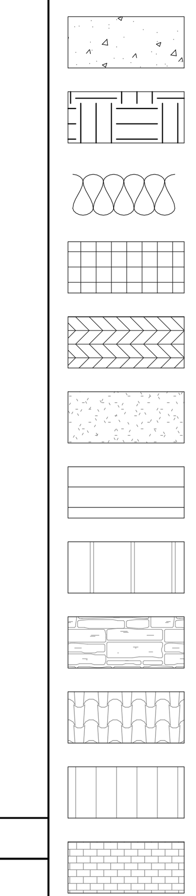
GENERAL FIRE NOTES CONTINUED

10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE,OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
   8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.
11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   1. NON COMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
   8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3. EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
14. 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHERAND WELL SPIKED.

ABBREVIATIONS

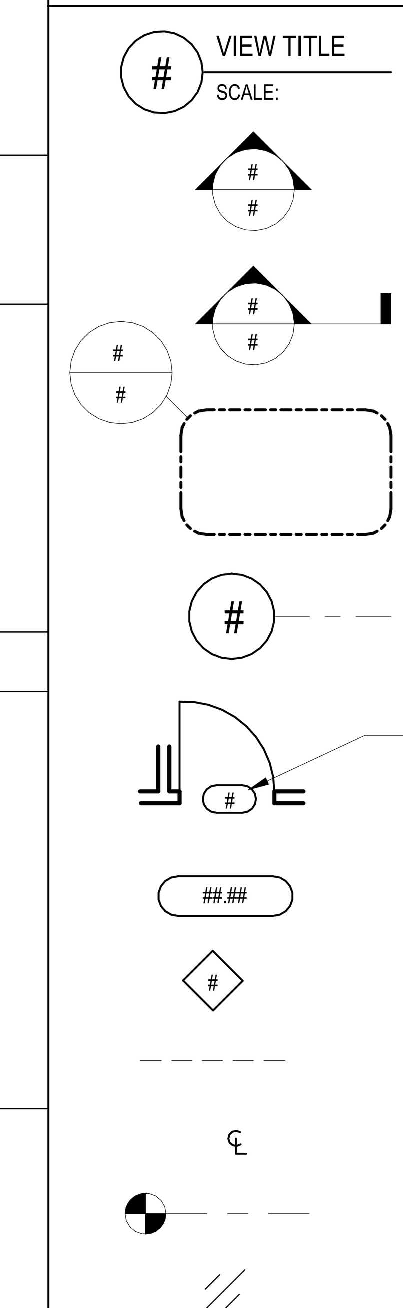
ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
AVG	AVERAGE
B	
BC	BASE CABINET
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF
C	
C/	CENTER OF
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
E	
E	EAST
EA	EACH
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSE(URE)
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FL	FLOOR
FP	FIRE PROTECTION
FPRF	FIREPROOF(ING)
FR	FIRE RATED OR FRAME
FT	FOOT/FEET
G	
GA	GAUGE
GL	GLASS OR GLAZING
GRD	GROUND
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIBB
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HTR	HEATER
I	
ID	INSIDE DIAMETER
IN	INCH(ES)
INT	INTERIOR
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LAN	LOCAL AREA NETWORK CONNECTION
LAV	LAVATORY
LB	POUND
LF	LINEAL FOOT
LP	LOW POINT
LTL	LINTEL
M	
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFR	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
Q	
QTY	QUANTITY
R	
R	RISER OR RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCING
REQ'D	REQUIRED
REQMT	REQUIREMENTS
RG	RANGE
RM	ROOM
RO	ROUGH OPENING
RTS	RUBBER TRANSITION STRIP
RWC	RAIN WATER CONDUCTOR
S	
S	SOUTH
SAN	SANITARY
SCHD	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFIED OR SPECIFICATIONS
SPKLR	SPRINKLER
SQ	SQUARE
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAINED
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND, SUSPENDED, OR SUSPENSION
SYS	SYSTEM
T	
"T"	TEE (BAR OR W)
T/	TOP OF
TEMP	TEMPERED OR TEMPERATURE
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WP	WATERPROOF(ING)
WT	WEIGHT

ARCHITECTURAL MATERIALS LEGEND



CONCRETE
EARTH
BATT INSULATION
ROOF, TAPERED, CAVITY OR RIGID INSULATION
PLYWOOD
STUCCO
HORIZONTAL FIBER CEMENT SIDING
BOARD AND BATTEN SIDING
STONE VENEER
TILE ROOF
STANDING SEAM METAL ROOF
SHINGLE ROOF

ARCHITECTURAL SYMBOLS



VIEW CALLOUT
ELEVATIONS
BUILDING SECTION
CALLOUT PLAN, SECTION OR DETAIL
COLUMN GRID
DOOR TAG - SEE SCHEDULE
KEYNOTE
WINDOW TYPE
DENOTES ABOVE, BELOW, OR BEHIND
CENTER LINE
LEVEL LINE
GLAZING

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NO.	DATE	DESCRIPTION

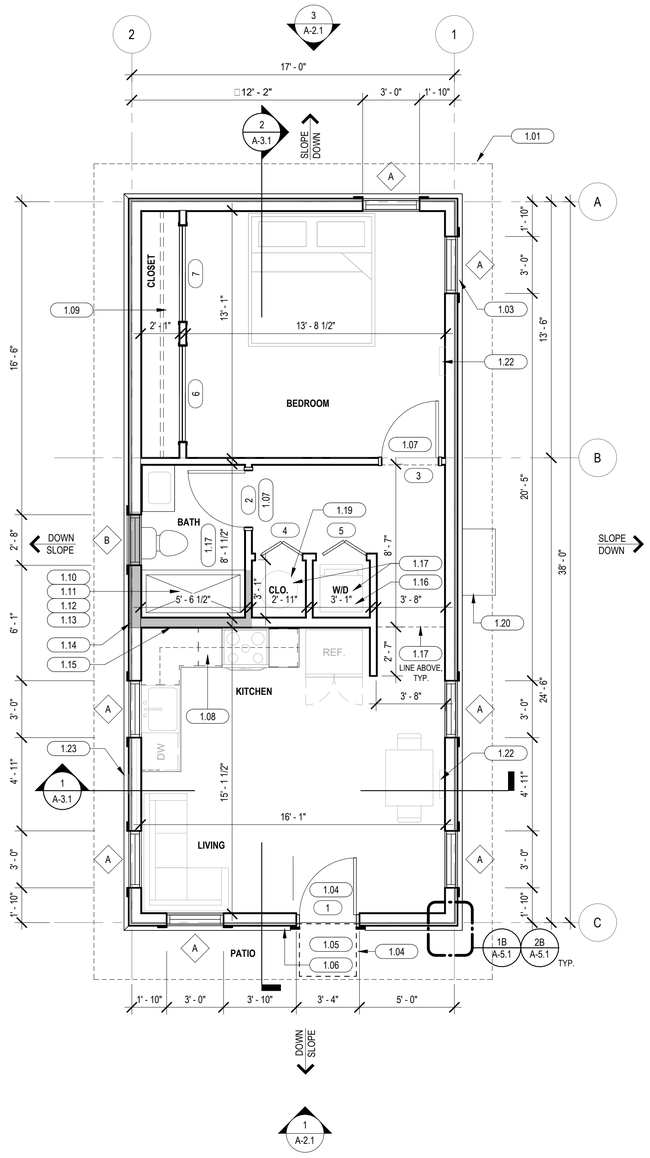
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

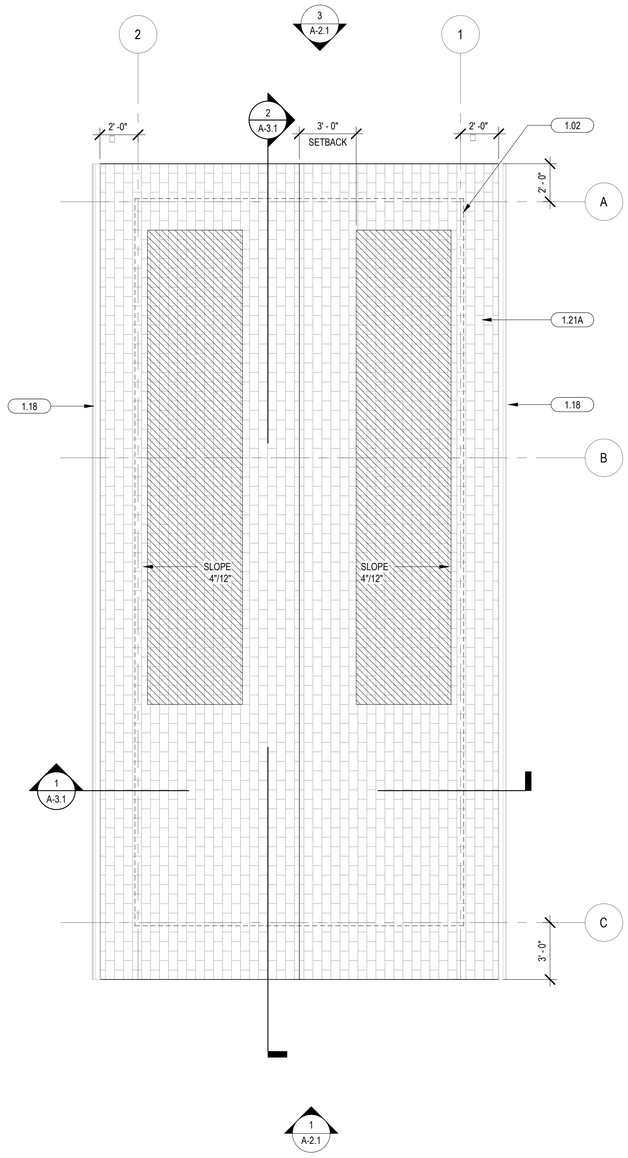
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FINAL DESIGN - 02/27/2026



1 FLOOR PLAN - CRAFTSMAN — AREA: 646 SF
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - CRAFTSMAN
SCALE: 1/4" = 1'-0"

KEYNOTES

1.01	LINE OF ROOF ABOVE
1.02	LINE OF BUILDING
1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ". AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
1.05	EXTERIOR LANDING SURFACE SLOPE NOT TO EXCEED ¼ "/FOOT AWAY FROM BUILDING
1.06	DOOR BELL, 48" MAX ABOVE EXTERIOR LANDING.
1.07	DOOR MUST PROVIDE NET CLEAR OPENING OF 32 "
1.08	36" HIGH COUNTERTOP
1.09	SHELF AND HANGING ROD AT CLOSET
1.10	WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72 " MIN.
1.11	PROVIDE TEMPERED GLAZED ENCLOSURE AT OR ADJACENT TO BATHTUBS AND/OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 " ABOVE ANY STANDING OR WALKING SURFACE.
1.12	PROVIDE REINFORCEMENT FOR GRAB BARS [CRC R327.1]. SEE FLOOR PLAN GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
1.13	PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14	DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
1.15	2X6 STUD WALL
1.16	STACKED WASHER/DRYER MACHINE LOCATION
1.17	CEILING AT 8'-0" A.F.F.
1.18	GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
1.19	WATER HEATER, REFER TO MEP.
1.20	A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.21A	ASPHALT SHINGLE ROOF
1.22	INDOOR UNIT, REFER TO MEP.
1.23	ELECTRICAL SUBPANEL, REFER TO MEP.

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 " IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
   THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

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

LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

ROOF VENTING CALCULATIONS

PROVIDE 3 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE
(152 SF / 150) = 1.02 SF MIN. [147 SQ. IN.] **7 VENTS**

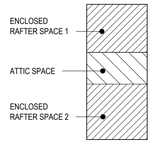
ENCLOSED RAFTER SPACE 1
(229 SF / 150) = 1.53 SF MIN. [221 SQ. IN.] **10 VENTS**

ENCLOSED RAFTER SPACE 2
(265 SF / 150) = 1.77 SF MIN. [255 SQ. IN.] **11 VENTS**

WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

ROOF VENTING KEY PLAN

N.T.S



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SEAL

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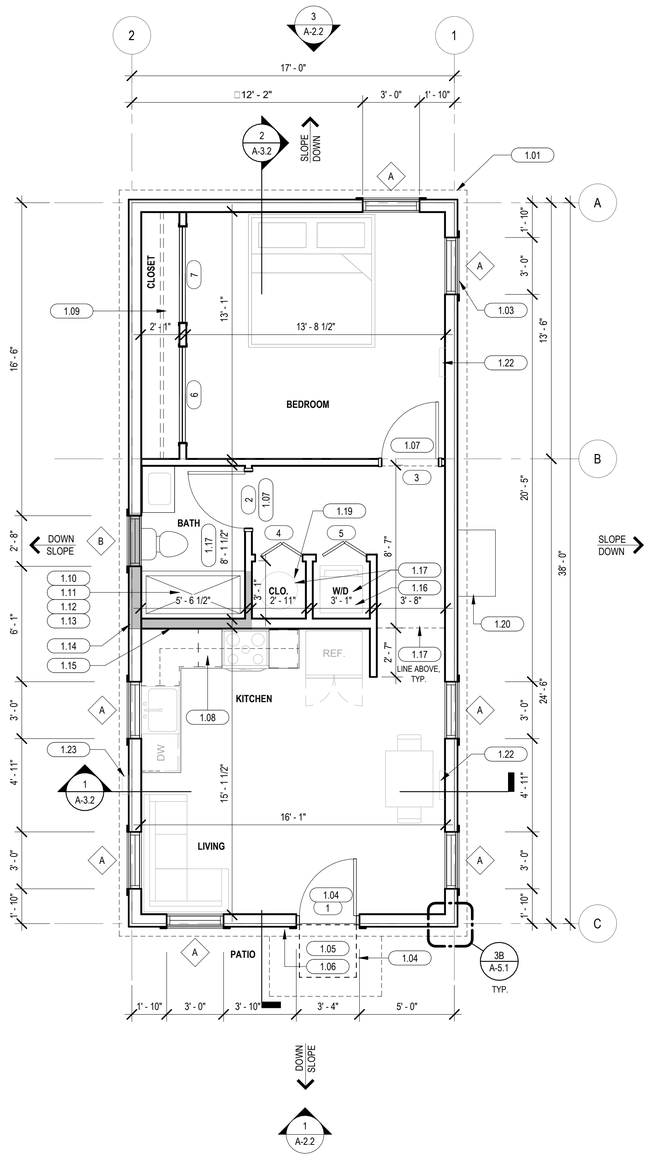
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)

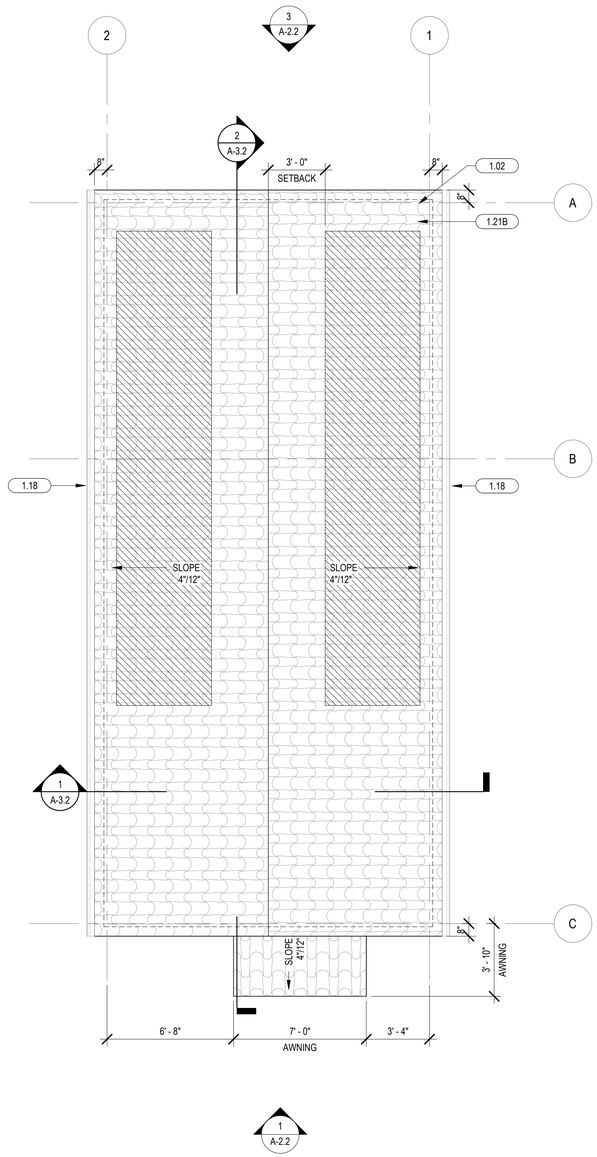
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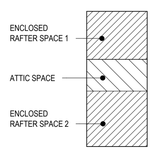
1 FLOOR PLAN - MONTEREY — AREA: 646 SF
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - MONTEREY
SCALE: 1/4" = 1'-0"

ROOF VENTING KEY PLAN

N.T.S



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1.02 LINE OF BUILDING
1.03 EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
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1.14 DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
1.15 2X6 STUD WALL
1.16 STACKED WASHER/DRYER MACHINE LOCATION
1.17 CEILING AT 8'-0" A.F.F.
1.18 GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
1.19 WATER HEATER, REFER TO MEP.
1.20 A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.21B TILE ROOF
1.22 INDOOR UNIT, REFER TO MEP.
1.23 ELECTRICAL SUBPANEL, REFER TO MEP.

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 " IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
   THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

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INTERNATIONAL
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SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
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REN. 11/30/27
STATE OF CALIFORNIA

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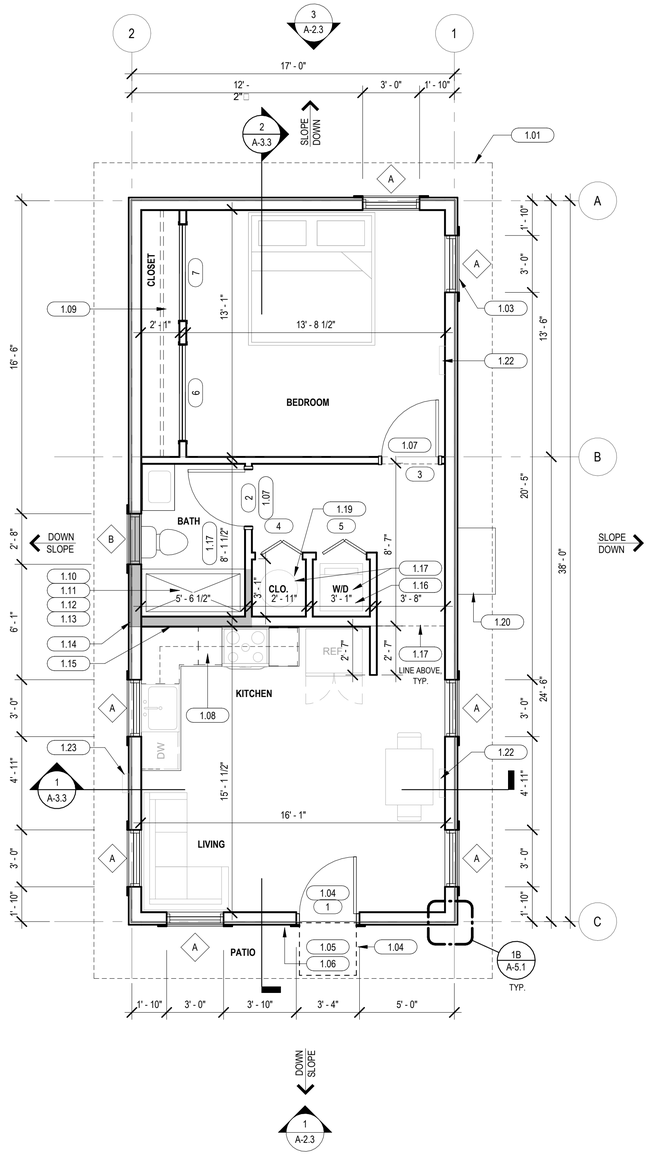
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM - FLOOR PLAN AND ROOF PLAN (MONTEREY)

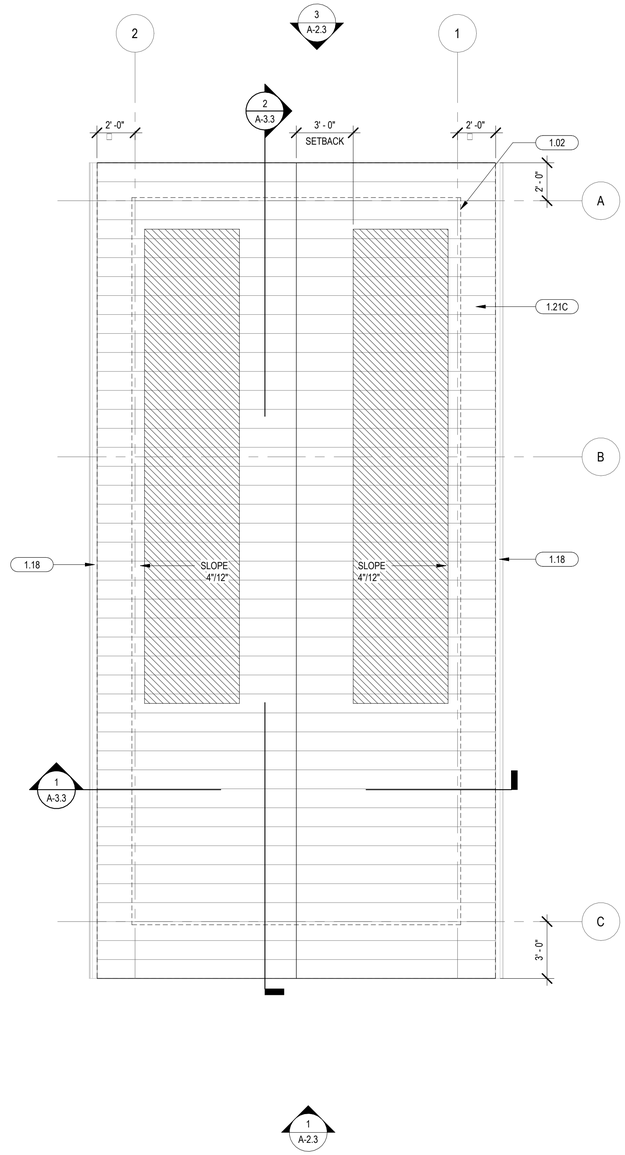
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Date: 02/27/2026
Scale: AS NOTED
Sheet # A-1.2

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1 FLOOR PLAN - MODERN FARMHOUSE — AREA: 646 SF
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - MODERN FARMHOUSE
SCALE: 1/4" = 1'-0"

KEYNOTES

1.01	LINE OF ROOF ABOVE
1.02	LINE OF BUILDING
1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ". AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
1.05	EXTERIOR LANDING SURFACE SLOPE NOT TO EXCEED ¼ "/FOOT AWAY FROM BUILDING
1.06	DOOR BELL, 48" MAX ABOVE EXTERIOR LANDING.
1.07	DOOR MUST PROVIDE NET CLEAR OPENING OF 32 "
1.08	36" HIGH COUNTERTOP
1.09	SHELF AND HANGING ROD AT CLOSET
1.10	WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72 " MIN.
1.11	PROVIDE TEMPERED GLAZED ENCLOSURE AT OR ADJACENT TO BATHTUBS AND/OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 " ABOVE ANY STANDING OR WALKING SURFACE.
1.12	PROVIDE REINFORCEMENT FOR GRAB BARS [CRC R327.1]. SEE FLOOR PLAN GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
1.13	PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14	DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
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1.21C	STANDING SEAM METAL ROOF
1.22	INDOOR UNIT, REFER TO MEP.
1.23	ELECTRICAL SUBPANEL, REFER TO MEP.

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

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SOLAR READY GENERAL NOTES

SOLAR ZONE

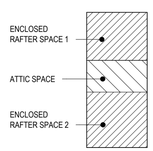
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ROOF VENTING KEY PLAN
N.T.S



LEGEND
INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

ROOF VENTING CALCULATIONS
PROVIDE 3 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE
(152 SF / 150) = 1.02 SF MIN. [147 SQ. IN.] **7 VENTS**

ENCLOSED RAFTER SPACE 1
(229 SF / 150) = 1.53 SF MIN. [221 SQ. IN.] **10 VENTS**

ENCLOSED RAFTER SPACE 2
(265 SF / 150) = 1.77 SF MIN. [255 SQ. IN.] **11 VENTS**

WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

Michael Baker
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40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
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C-26066
REN. 11/30/27
STATE OF CALIFORNIA

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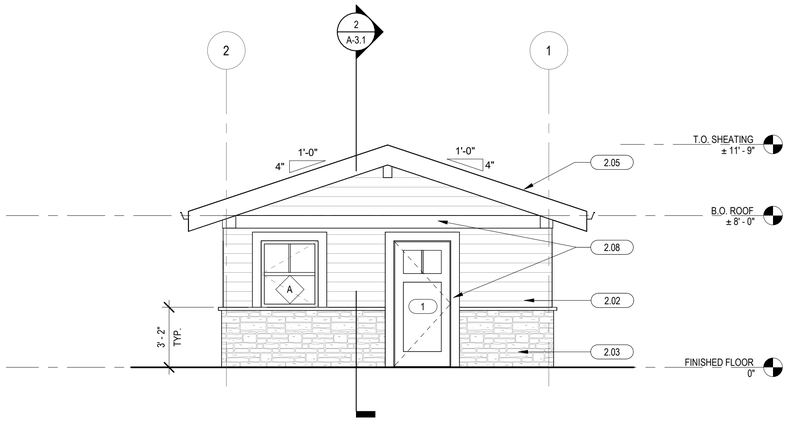
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)

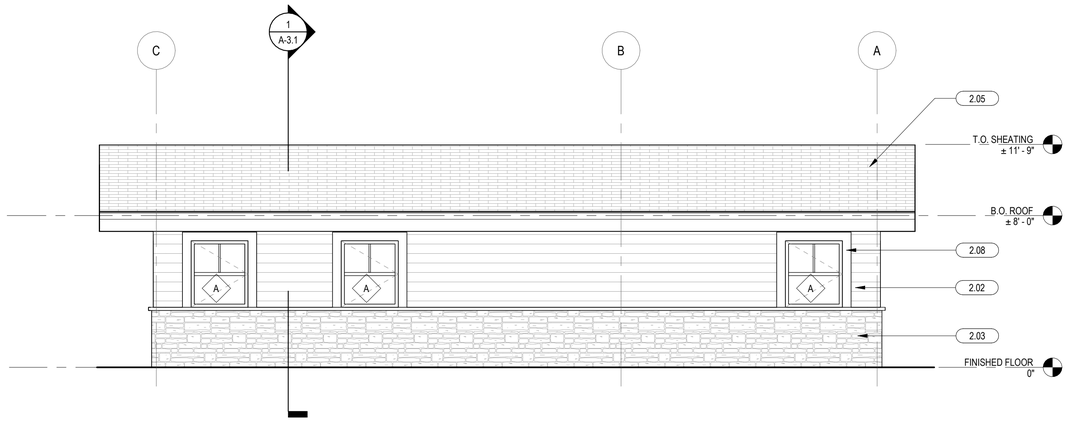
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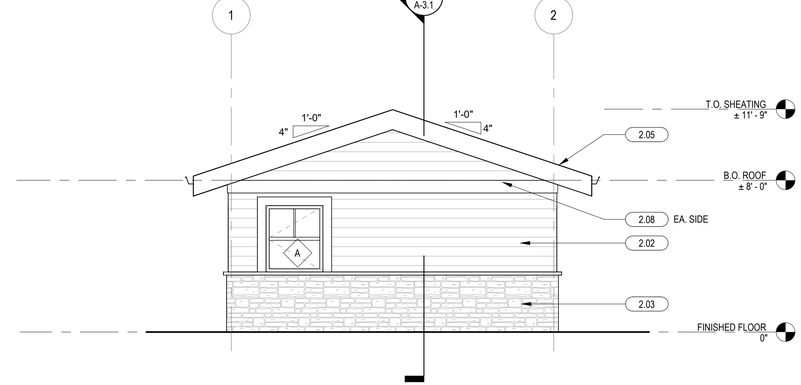
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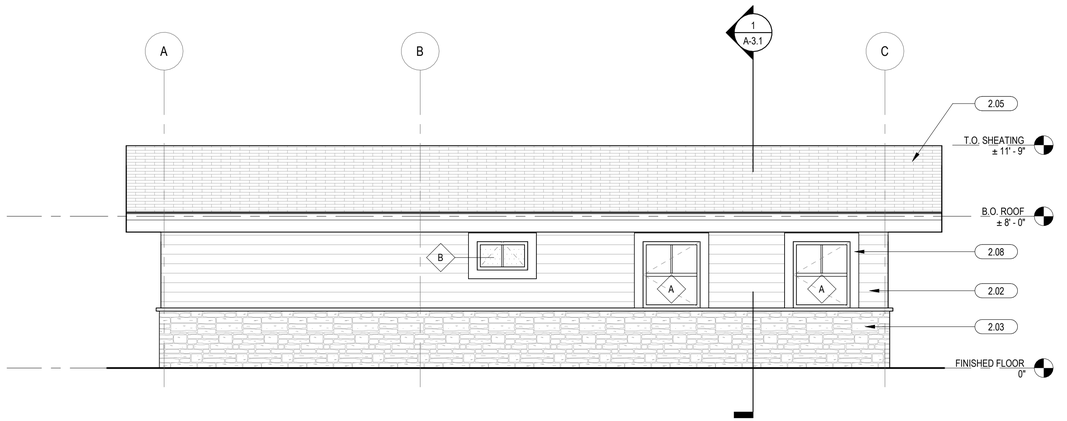
1 ELEVATION A
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2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.02	HORIZONTAL FIBER CEMENT SIDING
2.03	STONE VENEER, MATERIAL SHALL COMPLY WITH CRC R703.8
2.05	ASPHALT SHINGLES
2.08	TRIM

ELEVATION GENERAL SHEET NOTES

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4. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
5. CONTRACTOR TO VERIFY COLOR OF FINISH MATERIALS PRIOR TO COMMENCING WORK.
6. REFER TO ROOF PLAN FOR ROOF OVERHANG DIMENSIONS.
7. PROVIDE ALUMINUM GUTTERS.
8. BUILDINGS SHALL HAVE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. LETTERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN ½ INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [CRC R391.1]

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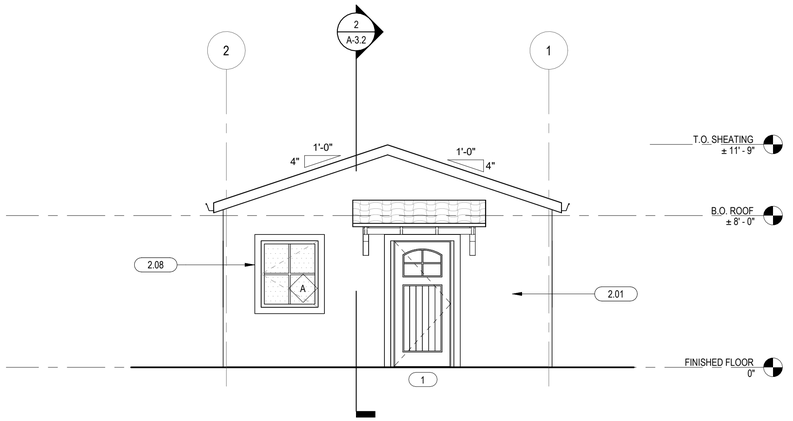
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM - EXTERIOR ELEVATIONS (CRAFTSMAN)

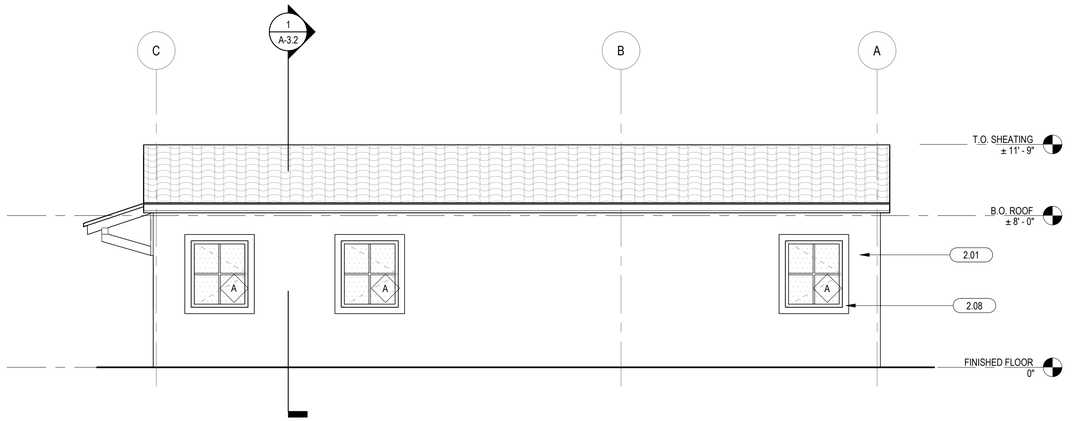
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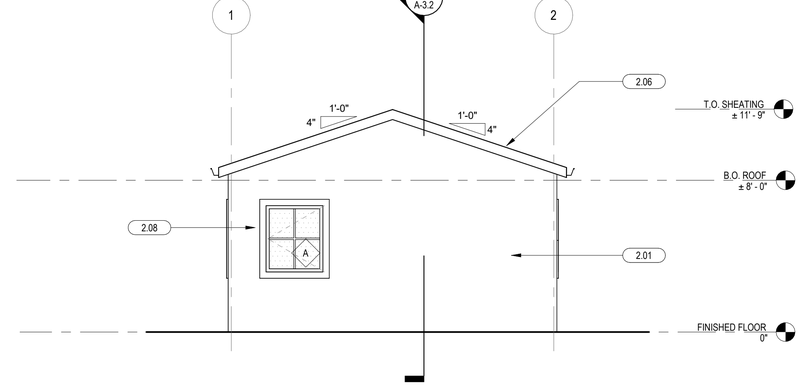
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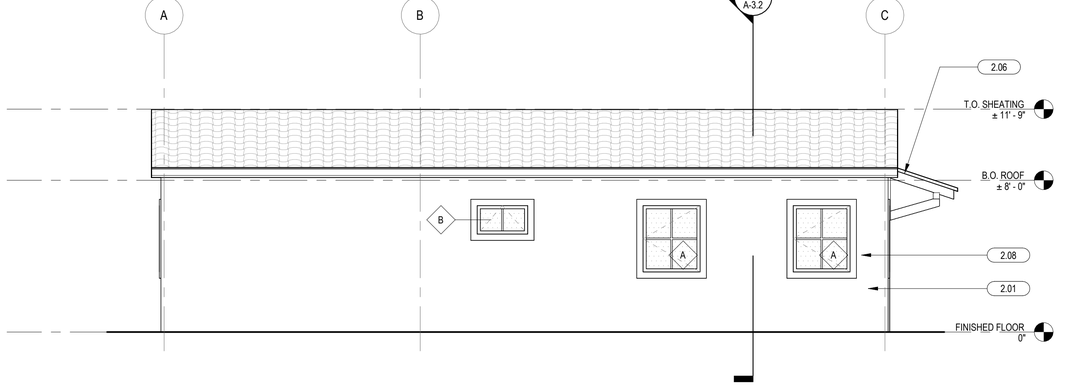
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3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.01	STUCCO. PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]
2.06	TILE ROOF
2.08	TRIM

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

Michael Baker
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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
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REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM - EXTERIOR ELEVATIONS (MONTEREY)

Project Number: 208026

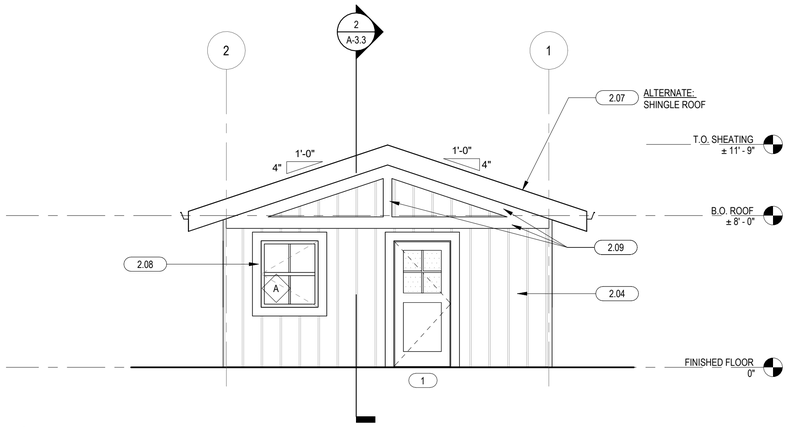
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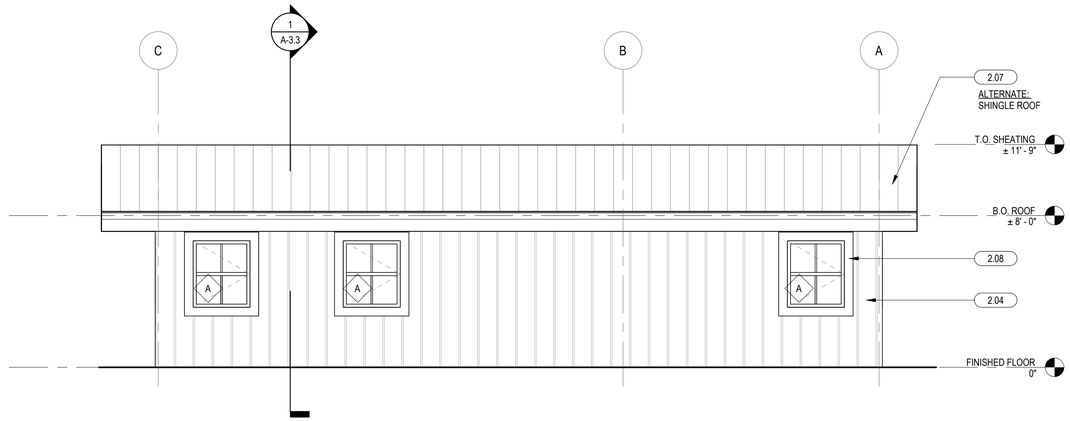
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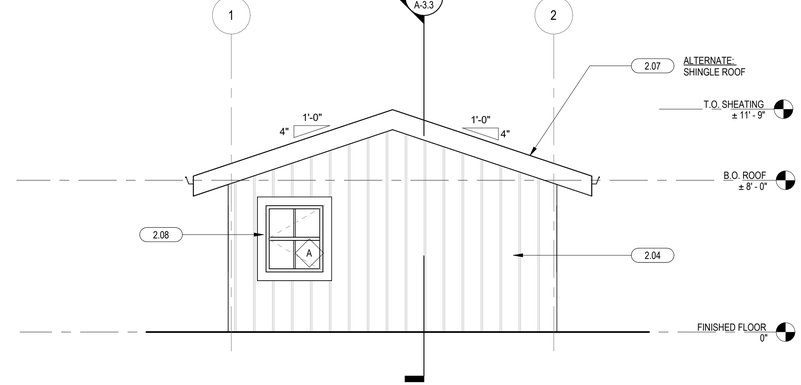
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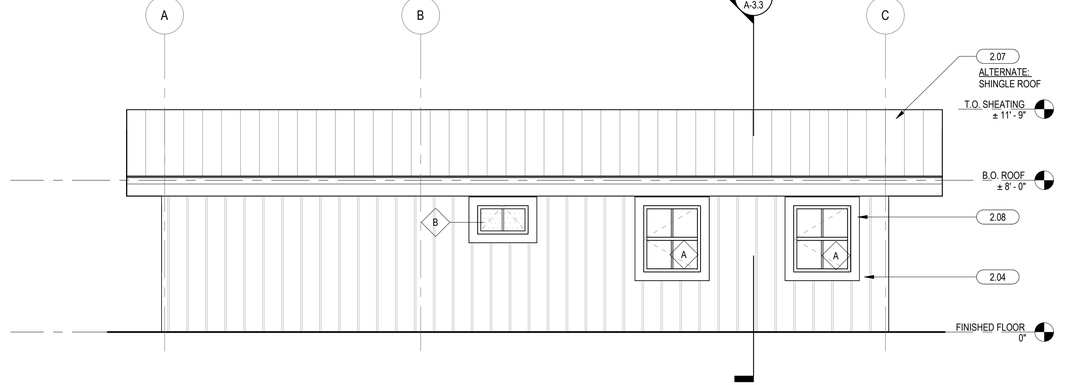
1 ELEVATION A
SCALE: 1/4" = 1'-0"



2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.04	BOARD AND BATTEN FIBER CEMENT SIDING
2.07	STANDING SEAM METAL ROOF
2.08	TRIM
2.09	EXPOSED WOOD FRAMING – PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

ELEVATION GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.1 FOR ADDITIONAL REQUIREMENTS
2. REFERENCE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFERENCE DOOR AND WINDOW SCHEDULES FOR HEIGHT AND SILL INFORMATION.
4. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
5. CONTRACTOR TO VERIFY COLOR OF FINISH MATERIALS PRIOR TO COMMENCING WORK.
6. REFER TO ROOF PLAN FOR ROOF OVERHANG DIMENSIONS.
7. PROVIDE ALUMINUM GUTTERS.
8. BUILDINGS SHALL HAVE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. LETTERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN ½ INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [CRC R391.1]

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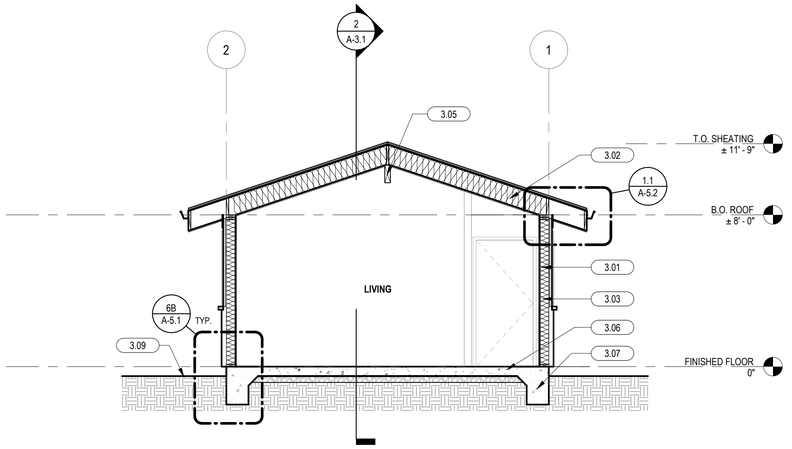
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)

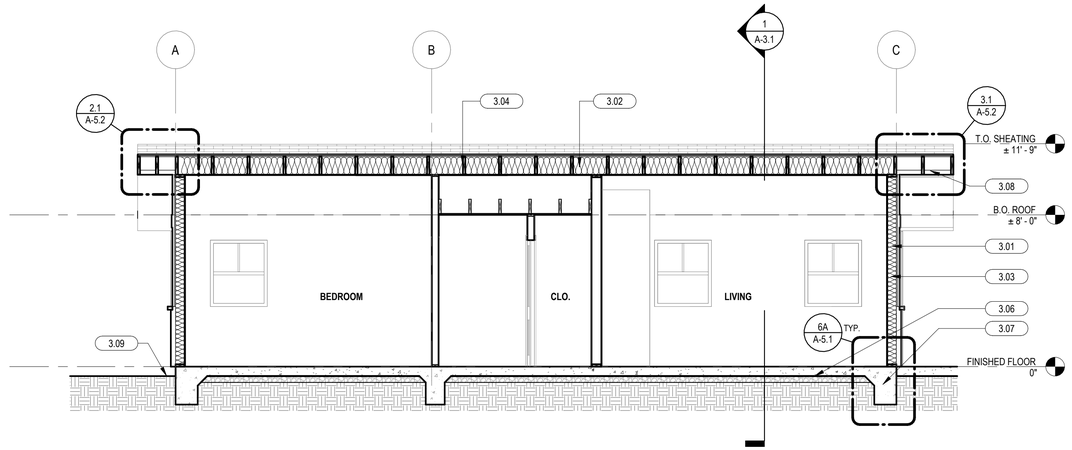
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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"

KEYNOTES

3.01 WALL INSULATION, REFER TO TITLE 24 REPORT
3.02 ROOF INSULATION, REFER TO TITLE 24 REPORT. REFER TO DETAILS A, B, AND C ON SHEET A5.2
3.03 WOOD STUD WALL, REFER TO STRUCTURAL DRAWINGS.
3.04 RAFTERS, REFER TO STRUCTURAL DRAWINGS.
3.05 RIDGE BEAM, REFER TO STRUCTURAL DRAWINGS.
3.06 CONCRETE SLAB ON GRADE, REFER TO STRUCTURAL DRAWINGS
3.07 STRUCTURAL CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS.
3.08 WOOD FRAMING, SEE STRUCTURAL.
3.09 FINISHED GRADE, TYP. FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE. [CRC R404.1.6]

SECTION GENERAL SHEET NOTES

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4. FIREBLOCKING TO BE LOCATED PER CRC SECTION R302.11:

   A. SECTION R302.11 -1.
   1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      1.1 VERTICALLY AT CEILING AND FLOOR LEVELS
      1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
   2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
   4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
   5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

   B. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF THE FOLLOWING MATERIALS:
   1. TWO-INCH NOMINAL LUMBER
   2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
   3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
   4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
   5. ONE-HALF-INCH GYPSUM BOARD
   6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
   7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
   8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
   9. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
5. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
6. REFERENCE DOOR AND WINDOW SCHEDULES FOR HEIGHT AND SILL INFORMATION.
7. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
8. REFER TO TITLE 24 REPORT FOR INSULATION INFORMATION AND REQUIREMENTS.
9. PROVIDE SOUND INSULATION AT BATHROOMS, LAUNDRY ROOMS, AND PRIMARY BATHROOMS.

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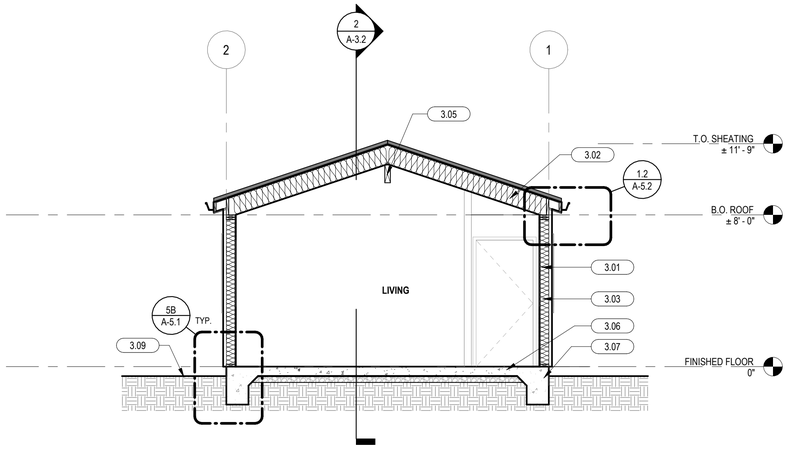
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM - BUILDING SECTIONS (CRAFTSMAN)

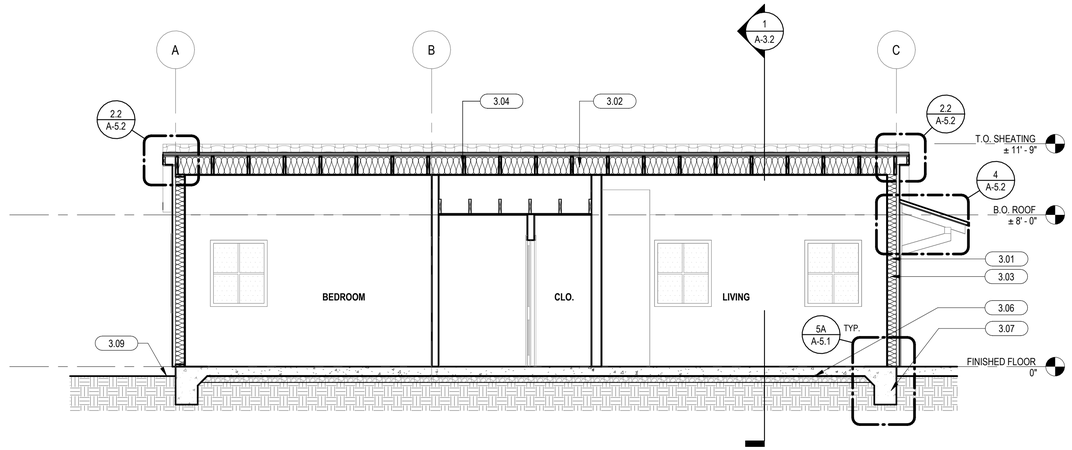
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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"

KEYNOTES

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DESIGN PATH STUDIO

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NO.	DATE	DESCRIPTION

REVISIONS

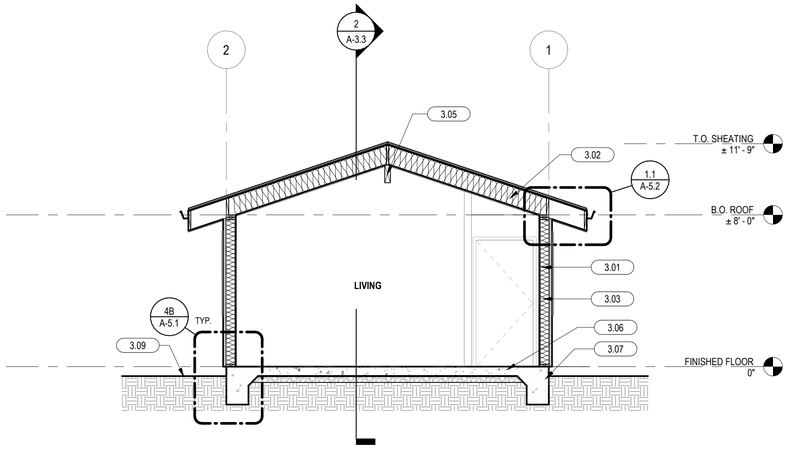
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM - BUILDING SECTIONS (MONTEREY)

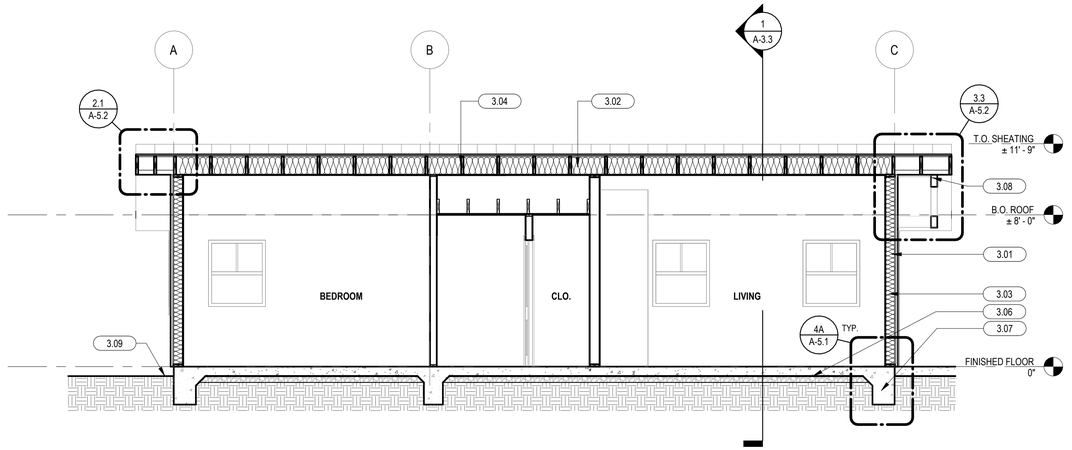
Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-3.2

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



2 SECTION B
SCALE: 1/4" = 1'-0"

KEYNOTES

3.01 WALL INSULATION, REFER TO TITLE 24 REPORT
3.02 ROOF INSULATION, REFER TO TITLE 24 REPORT. REFER TO DETAILS A, B, AND C ON SHEET A5.2
3.03 WOOD STUD WALL, REFER TO STRUCTURAL DRAWINGS.
3.04 RAFTERS, REFER TO STRUCTURAL DRAWINGS.
3.05 RIDGE BEAM, REFER TO STRUCTURAL DRAWINGS.
3.06 CONCRETE SLAB ON GRADE, REFER TO STRUCTURAL DRAWINGS
3.07 STRUCTURAL CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS.
3.08 WOOD FRAMING, SEE STRUCTURAL.
3.09 FINISHED GRADE, TYP. FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE. [CRC R404.1.6]

SECTION GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A-1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFERENCE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
4. FIREBLOCKING TO BE LOCATED PER CRC SECTION R302.11:

   A. SECTION R302.11 -1.
   1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      1.1 VERTICALLY AT CEILING AND FLOOR LEVELS
      1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
   2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
   4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
   5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

   B. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF THE FOLLOWING MATERIALS:
   1. TWO-INCH NOMINAL LUMBER
   2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
   3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
   4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
   5. ONE-HALF-INCH GYPSUM BOARD
   6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
   7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
   8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
   9. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
5. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
6. REFERENCE DOOR AND WINDOW SCHEDULES FOR HEIGHT AND SILL INFORMATION.
7. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
8. REFER TO TITLE 24 REPORT FOR INSULATION INFORMATION AND REQUIREMENTS.
9. PROVIDE SOUND INSULATION AT BATHROOMS, LAUNDRY ROOMS, AND PRIMARY BATHROOMS.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
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4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

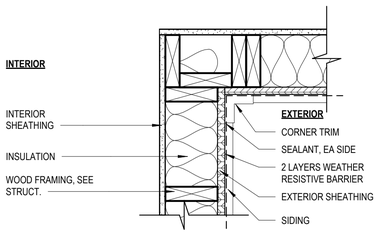
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

1 BEDROOM - BUILDING SECTIONS (MODERN FARMHOUSE)

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-3.3

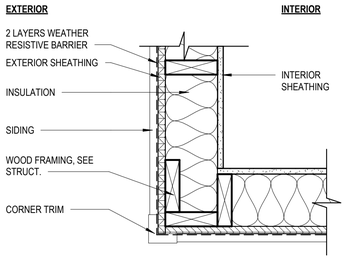
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SIDING AT INSIDE CORNER

1A PLAN DETAIL - SIDING (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



SIDING AT OUTSIDE CORNER

1B PLAN DETAIL - SIDING (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

STUCCO AT INTSIDE CORNER

2A PLAN DETAIL - STUCCO (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

STUCCO AT OUTSIDE CORNER

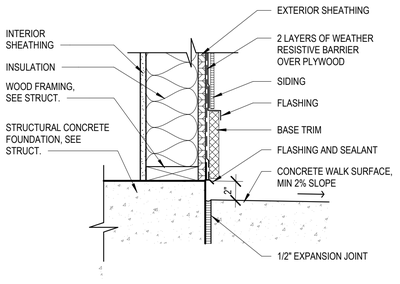
2B PLAN DETAIL - STUCCO (OUTSIDE CORNER)
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STONE VENEER AT INSIDE CORNER

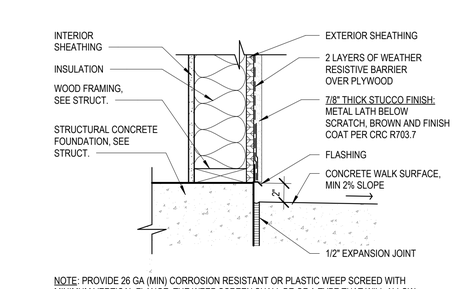
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SCALE: 1 1/2" = 1'-0"

STONE VENEER AT OUTSIDE CORNER

3B PLAN DETAIL - STONE VENEER (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

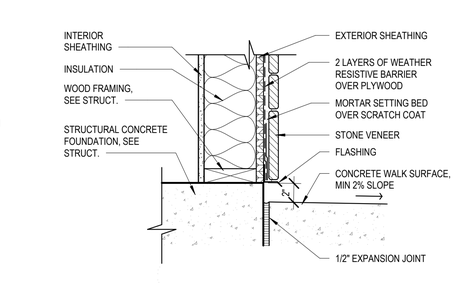


4A BASE DETAILS - SIDING AT PAVED WALK
SCALE: 1 1/2" = 1'-0"

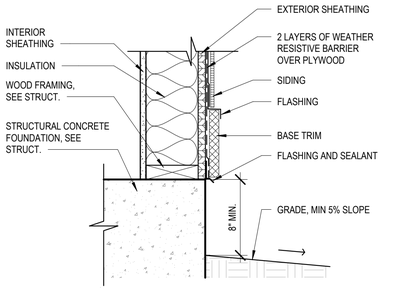


NOTE: PROVIDE 26 GA (MIN) CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH MINIMUM VERTICAL FLANGE. THE WEEP SCREEN SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING [CRC R703.7.2.1]

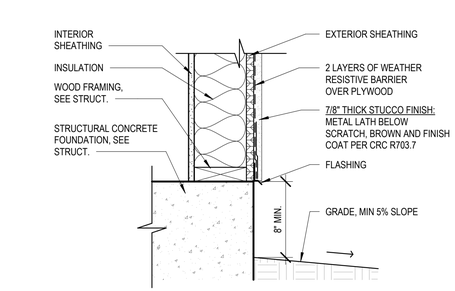
5A BASE DETAILS - STUCCO AT PAVED WALK
SCALE: 1 1/2" = 1'-0"



6A BASE DETAILS - STONE VENEER AT PAVED WALK
SCALE: 1 1/2" = 1'-0"

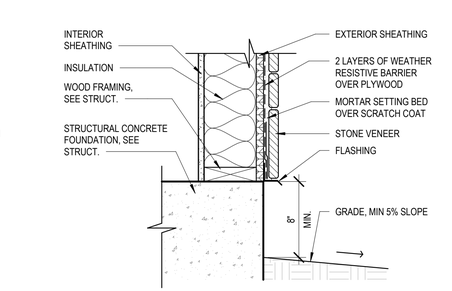


4B BASE DETAILS - SIDING AT GRADE
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE 26 GA (MIN) CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH MINIMUM VERTICAL FLANGE. THE WEEP SCREEN SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING [CRC R703.7.2.1]

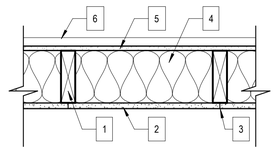
5B BASE DETAILS - STUCCO AT GRADE
SCALE: 1 1/2" = 1'-0"



6B BASE DETAILS - STONE VENEER AT GRADE
SCALE: 1 1/2" = 1'-0"

THROUGH PENTRATION @ WALL

DESIGN NO. U356
BEARING WALL RATING - 1 HR RATING



1 **WOOD STUDS**
NOMINAL 2X6 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2 **GYPSUM BOARD**
ANY 5/8 IN. THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512 OR U305. NOM 5/8 IN. THICK, 4 FT WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7 IN. OC WITH 6D CEMENT-COATED NAILS, 1-7/8 IN. LONG WITH 1/4 IN. DIAM HEAD.

3 **JOINTS AND FASTENER HEADS**
GYPSUM BOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. FASTENER HEADS COVERED WITH JOINT COMPOUND.

4 **BATTS AND BLANKETS**
MINERAL FIBER OR GLASS FIBER INSULATION, 3-1/2 IN. THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR KRAFT PAPER AND TO HAVE A MIN DENSITY OF 0.9 PCF (MIN R-13 THERMAL INSULATION RATING)

5 **WOOD STRUCTURAL PANEL SHEATHING**
MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2 BY 4 IN. WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6 IN. OC AT PERIMETER OF PANELS AND 12 IN. OC ALONG INTERIOR STUDS.

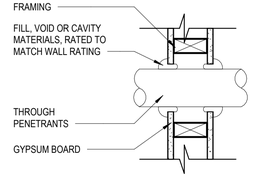
6 **EXTERIOR FACINGS**
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

D. CEMENTITIOUS STUCCO — PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8 TO 3/4 IN., DEPENDING ON SYSTEM.

H. FIBER-CEMENT SIDING — FIBER-CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

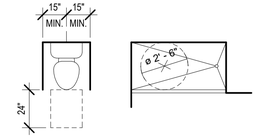
I. WALL AND PARTITION FACINGS AND ACCESSORIES* — STONE VENEER IS MORTAR BONDED TO A LATH, SCRATCH COAT AND WATER RESISTANT BARRIER APPLIED TO SHEATHING, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, AND MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES.

NON-BEARING WALL PARTITION INTERSECTION — (OPTIONAL) TWO NOMINAL 2 BY 4 IN. STUD OR NOMINAL 2 BY 6 IN. STUD NAILED TOGETHER WITH TWO 3IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY AND FASTENED TO ONE SIDE OF THE MINIMUM 2 BY 4 IN. STUD WITH 3 IN. LONG 10D NAILS SPACED A MAX 16 IN. OC. VERTICALLY. INTERSECTION BETWEEN PARTITION WOOD STUDS TO BE FLUSH WITH THE 2 BY 4 IN. STUDS. THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED BY WITH A SECOND 2 BY 4 IN. WOOD STUD FASTENED WITH 3 IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY. MAXIMUM ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MINIMUM EQUAL TO THE DEPTH OF THE BEARING WALL.



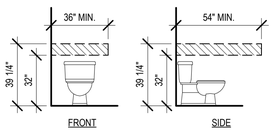
THROUGH PENTRATION @ WALL

7 FIRE RESISTIVE 1- HOUR WOOD FRAMED WALLS
SCALE: 1 1/2" = 1'-0"

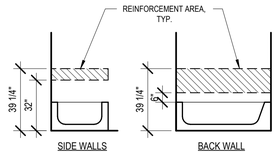


NOTES:
1. WATER CLOSETS SHALL HAVE 15 INCHES TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24-INCH CLEAR SPACE IN FRONT. [402.5 CPC]
2. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1,024 SQUARE INCHES AND ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. [408.6 CPC]

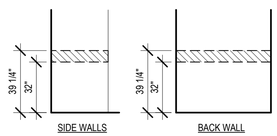
8 BATHROOM CLEARANCE DIAGRAMS
SCALE: 1/4" = 1'-0"



TOILET



BATHTUB



SHOWER

NOTES:
1. PROVIDE REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION AS REQUIRED BY CRC R327.1.1
2. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. [R327.1.1.1 CRC]

9 REINFORCEMENT DETAILS
SCALE: 1/4" = 1'-0"

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA
SEAL

NO.	DATE	DESCRIPTION

REVISIONS

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

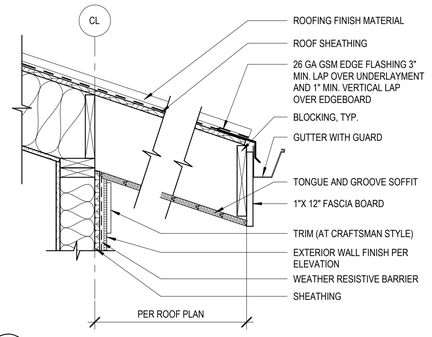
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

DETAILS

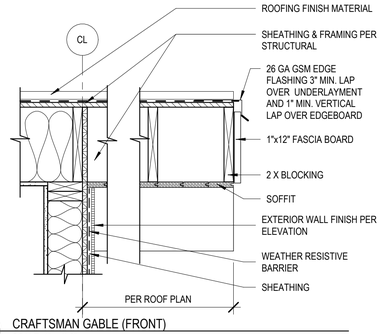
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Date: 02/27/2026
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FINAL DESIGN - 02/27/2026

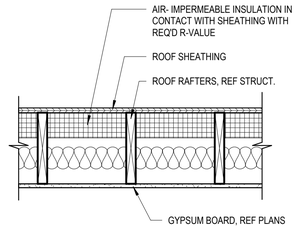
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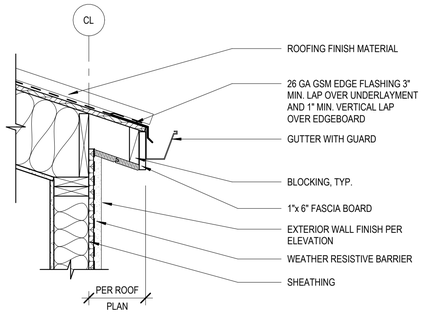
1.1 CRAFTSMAN/ MODERN FARMHOUSE EAVE
SCALE: 1" = 1'-0"



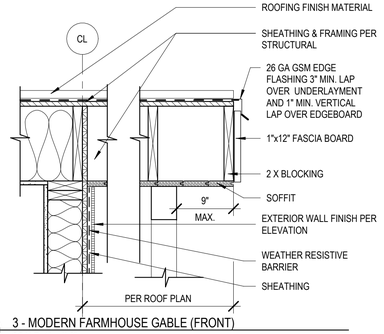
3.1 CRAFTSMAN GABLE (FRONT)
SCALE: 1" = 1'-0"



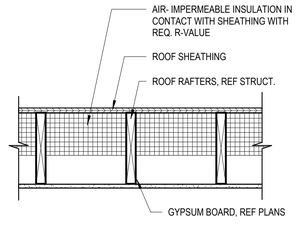
A INSULATION @ UNVENTED ROOF ASSEMBLY - BOTH TYPES
SCALE: 1" = 1'-0"



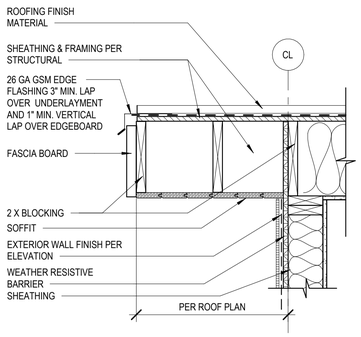
1.2 MONTEREY EAVE
SCALE: 1" = 1'-0"



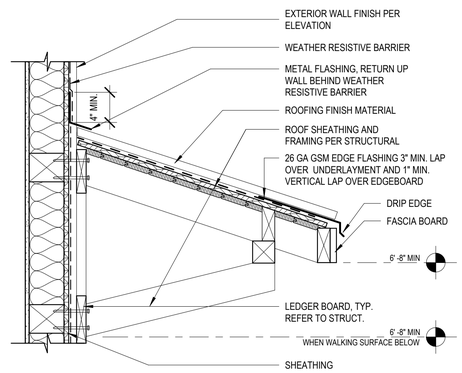
3.3 3 - MODERN FARMHOUSE GABLE (FRONT)
SCALE: 1" = 1'-0"



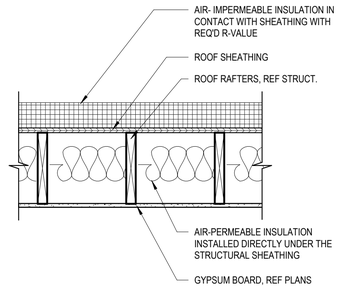
B INSULATION AT UNVENTED ROOF ASSEMBLY - IMPERMEABLE INSULATION ONLY
SCALE: 1" = 1'-0"



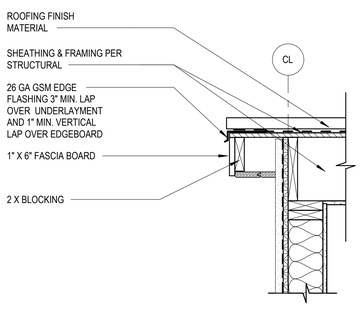
2.1 CRAFTSMAN/ MODERN FARMHOUSE GABLE
SCALE: 1" = 1'-0"



4 4 - MONTEREY AWNING
SCALE: 1" = 1'-0"



C INSULATION @ UNVENTED ROOF ASSEMBLY - OVER/ UNDER
SCALE: 1" = 1'-0"



2.2 MONTEREY GABLE
SCALE: 1" = 1'-0"

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

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0 6" 1' - 0" 2' - 0"
SCALE: 1" = 1' - 0"

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ROOF DETAILS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-5.2

FINAL DESIGN - 02/27/2026

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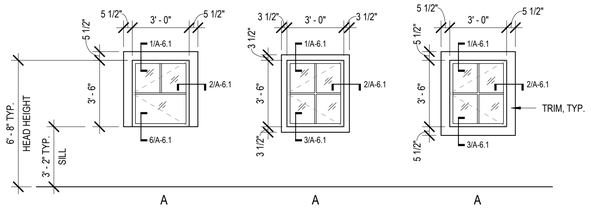
DOOR SCHEDULE

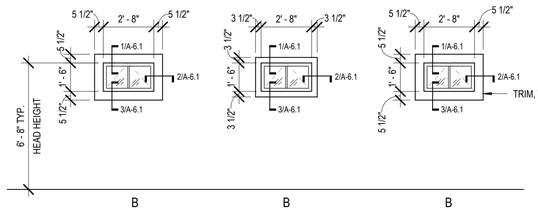
DOOR NUMBER	TYPE	SIZE HEIGHT	SIZE WIDTH	THICK.	DOOR MATERIAL	FRAME MATERIAL	U-FACTOR	SHGC	COMMENTS
1	A	6' - 8"	3' - 0"	1 3/4"	VINYL/ GLASS	VINYL	0.300	0.23	EXTERIOR, REF GENERAL DOOR NOTE #7
2	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
3	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
4	C	6' - 8"	2' - 6"	1 3/4"	HOLLOW WD	WD			LOUVERED*
5	C	6' - 8"	2' - 8"	1 3/4"	HOLLOW WD	WD			LOUVERED*
6	D	6' - 8"	5' - 0"	1 3/4"	HOLLOW WD	WD			
7	D	6' - 8"	5' - 0"	1 3/4"	HOLLOW WD	WD			

* LOUVER SHALL PROVIDE MINIMUM 100 SQUARE INCHES FOR MAKEUP AIR (CMC 504.4.1)

WINDOW SCHEDULE

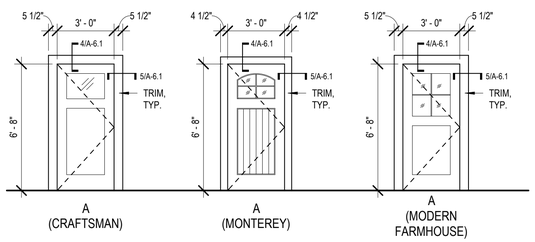
TYPE	HEIGHT	WIDTH	HEAD HEIGHT	FRAME MATERIAL	OPERATION	U-FACTOR	SHGC	COMMENTS
A	3' - 6"	3' - 0"	6' - 8"	VINYL	CASEMENT	0.300	0.23	
B	1' - 6"	2' - 8"	6' - 8"	VINYL	AWNING	0.300	0.23	

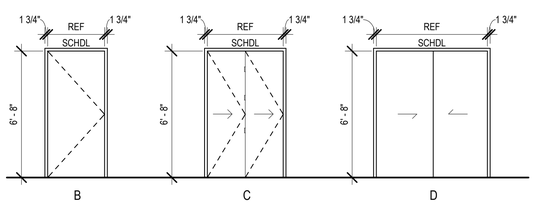




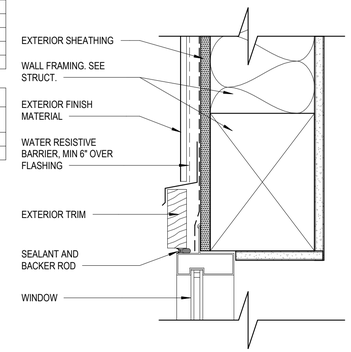
NOTE: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FINISH FLOOR. [CRC R310.2]

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

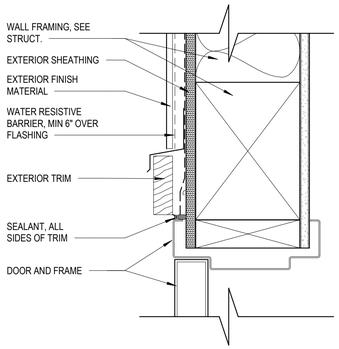




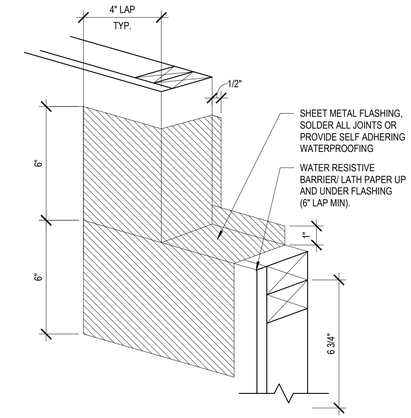
DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"



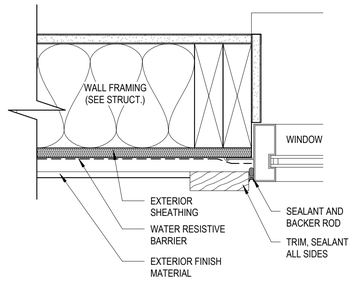
1 WINDOW HEAD
SCALE: 3" = 1'-0"



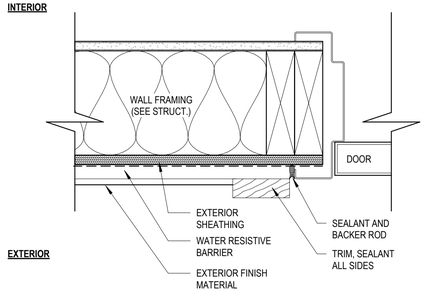
4 DOOR HEAD
SCALE: 3" = 1'-0"



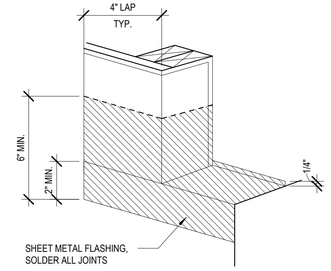
7 WINDOW SILL FLASHING
SCALE: 3" = 1'-0"



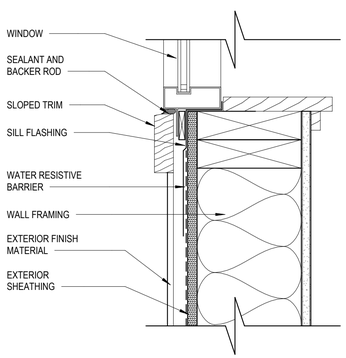
2 WINDOW JAMB
SCALE: 3" = 1'-0"



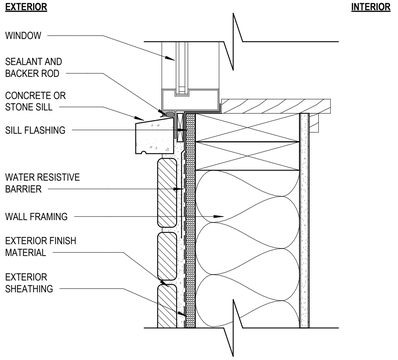
5 DOOR JAMB
SCALE: 3" = 1'-0"



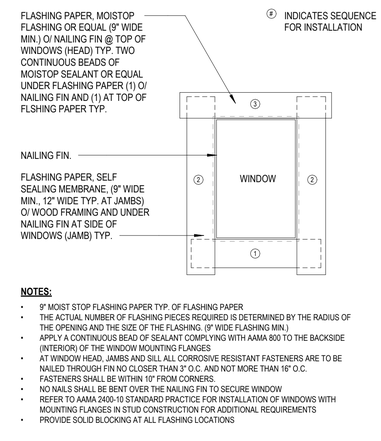
8 DOOR THRESHOLD FLASHING
SCALE: 3" = 1'-0"



3 WINDOW SILL
SCALE: 3" = 1'-0"



6 WINDOW SILL - CRAFTSMAN
SCALE: 3" = 1'-0"



9 WINDOW FLASHING
SCALE: 3" = 1'-0"

GENERAL WINDOW NOTES

1. REFER TO GENERAL NOTES SHEET A-1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
3. REFER TO ELEVATIONS FOR DIRECTION OF OPERATION OF WINDOWS.
4. PROVIDE ALL OPERABLE WINDOWS WITH SCREENS.
5. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
6. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
7. WINDOWS MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA.
8. ALL GLAZING SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
9. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
10. GLAZING IN WALLS ADJACENT TO BATHTUB AND OR SHOWER, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE SAFETY GLAZING. [CRC SECTION R308.4.5]
11. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF, MIN. THE NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. (5 S.F. MIN. AT GROUND FLOOR). MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". [CRC SECTION R310.2]
12. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT HAVING A MINIMUM WIDTH OF 36 " THAT OPENS TO A PUBLIC WALL [CRC SECTION 310.1]
13. ALL GLAZING SHALL MEET TITLE 24 ENERGY REQUIREMENTS.
14. FIRE RATED EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIRMENTS PER CBC 708A.2.1:
    A. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING
    B. BE CONSTRUCTED OF GLASS BLOCK UNITS
    C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
    D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
15. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

GENERAL DOOR NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR LOCATION OF DOORS AND DIRECTION OF DOOR SWING.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. ALL GLAZING, INCLUDING GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS, SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
5. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
6. EXTERIOR FIRE RATED DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CBC 2022 708A.3:
    A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCUMBUSTIBLE MATERIAL
    B. THE EXTERIOR SURFACE CLADDING SHALL BE OF IGNITION-RESISTANT MATERIALS
    C. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
        a. THICK
        b. PANELS SHALL NOT BE LESS THAN 1 ⅛ " THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 " THICK.
    D. THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES WHEN TEST ACCORDING TO NFPA 252.
    E. THE EXTERIOR SURFACE CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ASTM E2707
    F. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
7. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION [CRC SECTION R308.4]. PROVIDE SAFETY GLAZING.

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

WINDOW AND DOOR SCHEDULES & DETAILS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-6.1

FINAL DESIGN - 02/27/2026

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MECHANICAL/PLUMBING NOTES

1. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5
4. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)
5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)
8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)
9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 5. (CPC TABLE 703.2)
10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).
12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).
14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.
18. ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]

ELECTRICAL NOTES

1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). MINIMUM OF 2–20-AMP CIRCUITS ARE REQUIRED TO SERVE THE KITCHEN COUNTERTOP OUTLETS. THESE CIRCUITS MAY ALSO SERVE THE PANTRY, BREAKFAST ROOM, DINING ROOM OR OTHER SIMILAR AREAS (210.52(B)(1) CEC)
3. BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).
5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH AND THE FIXTURE NEEDS TO BE HIGH EFFICACY.
7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY AND CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
8. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)
9. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
12. A MINIMUM OF ONE HIGH EFFICIENCY LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT AND VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21)
13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)
14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)
15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A $\frac{120}{240}$ -VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)
16. PER CEC 2022 150.0(N).1.A.:
    IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
    - BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
    - A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
    - A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRICAL SERVICE CHECKLIST

electrical service information:

X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN (LOAD CALCS FOR THE EXISTING DWELLING IS REQUIRED)
☐	NEW SERVICE (NEW ADDRESS REQUIRED)

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

CONTACT SERVICE PROVIDER, REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU. EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF EASTVALE.

GAS SERVICE CHECKLIST

gas service information:

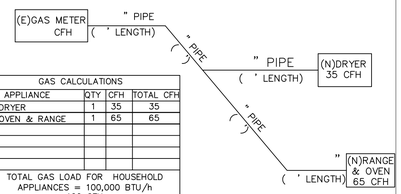
X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN
☐	NEW SERVICE
☐	ALL ELECTRICAL
☐	PROPANE "FIRE CLEARANCE REQUIRED"

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

EXAMPLE GAS PIPE DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.



GAS CALCULATIONS			
APPLIANCE	QTY	CFH	TOTAL CFH
(NEW) DRYER	1	35	35
(NEW) OVEN & RANGE	1	65	65
TOTAL GAS LOAD FOR HOUSEHOLD APPLIANCES = 100,000 BTU/h 100 CFH			

PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE

SIZE	½"	¾"	1"	1¼"	1½"	2"
CFH	44	92	173	355	532	1,020

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF EASTVALE BUILDING INSPECTOR

DRAINAGE AND VENT PIPE DIAGRAM

TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1¼	1½	2	3	4	5	6	8	10	12
Maximum Units Drainage Piping[1]										
Vertical	1	2[2]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1	8[3]	35[4]	216[5]	428[5]	720[5]	2640[5]	4680[5]	8200[5]
Maximum Length Drainage Piping										
Vertical, (feet)	45	65	85	212	300	390	510	750	—	—
Horizontal (unlimited)										
Vent **Piping** Horizontal and Vertical[6]										
Maximum Units	1	8[3]	24	84	256	600	1380	3600	—	—
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

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LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

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△
△
△

description

Mechanical/ Electrical/ Plumbing General Notes

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no.

MEP.0

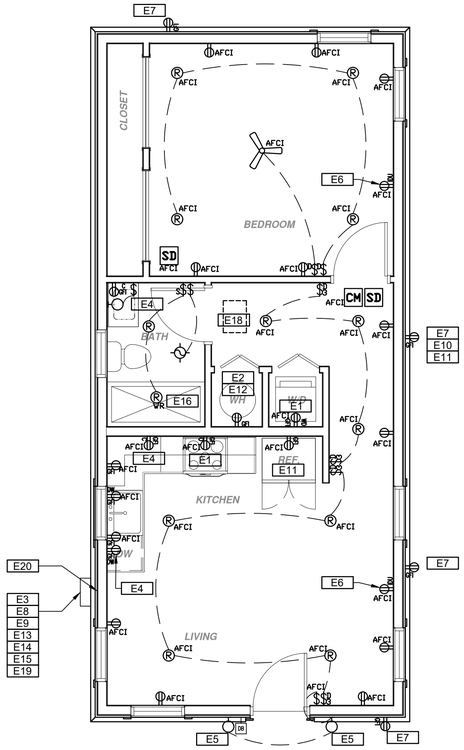
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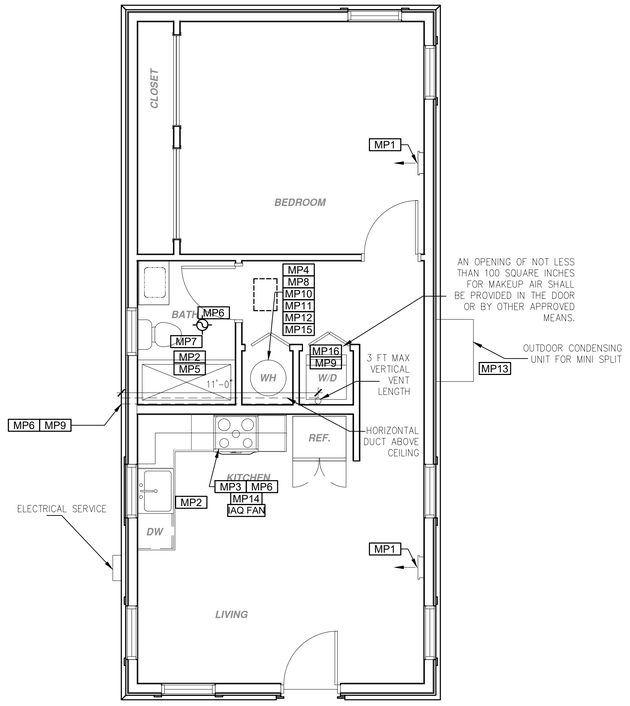
SEAL



ELECTRICAL PLAN

1/4"=1'-0"

NOTE: ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- MP1 INDOOR UNIT MINI SPLIT SYSTEM.
- MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI., AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)
- MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)
- MP4 NEW NEEA RATED 40 GAL. HEAT PUMP WATER HEATER, RHEEM PROPH40-T2-RH375-SO (40 GA, JA13). TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXHAUST DIRECTLY TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER TO BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR CLEARANCES EQUAL TO ONE OPENING WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE AND ONE OPENING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. EACH OPENING SHALL HAVE A MINIMUM FREE AREA OF 1 IN2 PER 1,000 BTU, BUT NOT LESS THAN 100 IN2. FOR ENCLOSURES OPENING INDOORS. (506.3 (1) CPC), AND ALL OTHER SPECIFICATIONS PER MANUFACTURER REQUIREMENTS.
- MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  - ½" PIPE (½" INSULATION);
  - ¾" PIPE (1" INSULATION);
  - 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL TO BE PIPED TO INDOOR HVAC UNIT
- MP14 A MINIMUM RATING HOOD OVER ELECTRICAL RANGE. INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED PER CEC TABLE 150.0-G. 160 cfm OR 65% CE AT <750 s.f, 130 cfm OR 55% CE AT 750-1000 s.f., 110 cfm OR 50% CE AT 1000-1500 s.f., OR 110 cfm OR 50% CE AT >1500 s.f. PROVIDE PLACARD AT THE IAQ SWITCH WHICH STATES "THIS FAN TO REMAIN ON DURING ALL HOURS THE HOUSE IS OCCUPIED"
- MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
- MP16 MAKEUP AIR SHALL BE PROVIDED FOR TYPE I CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

ELECTRICAL KEYNOTES

- E1 DEDICATED DUAL GFCI AND AFCI 30 AMP/ 240V POWER FOR ELECTRIC DRYER AND 50 AMP MINIMUM FOR DEDICATED COOKTOP BRANCH CIRCUIT CONDUCTOR. EACH APPLIANCE COVER PLATE IS TO BE LABELED AS ELECTRIC READY. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET MEP.0, ELECTRIC READY 150.0(u) FOR REQUIREMENTS
- E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. SEE ELECTRICAL NOTE #16 ON MEP.0 FOR MORE INFORMATION
- E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24", ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
- E6 OUTLET DEDICATED FOR INDOOR MINISPLIT UNIT
- E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED AND SHALL HAVE EXTRA DUTY COVERS
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE 125-VOLT, SINGLE PHASE, 15 OR 20 AMP RATED GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11
- E12 PER CEC 2022 150.0(N).1.A.: THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET MEP.0
- E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET MEP.0, ELECTRIC READY 150.0(s) FOR REQUIREMENTS
- E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY
- E17 LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH OR WALL MOUNTED CONTROL DEVICE AT EACH ATTIC ACCESS (210.70 (C) CEC)
- E18 ATTIC ACCESS PANEL MIN SIZE TO BE 22"X30" AND TO HAVE ONE LIGHTING OUTLET WITH A SWITCH OR CONTROLLED BY A WALL SWITCH OR LISTED WALL MOUNTED CONTROL DEVICE
- E19 THE ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR THE FUTURE SOLAR ELECTRIC INSTALLATION. (CEnC 110.10 (b)B.4(e))
- E20 LOCATION RESERVED FOR ROUTING OF CONDUIT FOR SOLAR ZONE

MECHANICAL LEGEND

MECHANICAL

EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR; SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IAQ FAN SWITCH, A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR.
DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS.:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT.

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

T THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:

- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3 FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT

POWER/DATA

TAMPER RESISTANT RECEPTACLE
WALL MOUNTED, 110 V DUPLEX U.O.N.
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 MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER 30AMP/ 240AMP
AFCI = ARC FAULT CIRCUIT INTERRUPTER 120-VOLT SINGLE PHASE, 15- AND 20 20-AMP BRANCH CIRCUIT PER CEC 210.12 (A)

PHONE / DATA / MEDIA

CEILING, WATERPROOF OUTLET

FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.

SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)

SUB PANEL

SWITCHING

$ SWITCH, MOUNT AT 43" AFF
$3 THREE-WAY SWITCH
$4 FOUR-WAY SWITCH
$D DIMMER SWITCH
$C MOUNT 6" ABV COUNTER
$S OCCUPANCY/VACANCY SENSOR
$AFCI ARC-FAULT CIRCUIT INTERRUPTEPER CEC 210.12 (A)

MISC.

CEILING FAN/LIGHT COMBO

CIRCUIT WIRING

DOOR BELL BUTTON

LIGHTING

R_DR CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
R_WR CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
R_AFCI ARC-FAULT CIRCUIT INTERRUPTER CEC 210.12 (A)
WALL MOUNTED LIGHT
J JUNCTION BOX FLUSH CEILING MOUNTED
UC UNDER COUNTER LIGHTING
LV LOW VOLTAGE, LANDSCAPE LIGHT
FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

BATHROOM EXHAUST FAN REQUIREMENTS:PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS:ES 150.0(K)/160.5(a)

*IN THE KITCHEN, ALL OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.
*BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
*ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.
*OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (W/ OVERIDE).

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THERIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

City of Wildomar Accessory Dwelling Units

revisions

description

Mechanical/ Electrical/ Plumbing Plans

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no.

MEP.1

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

2. CONCRETE FOUNDATION CONSTRUCTION

200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.

201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.

202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S2.1, CENTERED IN SLAB.

203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER

204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.

205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{16}$", LENGTH<=1$\frac{3}{4}$") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1$\frac{3}{4}$" FROM THE EDGE OF CONCRETE.

206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE $\frac{5}{8}$" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.

207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.

208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.

209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S2.1 FROM EXTERIOR CORNER OF SLAB.

210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF WILDOMAR OF ANY DISCREPANCY, TYPICAL.

211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.

212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.

213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:

MISPLACED HOLDOWN	RETROFIT BOLT	MIN EDGE DISTANCE	REPLACEMENT HD
HDU2	5/8" ALL-THREAD, EMBED 6"	2"	HDU2
HDU4	5/8" ALL-THREAD, EMBED 6"	4.5"	HDU4
HDU5	5/8" ALL-THREAD, EMBED 9"	6"	HDU5
HDU8	7/8" ALL-THREAD, EMBED 9"	6"	HDU8
HDU11	1" ALL-THREAD, EMBED 12"	7"	HDU11

214. RETROFIT $\frac{5}{8}$" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.

LOCATION	TYPE	REPLACEMENT
SLAB EDGE, 1 3/4" DIST.	SHEARWALL	$\frac{5}{8}$" ALL-THREAD, EPOXY, EMBED 3" OR $\frac{5}{8}$" TITEN HD, EMBED 5$\frac{1}{2}$" MIN.
INTERIOR > 6," EDGE DIST.	SHEARWALL OR NON-SHEAR	$\frac{5}{8}$" TITEN HD, EMBED 5$\frac{1}{2}$" MIN.
ANY OTHER	NON-SHEAR	0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:
A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF WILDOMAR APPROVAL.
B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.
C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF WILDOMAR RECOMMENDATIONS .

216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE $\frac{19}{32}$" OR $\frac{5}{8}$" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:
INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. $\frac{5}{8}$" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{7}{8}$" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{7}{16}$" STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC PS1 OR PS2 IN ACCORDANCE WITH NDS SDPWS.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.

SILL PLATE ANCHORS:

306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.

307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.

308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.

ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

310. ENGINEERED BEAMS ARE AS FOLLOWS:
"PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
"LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
"LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
"IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:

2X4 FRAMING LUMBER NOT LISTED BELOW	STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS	STUD GRADE OR BETTER
2X4 STUDS OVER 10'	#2 OR BETTER
2X4 SILLS & PLATES	STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES	#2 OR BETTER
4X4 STUDS & POSTS	STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS	#1 OR BETTER
4X4, 4X6 BEAMS & HEADERS	#2 OR BETTER
4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS	#1 OR BETTER
6X4 BEAMS & HEADERS	#2 OR BETTER
6X6 & LARGER BEAM & HEADERS	#1 OR BETTER
2X10 AND LARGER RAFTERS AND JOISTS	#1 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.

STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S2.1 FOR NOTCHING AND BORING.

313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.

314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.

315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.

316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.

317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.

320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.

322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

BEAM OR JOIST	SIMPSON/USP HANGER
I-JOIST FLOOR JOISTS	IUS, IUT, OR ITT HANGERS
1.75 X LSL AND LVL	HU, HUS, OR WPU
2.69 X PSL AND LVL	HU OR HWU
3.5 X PSL AND LVL	HHUS OR HWU
5.25 X PSL AND LVL	HHUS OR HWU
7 X PSL AND LVL	HHUS OR HWU

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.

323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:
A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)
C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG

400. PLYWOOD AND OSB PANELS:
APA PLYWOOD & OSB--ESR-2586

401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403
ROSEBURG JOISTS & BEAMS--ESR-1210, 1251
GLU-LAM BEAMS-- ESR-1940
PACIFIC WOOD TECH - ESR 2909

402. WOOD CONNECTORS:
SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472

403. ADHESIVES & ANCHORS:
SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771
SIMPSON TITEN HD--ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D 2$\frac{1}{2}$" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D 2$\frac{1}{2}$" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D 2$\frac{1}{2}$" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

NAIL SIZES

SIZE OF NAIL	STANDARD LENGTH	WIRE GAUGE	SIZE (INCHES)	PENETRATION REQUIRED
BOX NAILS				
6D	2"	12	0.099	1"
8D	2 "	11	0.113	1"
10D	3"	10	0.128	1"
12D	3"	10	0.128	1 "
16D	3 "	10	0.135	1 "
16D SINKER	3"	9	0.148	1"
COMMON NAILS				
6D	2"	11	0.113	1"
8D	2$\frac{1}{2}$ "	10	0.131	1"
10D	3"	9	0.148	1$\frac{1}{4}$"
12D	3"	9	0.148	1$\frac{1}{4}$"
16D	3 "	8	0.162	1$\frac{1}{2}$"

C&C PRESSURES

ROOF: GABLE ROOF, PITCH α = 18.3°

$A_{EFFECTIVE}$ =	10 sf	28 sf	30 sf
(-) ZONE 1	-42.0 psf	-39.5 psf	-39.3 psf
(-) ZONE 2	-50.6 psf	-45.5 psf	-45.1 psf
(-) ZONE 3	-87.5 psf	-76.0 psf	-75.2 psf
(+) ALL ZONES	16.5 psf	16.0 psf	16.0 psf

WALLS

$A_{EFFECTIVE}$ =	10 sf	21 sf	48 sf
(-) ZONE 4	-1.28 psf	-34.7 psf	-32.9 psf
(-) ZONE 5	-1.58 psf	-41.6 psf	-38.0 psf
(+) ZONE 4&5	1.00 psf	31.9 psf	30.1 psf

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.	4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N.	2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N.	2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples
FLAT BLKNG TO TRUSS AND WEB, F.N.	16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c
CEILING JOISTS TO TOP PLATE, T.N.	4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
COLLAR TIE TO RAFTER, F.N.	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples
RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM	
TOENAIL	4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
ENDNAIL	2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN
STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)	16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN
BUILT-UP HEADER (2" TO 2"), FN EA. EDGE	16d Com @ 16" o.c OR 16d Box @ 12" o.c.
CONT. HEADER TO STUD, T.N.	4-8d Com, 4-10d Box, 5-8d box
TOP PLATE TO TOP PLATE	16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN
TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL	
24" MIN LAP SPLICE EA. SIDE	8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples
BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL	
UNBRACED WALL: 16" o.c. FN	16d Com
UNBRACED WALL: 12" o.c. FN	16d Box, 3" x 0.131" nails, 3" 14 gage staples
BRACED WALL: 16"o.c. FN	2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples
STUD TO TOP OR BOTTOM PLATE	
TOENAIL	4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples
ENDNAIL	3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.	2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
1" BRACE TO EACH STUD AND PLATE, F.N.	3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
1"x6" SHEATHING TO EACH BEARING, F.N.	3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box
1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.	4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box
JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.	4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER	8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN
1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.	2-1.75" Gage Staples, 2-8d Com, 3-10d Box
2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND	3-16d Box, 2-16d Com
2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING	3-16d Box, 2-16d Com
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	
32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES	20d Com
24" o.c. FN Top & BTTM	10d Box, 3"x0.131" nails, 3" 14 gage staples
ENDS & SPLICES, FN	2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
LEDGER SUPPORTING JOISTS/RAFTERS	4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
JOIST TO BAND OR RIM JOIST, END NAIL	3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.	2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples

WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND PARTICLEBOARD WALL SHEATHING TO FRAMING		EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
$\frac{3}{8}$"-$\frac{1}{2}$"	16d Com or deformed; or 2$\frac{3}{8}$"x.113" nail (subfloor and wall)[d]	6	12
	8d Com or deformed (roof) or 2$\frac{3}{8}$" x.113" nail (roof)	6[e]	6[e]
	1$\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (subfloor and wall)	4	8
	2$\frac{3}{8}$" x.113"x.266" head nail (roof)	3[f]	3[f]
	1$\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (roof)	3[f]	3[f]
$\frac{19}{32}$"-$\frac{3}{4}$"	8d Com or deformed (subfloor and wall)	6	12
	8d Com or deformed (roof) or 2$\frac{3}{8}$" x.113" nail (roof)[d]	6[e]	6[e]
	2$\frac{3}{8}$" x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$" crown	4	8
$\frac{7}{8}$"-1$\frac{1}{4}$"	10d Com or (3"x0.148"); or deformed (2$\frac{1}{2}$ x.131"x.281 head)	6	12
OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)			
$\frac{1}{2}$"[b]	1$\frac{1}{2}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or 1$\frac{1}{4}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
$\frac{25}{32}$"[b]	1$\frac{3}{4}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or 1$\frac{1}{2}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
$\frac{3}{4}$" & LESS	8d COMMON (2 $\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
$\frac{7}{8}$"-1"	8d COMMON (2 $\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
1$\frac{1}{8}$"-1$\frac{1}{4}$"	10d COMMON (3"x0.148"); or deformed (2$\frac{1}{2}$"x0.131"); or deformed (2$\frac{1}{2}$"x0.120")	6	12
PANEL SIDING TO FRAMING			
$\frac{1}{2}$" & LESS	6d corrosion-resistant siding (1$\frac{7}{8}$"x.106"); or 6d corrosion-resistant (2"x.099")	6	12
$\frac{5}{8}$"	8d corrosion-resistant siding (2$\frac{3}{8}$"x0.128"); or 8d corrosion-resistant casing (2$\frac{1}{2}$"x0.113")	6	12
INTERIOR PANELING			
$\frac{1}{4}$"	4d casing (1$\frac{1}{2}$"x0.080"); or 4d finish (1$\frac{1}{2}$"x0.072")	6	12
$\frac{3}{8}$"	6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)	6	12

FOOTNOTES:

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. 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. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph
g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA RESIDENTIAL CODE.

701. SEISMIC DESIGN CRITERIA:

SOIL BEARING VALUE	1,500 psf
SITE CLASS	D (Default)
SEISMIC DESIGN CATEGORY	D
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR	1

Ss: 1.850 Sds: 1.480 Cs: 0.207
S1: 0.670 Sd1: 0.759 R: 6.5

BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.

702. WIND DESIGN CRITERIA :

WIND SPEED	126 mph
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEF	0.18

703. DESIGN LOADING - WORST CASE LOADING:

ROOF DL	18 psf	I	ROOF LL	20 psf
PORCH DL	26 psf	I	PORCH LL	20 psf
TRELLIS DL	6 psf	I	TRELLIS LL	10 psf
SOLAR PANELS	3 psf			

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A HOLDOWN ATTACHED.)

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

9. SOILS REPORT

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

DESIGN PATH STUDIO

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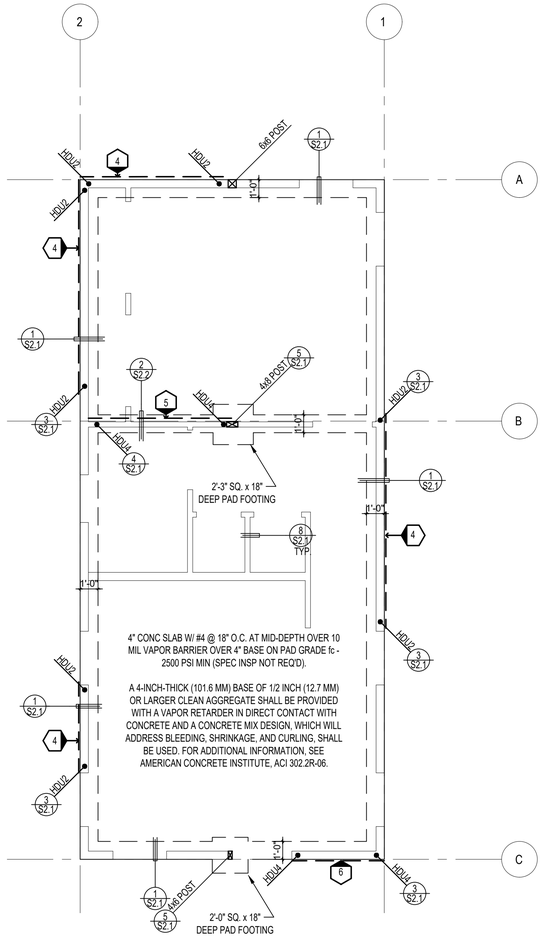
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project
City of Wildomar Accessory Dwelling Units

revisions
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description
Structural Notes & Specifications

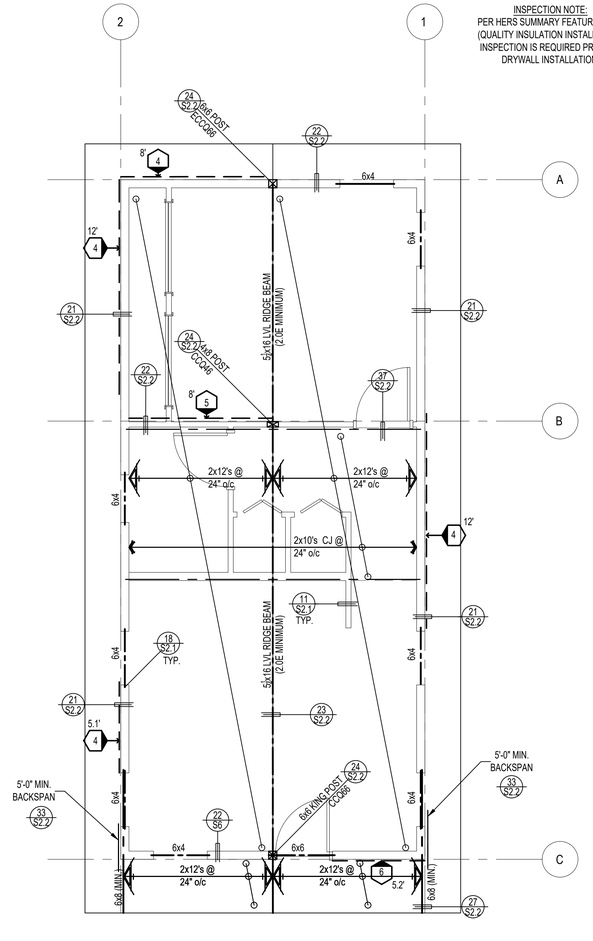
date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S0.1



FOUNDATION PLAN

1/4"=1'-0" CRAFTSMAN

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.



ROOF FRAMING PLAN

1/4"=1'-0" CRAFTSMAN

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260"	375"	490"	550"	665"	870"
ANCHOR BOLT SPACING	⅝" @ 48" or ½" @ 32"	⅝" @ 32" or ½" @ 24"	⅝" @ 24" or ½" @ 16"	⅝" @ 24" or ½" @ 16"	⅝" @ 16" or ½" @ 12"	⅝" @ 12" or ½" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE ⅜" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

LEGEND

- X' — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

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project

City of Wildomar Accessory Dwelling Units

revisions

description

CRAFTSMAN FOUNDATION & FRAMING PLAN

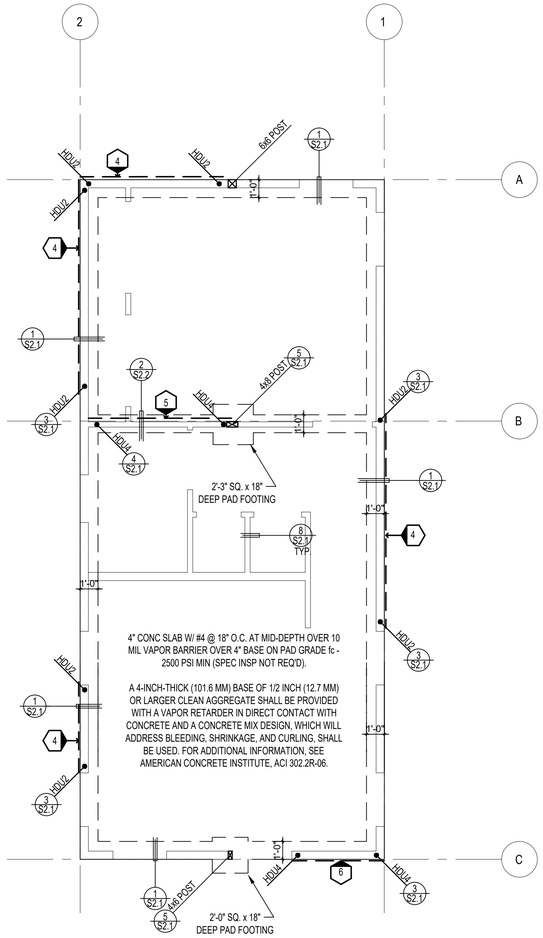
date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. S1.1

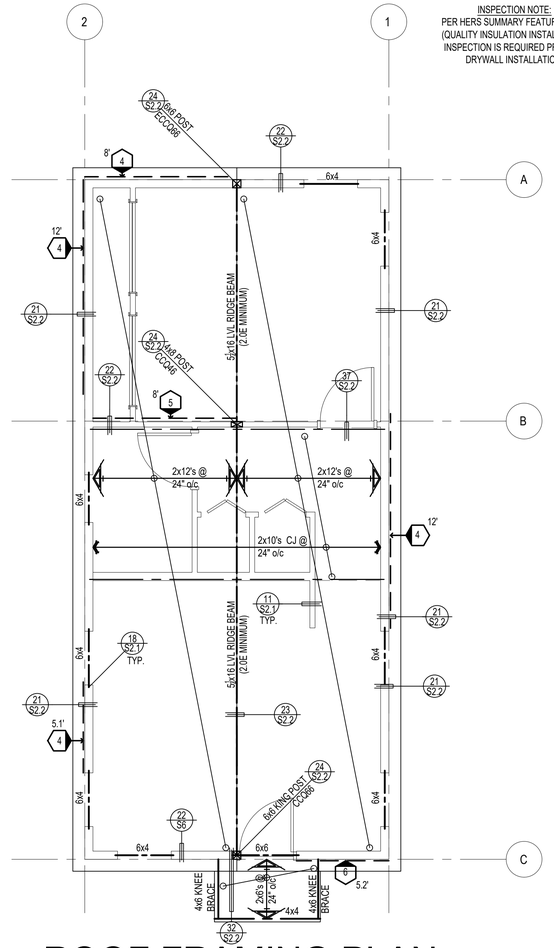
Michael Baker
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40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591



FOUNDATION PLAN

1/4"=1'-0" MONTEREY

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.



ROOF FRAMING PLAN

1/4"=1'-0" MONTEREY

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	⅝" @ 48" or ½" @ 32"	⅝" @ 32" or ½" @ 24"	⅝" @ 24" or ½" @ 16"	⅝" @ 24" or ½" @ 16"	⅝" @ 16" or ½" @ 12"	⅝" @ 12" or ½" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE ⅜" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND

- X' — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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project
City of Wildomar Accessory Dwelling Units

revisions

description
MONTEREY FOUNDATION & FRAMING PLAN

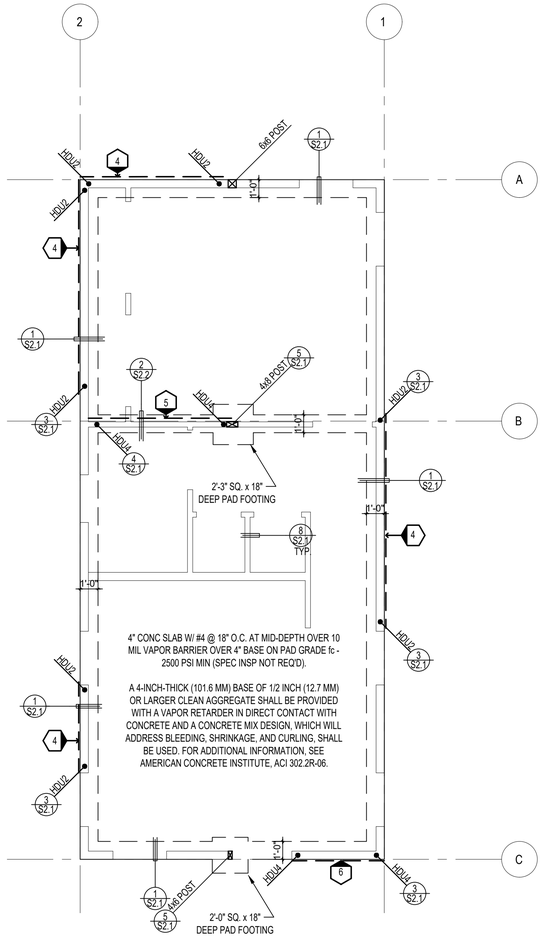
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project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. S1.2

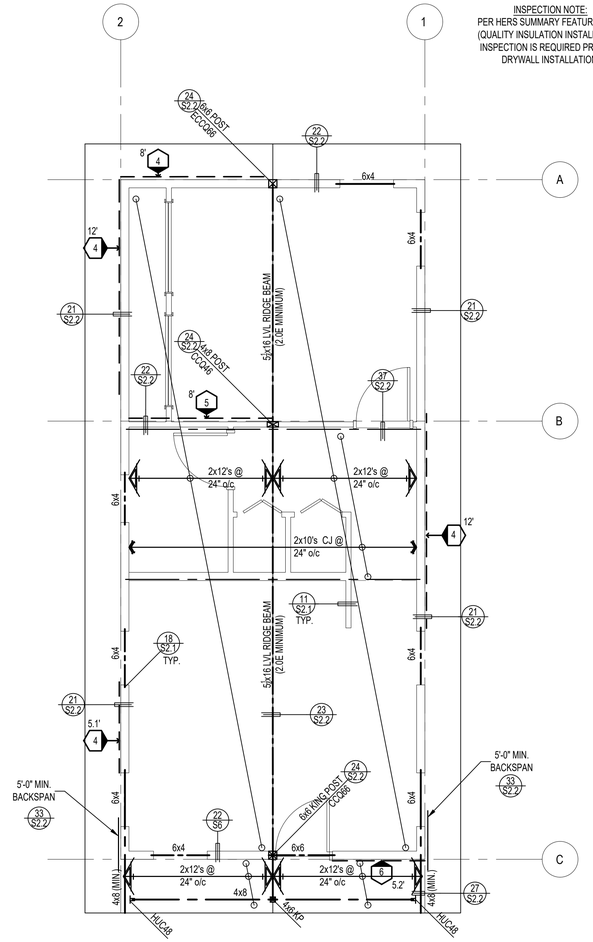
Michael Baker
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FOUNDATION PLAN

1/4"=1'-0" FARMHOUSE

INSPECTION NOTE:
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DESIGN PATH STUDIO

Consultant

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REN 10-31-27
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project

City of Wildomar Accessory Dwelling Units

revisions

description

FARMHOUSE FOUNDATION & FRAMING PLAN

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. S1.3

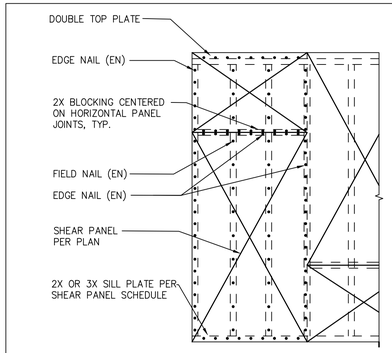
Michael Baker
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TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

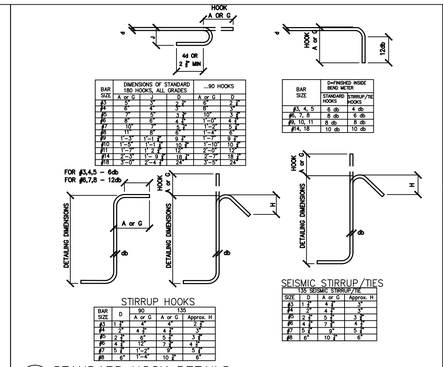


SEAL

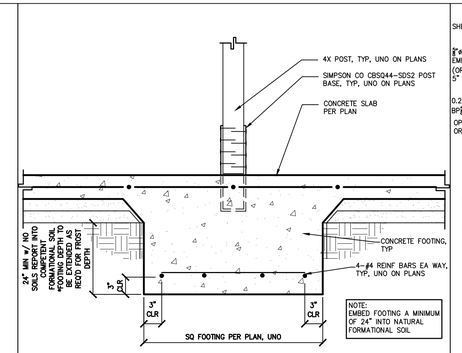


17 TYPICAL SHEAR PANEL
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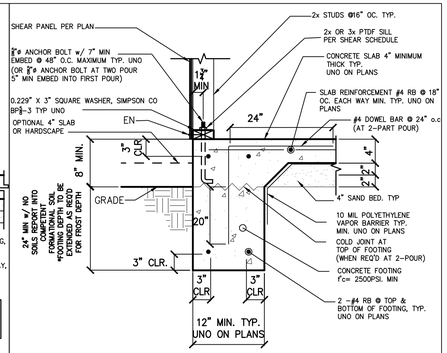
13
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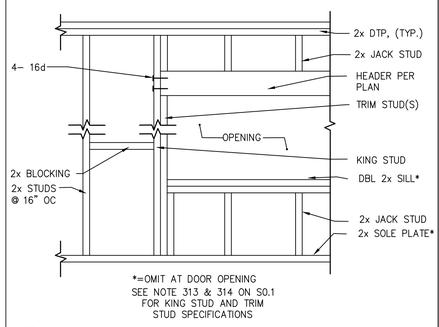
9 STANDARD HOOK DETAILS
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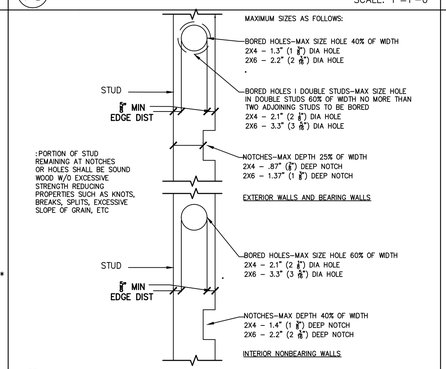
5 POST FOOTING WITHIN SLAB
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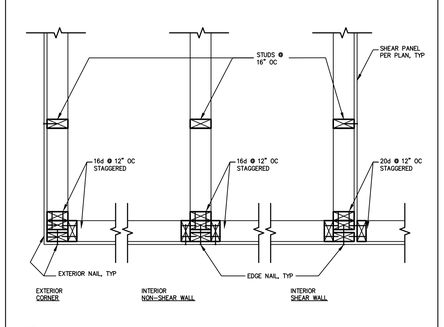
1 EXTERIOR FOOTING, TYPICAL
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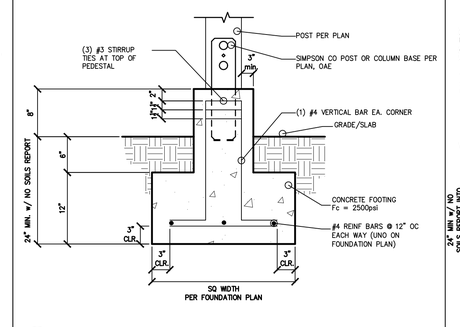
18 FRAMING FOR ROUGH WINDOW OR DOOR OPENING
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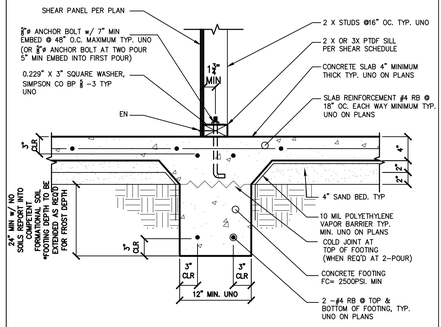
14 STUD CUTTING, BORING AND NOTCHING
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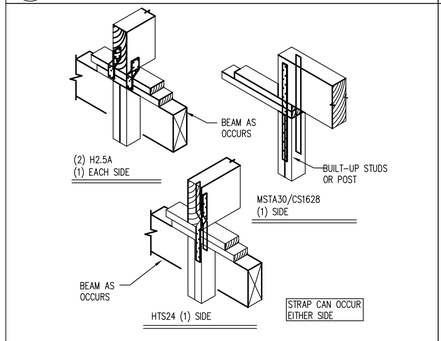
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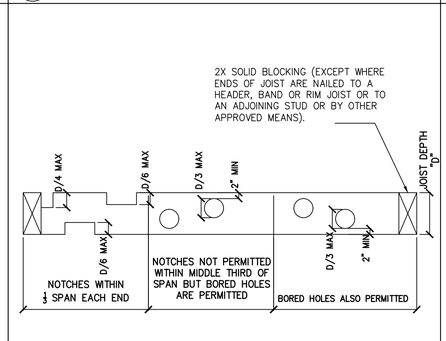
6 TYPICAL POST FOOTING
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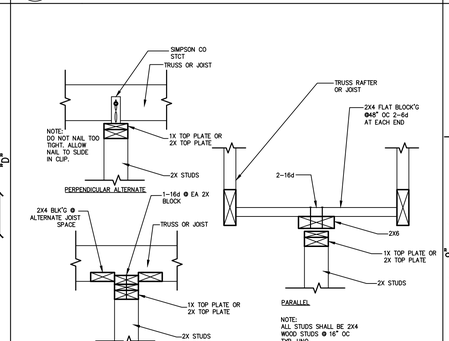
2 SLAB ON GRADE ONE STORY INTERIOR FOOTING
SCALE: 1"=1'-0"



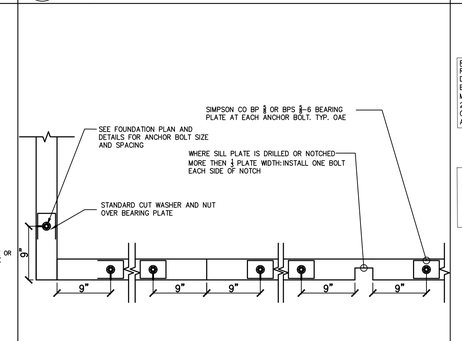
19 SUPPORT COLUMN TO BEAM
SCALE: 1"=1'-0"



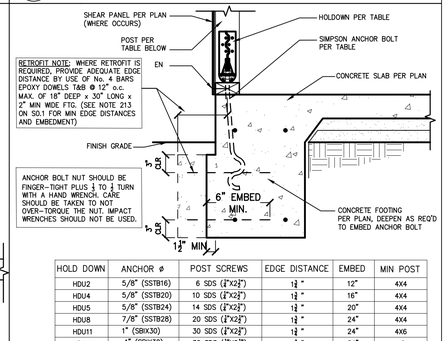
15 JOIST CUTTING, BORING AND NOTCHING
SCALE: NTS



11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE
SCALE: 1"=1'-0"

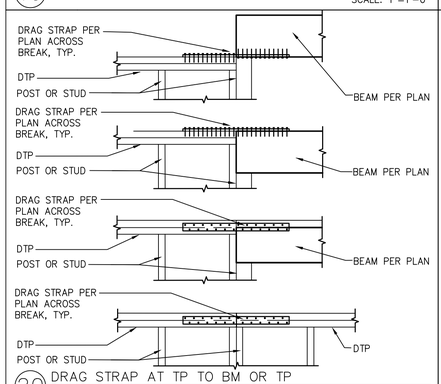


7 SILL PLATE ANCHOR BOLTING
SCALE: 1"=1'-0"

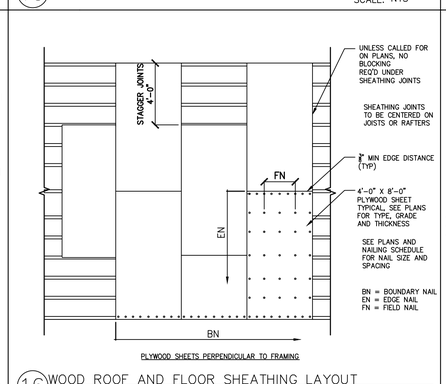


HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

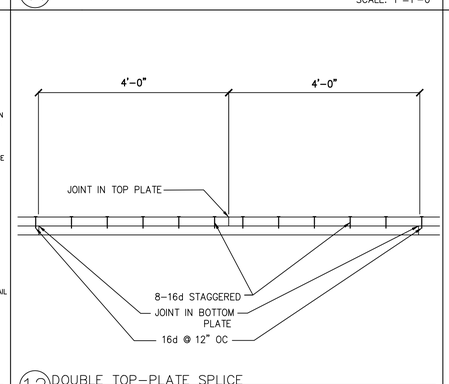
3 HOLDOWN – PERIMETER FOOTING
SCALE: 1"=1'-0"



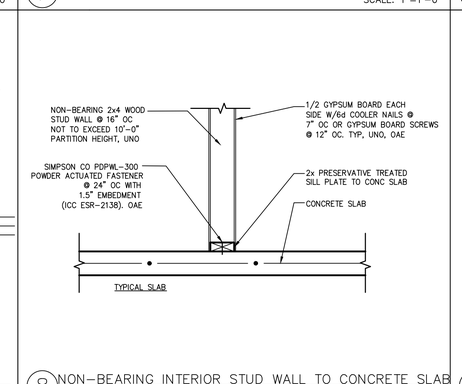
20 DRAG STRAP AT TP TO BM OR TP
SCALE: 1"=1'-0"



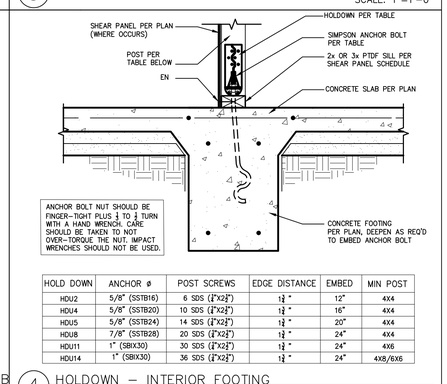
16 WOOD ROOF AND FLOOR SHEATHING LAYOUT
SCALE: 1"=1'-0"



12 DOUBLE TOP-PLATE SPLICE
SCALE: NTS



8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB
SCALE: 1"=1'-0"



HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

4 HOLDOWN – INTERIOR FOOTING
SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

revisions

description
Structural Details

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.1

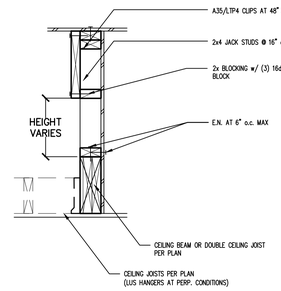
Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

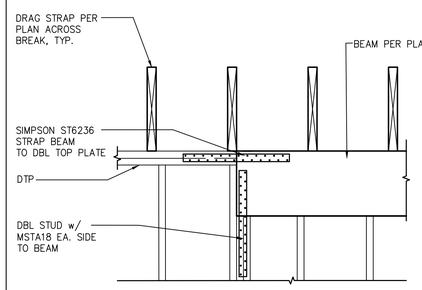
Consultant



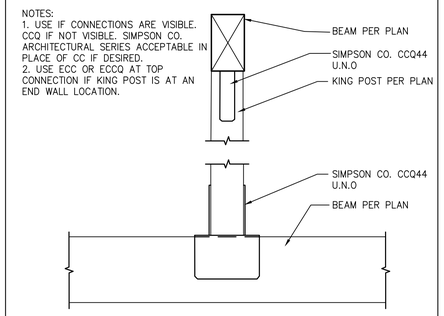
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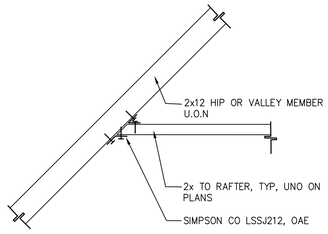
37 VAULTED ROOF TO FLAT CEILING CONNECTION
SCALE: 1"=1'-0"



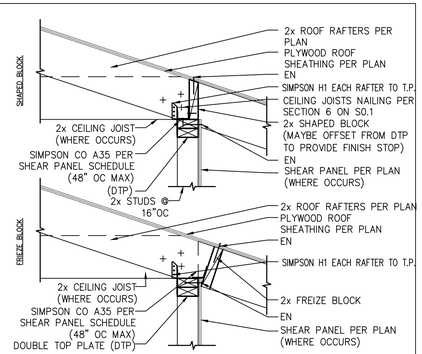
33 CANTILEVER PORCH BEAM CONNECTION TO WALL
SCALE: 1"=1'-0"



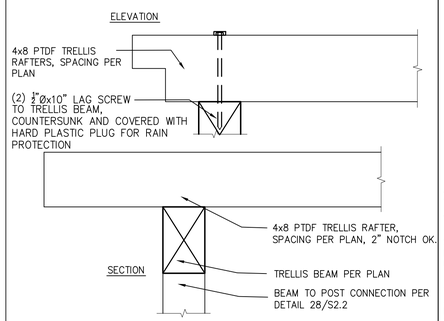
29 KING POST
SCALE: 1"=1'-0"



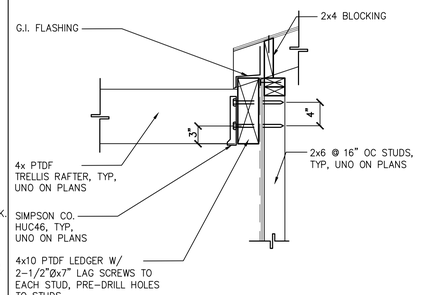
25 RAFTER TO HIP OR VALLEY
SCALE: 1"=1'-0"



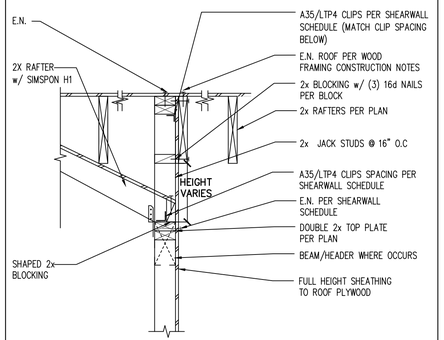
21 SHEAR TRANSFER AT EAVE
SCALE: 1"=1'-0"



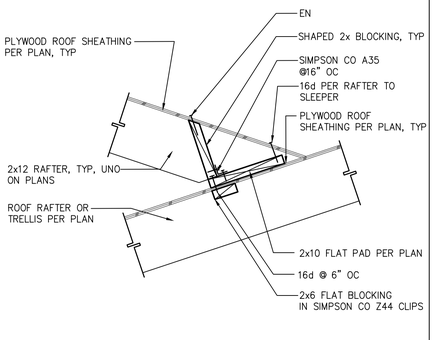
38 POST/BEAM/RAFTER/TRELLIS CONNECTIONS
SCALE: 1"=1'-0"



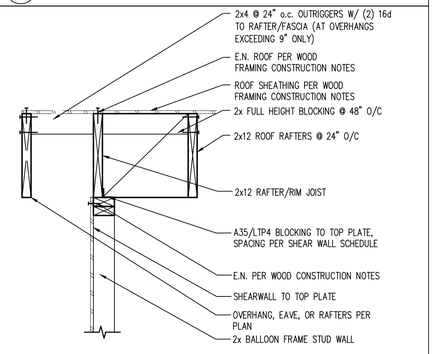
34 TRELLIS LEDGER AT WALL
SCALE: 1"=1'-0"



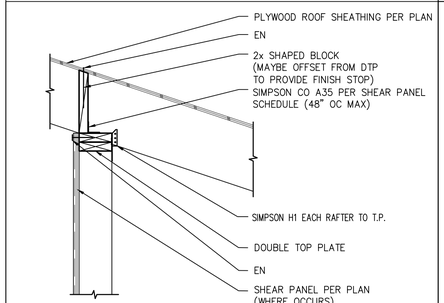
30 ROOF TRANSITION @ WALL/HEADER
SCALE: 1"=1'-0"



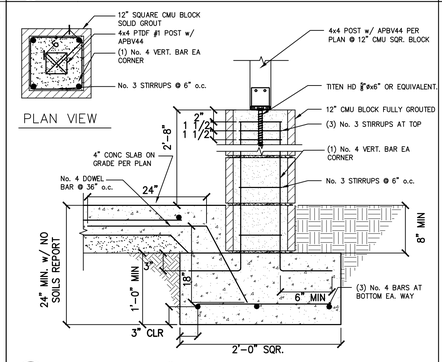
26 CALIFORNIA ROOF FILL CONNECTION
SCALE: 1"=1'-0"



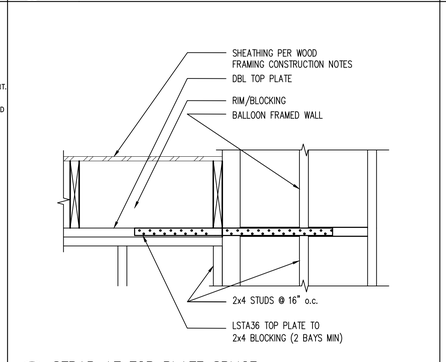
22 PARALLEL RAFTERS AT SHEAR WALL
SCALE: 1"=1'-0"



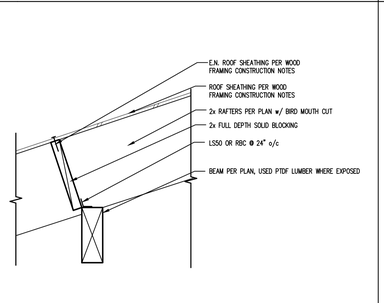
39 SHEAR TRANSFER AT BEARING WALL
SCALE: 1"=1'-0"



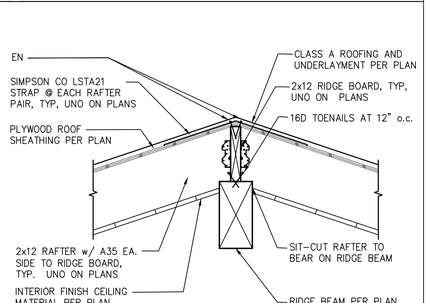
35 4x4 POST AT 12" CMU PILASTER
SCALE: 1"=1'-0"



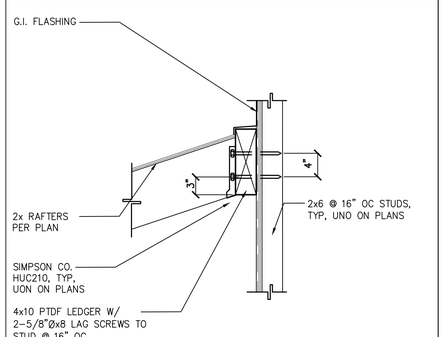
31 STRAP AT TOP PLATE SPLICE
SCALE: 1"=1'-0"



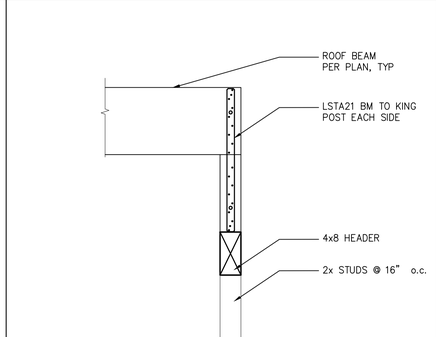
27 RAFTERS PORCH BEAMS
SCALE: 1"=1'-0"



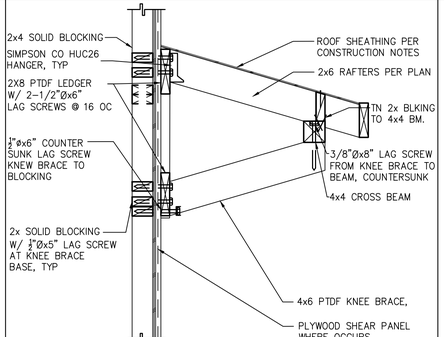
23 RAFTER AT RIDGE BOARD OVER RIDGE BEAM
SCALE: 1"=1'-0"



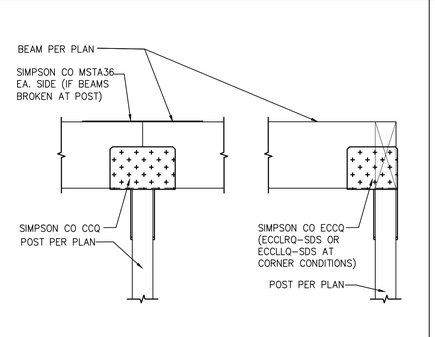
40 LEDGER AT MONTEREY PORCH WALL



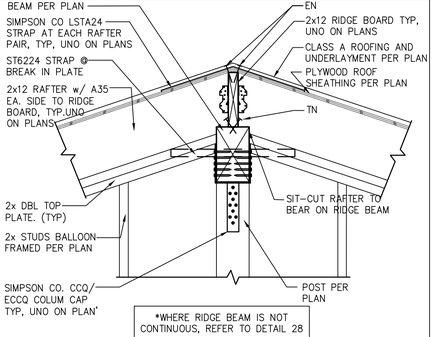
36 KING POST – OPTION B
SCALE: 1"=1'-0"



32 KNEE BRACE TRELLIS OPENING CAP
SCALE: 1"=1'-0"



28 POST TO BEAM WITH CCQ/ECCQ
SCALE: 1"=1'-0"



24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE
SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

revisions
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△
△

description
Structural Details

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.2

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Wildomar ADU 1 Bed

Wildomar, CA 92595

Project Designer:

Design Path Studio
P.O. Box 230165
Encinitas, CA 92023
619-292-8807

Report Prepared by:

Design Path Studio

,

Job Number:

Date:

2/23/2026

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC – www.energysoft.com.

GENERAL INFORMATION					
01	Project Name	Wildomar ADU 1 Bed			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Wildomar	05	Standards Version	2022
06	Zip code	92595	07	Software Version	EnergyPro 9.4
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	646	19	Glazing Percentage (%)	15.09%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

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

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	35.2	39.4	30.8			
Proposed Design						
North Facing	33.7	36.1	29.1	1.5	3.3	1.7
East Facing	33.3	34.4	28.3	1.9	5	2.5
South Facing	33.2	35.4	28.8	2	4	2
West Facing	33	34.7	28.4	2.2	4.7	2.4
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 1.71 kWdc
- Proposed PV Capacity Scaling: North (1.71 kWdc) East (1.71 kWdc) South (1.71 kWdc) West (1.71 kWdc)

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.18	5.42	1.98	14.37	-0.8	-8.95
Space Cooling	1.62	33.54	1.14	28.01	0.48	5.53
IAQ Ventilation	0.41	4.27	0.41	4.27	0	0
Water Heating	2.93	29.76	1.91	20.24	1.02	9.52
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**6.14**	**72.99**	**5.44**	**66.89**	**0.7**	**6.1**
Space Heating	1.18	5.42	1.97	14.19	-0.79	-8.77
Space Cooling	1.62	33.54	1	25.11	0.62	8.43
IAQ Ventilation	0.41	4.27	0.41	4.27	0	0
Water Heating	2.93	29.76	1.91	20.26	1.02	9.5
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**6.14**	**72.99**	**5.29**	**63.83**	**0.85**	**9.16**

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.18	5.42	1.82	13.08	-0.64	-7.66
Space Cooling	1.62	33.54	1.11	28.18	0.51	5.36
IAQ Ventilation	0.41	4.27	0.41	4.27	0	0
Water Heating	2.93	29.76	1.9	20.18	1.03	9.58
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**6.14**	**72.99**	**5.24**	**65.71**	**0.9**	**7.28**
Space Heating	1.18	5.42	1.73	12.63	-0.55	-7.21
Space Cooling	1.62	33.54	1.07	27.23	0.55	6.31
IAQ Ventilation	0.41	4.27	0.41	4.27	0	0
Water Heating	2.93	29.76	1.9	20.2	1.03	9.56
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**6.14**	**72.99**	**5.11**	**64.33**	**1.03**	**8.66**

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	25.41	23.93	1.48	5.82
Net EUI[2]	9.98	8.5	1.48	14.83
East Facing				
Gross EUI[1]	25.41	23.72	1.69	6.65
Net EUI[2]	9.98	8.29	1.69	16.93
South Facing				
Gross EUI[1]	25.41	23.93	1.48	5.82
Net EUI[2]	9.98	8.5	1.48	14.83
West Facing				
Gross EUI[1]	25.41	23.68	1.73	6.81
Net EUI[2]	9.98	8.25	1.73	17.33

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.71	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Exposed slab floor in conditioned zone
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Wildomar ADU 1 Bed	646	1	1	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU - 1Bed	Conditioned	Minisplit ADU-1Bed1	646	9	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall ADU-1 Bed	ADU - 1Bed	R-19 Wall	0	Front	168	30.5	90
Right Wall ADU-1 Bed	ADU - 1Bed	R-19 Wall	270	Right	304	31.5	90
Back Wall ADU-1 Bed	ADU - 1Bed	R-19 Wall	180	Back	168	10.5	90
Left Wall ADU-1 Bed	ADU - 1Bed	R-19 Wall	90	Left	304	25	90
Roof Ceiling --1 Bed	ADU - 1Bed	R-30 Roof Attic	n/a	n/a	143	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof (cath) ADU--1 Bed	ADU - 1Bed	R-30 Roof No Attic	270	Right	503	0	4	0.1	0.85	No

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic ADU - 1Bed	Attic RoofADU - 1Bed	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window #A	Window	Front Wall ADU-1 Bed	Front	0			1	10.5	0.3	NFRC	0.23	NFRC	Bug Screen
Front Door #1	Window	Front Wall ADU-1 Bed	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A	Window	Right Wall ADU-1 Bed	Right	270			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window #A 2	Window	Back Wall ADU-1 Bed	Back	180			1	10.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (2) #A	Window	Left Wall ADU-1 Bed	Left	90			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
Window #B	Window	Left Wall ADU-1 Bed	Left	90			1	4	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade ADU-1 Bed	ADU - 1Bed	646	102	none	0	0%	No

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

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△
△
△
△

description

Example Energy Calculations

date	27 February 2026
project no.	2025_Wildomar
drawn by	YSP/CRP/JDJG
sheet no.	T24.1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Wildomar ADU 1 Bed **Calculation Date/Time:** 2026-02-23T10:42:11-08:00 **(Page 9 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 1 Bed.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.034	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Attic RoofADU - 1Bed	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**	**CFM50**
Required	Not Required	N/A	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Wildomar ADU 1 Bed **Calculation Date/Time:** 2026-02-23T10:42:11-08:00 **(Page 10 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 1 Bed.ribd22x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**	**Water Heater Name (#)**
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	**# of Units**	**Tank Vol. (gal)**	**NEEA Heat Pump Brand**	**NEEA Heat Pump Model**	**Tank Location**	**Duct Inlet Air Source**	**Duct Outlet Air Source**
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH375SO (40 gal, JA13)	TankZone	ADU - 1Bed	ADU - 1Bed

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	**System Type**	**Heating Unit Name**	**Heating Equipment Count**	**Cooling Unit Name**	**Cooling Equipment Count**	**Fan Name**	**Distribution Name**
Minisplit ADU-1Bed1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Wildomar ADU 1 Bed **Calculation Date/Time:** 2026-02-23T10:42:11-08:00 **(Page 11 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 1 Bed.ribd22x

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				**Cooling**					
Name	**System Type**	**Number of Units**	**Heating Efficiency Type**	**HSPF/HSPF2/COP**	**Cap 47**	**Cap 17**	**Cooling Efficiency Type**	**SEER/SEER2**	**EER/EER2/CEER**	**Zonally Controlled**	**Compressor Type**	**HERS Verification**
Heat Pump System 1	VCHP-ductless	1	HSPF	8.2	18000	14400	EERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Verified Airflow**	**Airflow Target**	**Verified EER/EER2**	**Verified SEER/SEER2**	**Verified Refrigerant Charge**	**Verified HSPF/HSPF2**	**Verified Heating Cap 47**	**Verified Heating Cap 17**
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	**Certified Low-Static VCHP System**	**Airflow to Habitable Rooms**	**Ductless Units in Conditioned Space**	**Wall Mount Thermostat**	**Air Filter Sizing & Pressure Drop Rating**	**Low Leakage Ducts in Conditioned Space**	**Minimum Airflow per RA3.3 and SC3.3.3.4.1**	**Certified non-continuous Fan**	**Indoor Fan not Running Continuously**
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	**Airflow (CFM)**	**Fan Efficacy (W/CFM)**	**IAQ Fan Type**	**Includes Heat/Energy Recovery?**	**IAQ Recovery Effectiveness - SRE/ASRE**	**Includes Fault Indicator Display?**	**HERS Verification**	**Status**
SFam IAQVentRpt	34	0.35	Exhaust	No	n/a / n/a	No	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Wildomar ADU 1 Bed **Calculation Date/Time:** 2026-02-23T10:42:11-08:00 **(Page 12 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 1 Bed.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Yvonne St. Pierre	Documentation Author Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Signature Date: 02/23/2026
Address: P.O. Box 230165	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Yvonne St. Pierre	Responsible Designer Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Date Signed: 02/23/2026
Address: P.O. Box 230165	License:
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

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

RESIDENTIAL MEASURES SUMMARY **RMS-1**

Project Name: Wildomar ADU 1 Bed	Building Type: ☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration		Date: 2/23/2026
Project Address: Wildomar	California Energy Climate Zone: CA Climate Zone 10	Total Cond. Floor Area: 646; Addition: n/a	# of Units: 1

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Wall	Wood Framed	R 19	847		New
Roof	Wood Framed Rafter	R 30	503		New
Slab	Unheated Slab-on-Grade	- no insulation	646	Perim = 102'	New
Roof	Wood Framed Attic	R 30	143		New

FENESTRATION Total Area: 98 Glazing Percentage: 15.1% New/Altered Average U-Factor: 0.30

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N)	30.5	0.300	0.23	none	none	N/A	New
Right (W)	31.5	0.300	0.23	none	none	N/A	New
Rear (S)	10.5	0.300	0.23	none	none	N/A	New
Left (E)	25.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.20 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Minisplit ADU-1Bed	Ductless / with Fan	Ductless	Conditioned	8.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.10	Standard	New

EnergyPro 9.4 by EnergySoft User Number: 50256 ID: Page 14 of 20

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
YVONNE ST PIERRE
C-34789
REN 10-31-27
STATE OF CALIFORNIA

SEAL

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project
City of Wildomar Accessory Dwelling Units

revisions
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△
△
△
△

description
Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. T24.2

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits In § 150.0(s), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Wildomar ADU 1 Bed
Date: 2/23/2026
System Name: Minisplit ADU-1Bed
Floor Area: 646

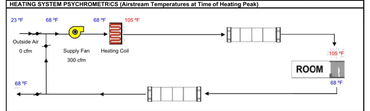
ENGINEERING CHECKS	
Number of Systems	1
Heating System	
Output per System	18,000
Total Output (Btuh)	18,000
Output (Btuh/sqft)	27.9
Cooling System	
Output per System	18,000
Total Output (Btuh)	18,000
Total Output (Tons)	1.5
Total Output (Btuh/sqft)	27.9
Total Output (sqft/Ton)	430.7
Air System	
CFM per System	300
Airflow (cfm)	300
Airflow (cfm/sqft)	0.46
Airflow (cfm/Ton)	200.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00

Note: values above given at ARI conditions

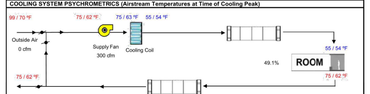
SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Total Room Loads	300	6,363	238	255	9,728
Return Vented Lighting		0			0
Return Air Ducts		0			0
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		0			0
TOTAL SYSTEM LOAD		6,363	238		9,728

HVAC EQUIPMENT SELECTION			
Fujitsu AOU18RLXFWH	14,508	1,973	10,332
Total Adjusted System Output (Adjusted for Peak Design conditions)	14,508	1,973	10,332
TIME OF SYSTEM PEAK		Aug 3 PM	Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 STATE OF CALIFORNIA REN 10-31-27

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

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△
△
△

description

Example Energy Calculations

date	27 February 2026
project no.	2025_Wildomar
drawn by	YSP/CRP/JDJG
sheet no.	T24.3

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A

WILDOMAR, CALIFORNIA

FINAL DESIGN - 02/27/2026

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT-READY DOCUMENTS PROVIDED BY MICHAEL BAKER INTERNATIONAL ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRE EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT-READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THE THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN THAT COMPLIES WITH THE RECOMMENDATION OF THE GEOGRAPHIC ENGINEER 'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

PROJECT DIRECTORY

APPLICANT
NAME:
ADDRESS:
PHONE:
EMAIL:

OWNER
NAME:
ADDRESS:
PHONE:
EMAIL:

SITE PLAN & TITLE SHEET PREPARATION
COMPANY:
CONTACT:
ADDRESS:
PHONE:
EMAIL:

CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT
23300 WILDOMAR TRAIL
WILDOMAR, CA 92595
(951) 677-4400

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY 749 SF DETACHED 2 BEDROOM, 1 BATHROOM ACCESSORY DWELLING UNIT.

PORCH AREAS ARE AS FOLLOWS:
CRAFTSMAN PORCH: 214 SF (963 SF TOTAL)
MONTEREY PORCH: 183 SF (932 SF TOTAL)
MODERN FARMHOUSE PORCH: 191 SF (940 SF TOTAL)

BUILDING INFORMATION

APPLICABLE CODES AND STANDARDS:
WILDOMAR MUNICIPAL CODE
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
WILDOMAR ADMINISTRATIVE PROVISIONS
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA ENERGY CODE (CEEC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)

SITE ADDRESS:

OCCUPANCY GROUP: R3, U
STORIES: 1
CONSTRUCTION TYPE: VB
HEIGHT: 11' - 9"

VICINITY MAP

PROJECT INFORMATION

APN:
ZONING:
LOT SIZE:

LOT COVERAGE

	ALLOWABLE	PROPOSED

SETBACKS

	ALLOWABLE	PROPOSED
FRONT:		
REAR:		
SIDE (INTERIOR):		
SIDE (STREET):		
SIDE (CORNER):		

DISTANCE BETWEEN STRUCTURES

ALLOWABLE	PROPOSED

PARKING

REQUIRED	PROVIDED

HERS NOTES

1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(A)3, 10-103(B)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF 1 R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(0)3, 10-103(B)1.A.
3. CF1 R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. QUALITY INSULATION INSPECTION - HIRE HERS RATER EARLY BEFORE DRYWALL. VARIABLE CAPACITY HEAT PUMP - DUCTLESS UNITS ENTIRELY LOCATED IN CONDITIONED SPACE, AIRFLOW IN HABITABLE ROOMS, WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 S. F., VERIFY HEAT PUMP RATED CAPACITY, AND REFRIGERANT CHARGE. AT ADU -STUDIO, 1 BED, 2 BED & 2 BED 2 BATH - R-6 DUCTS IN CONDITIONED SPACE, VERIFIED EER/EER2, SEER/SEER2, HSPF; HEAT PUMP RATED HEATING CAPACITY, MIN AIRFLOW, REFRIGERANT CHARGE, & FAN WATT DRAW/FAN EFFICACY. REFERENCE KEYNOTE MP14 ON SHEET MEP.1 FOR KITCHEN RANGE HOOD CFM REQUIREMENTS.
4. FOR IAQ FAN - PLEASE SEE SITE SPECIFIC CALCULATIONS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
5. PV SYSTEM SOLAR: SEE SITE SPECIFIC T24 SHEETS FOR KWDC REQUIRED. POSSIBLE PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC(SECTION 150.1 (C)14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.
6. SPECIAL FEATURES: VCHP REQUIRED ITEMS LISTED ABOVE, EXPOSED SLAB FLOORING, AND NEEA RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL OR EQ., AND SOLAR EXEMPTION 2 WAS TAKEN AT STUDIO & 1 BED
7. NEW 2022 ELECTRIC READY REQUIREMENTS FOR NEW CONSTRUCTION: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

PROJECT CHECKLIST

OWNER OR APPLICANT TO MARK SELECTIONS WITH "X"

ADDITIONAL SUPPORTING DOCUMENTS (BY APPLICANT)
- ☐ COMPLETED COVER SHEET (G-0.0)
- ☐ SITE PLAN SHEET (AS-1.1) FOR CITY OF WILDOMAR REVIEW
- ☐ DEMOLITION PERMIT IF REQUIRED
- ☐ GRADING PERMIT IF REQUIRED AS DETERMINED BY CITY OF WILDOMAR ENGINEERING DEPARTMENT
- ☐ TITLE 24 ENERGY CALCULATION REPORT
- ☐ CONSTRUCTION WASTE MANAGEMENT PLAN
- ☐ HOLD HARMLESS AGREEMENT

FIRE SPRINKLERS
PROPOSED ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING PRIMARY RESIDENCE HAS FIRE SPRINKLERS
- ☐ EXISTING PRIMARY RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
- ☐ EXISTING PRIMARY RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
- ☐ PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
- ☐ PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE

SPRINKLERS REQUIRED:
- ☐ OPTION A - YES
- ☐ OPTION B - NO

FIRE RATED DETAILS

FIRE RATED DETAILS ARE REQUIRED WHEN:
1. THE PROPERTY IS LOCATED IN THE VHFSV
2. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 5 FT FROM THE PROPERTY LINE IN AN UNSPRINKLERED BUILDING
3. BUILDING WALLS AND/OR EAVES ARE LESS THAN 3 FT FROM THE PROPERTY LINE IN A SPRINKLERED BUILDING.
4. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 10 FT FROM THE MAIN DWELLING OR ADJACENT BUILDING/STRUCTURE UNIT IN AN UNSPRINKLERED BUILDINGBUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 6 FT FROM THE MAIN DWELLING UNIT ADJACENT BUILDING/STRUCTUREIN A SPRNKLERED BUILDING

FIRE RATED DETAILS REQUIRED:
- ☐ OPTION A - YES
- ☐ OPTION B - NO

WASTE WATER
- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECTO EXISTING RESIDENCE SEWER LATERAL
- ☐ SEPTIC (REQUIRES HEALTH DEPARTMENT APPROVAL)

GAS SERVICE
- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

SIZE OF EXISTING SERVICE: _____
SIZE OF PROPOSED SERVICE: _____

ELECTRICAL SERVICE
- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

SIZE OF EXISTING SERVICE: _____
SIZE OF PROPOSED SERVICE: _____

ROOF FRAMING
- ☐ ROOF FRAMING PER DRAWINGS
- ☐ ROOF TRUSSES
IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, OWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF WILDOMAR FOR APPROVAL. INDICATE ON THE CHECKLIST BELOW IF TRUSS PACKAGE WILL BE PROVIDED AS A SEPARATE SUBMITTAL.

ADDITIONAL PERMITS

ADDITIONAL PERMITS TO BE OBTAINED BY APPLICANT
- ☐ FIRE SPRINKLERS (WHEN REQUIRED)
- ☐ PHOTOVOLTAIC SYSTEM
  1. SYSTEM MUST BE INSTALLED AND OPERATIONAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR ADU (WHEN REQUIRED).
  2. FOR AN EXISTING PHOTOVOLATIC SYSTEM OF SUFFICIENT SIZE ON THE PRIMARY RESIDENCE TO ACCOMODATE THE NEW ADU, THE OWNER/APPLICANT IS TO PROVIDE A REPORT INDICATING THE EXISTING SIZE OF THE PV PANEL.

STYLE AND OPTION SELECTIONS

OWNER OR APPLICANT TO SELECT ONE OF THE FOLLOWING STYLES AND ONE OF EACH OF THE SUBSEQUENT OPTIONS WITHIN THE SELECTED STYLE. MARK SELECTIONS WITH "X". FINISH COLORS OF ADU TO MATCH PRINAICPAL DWELLING UNIT.

☐ CRAFTSMAN
FIBER CEMENT LAP SIDING
COLOR:
STONE VENEER
COLOR:
WINDOWS
COLOR:
FIBER CEMENT TRIM
COLOR:
ASPHALT SHINGLE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ CRAFTSMAN PORCH
FIBER CEMENT LAP SIDING
COLOR:
STONE VENEER
COLOR:
WINDOWS
COLOR:
FIBER CEMENT TRIM
COLOR:
ASPHALT SHINGLE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MONTEREY
STUCCO
COLOR:
WINDOWS
COLOR:
FIRE CEMENT TRIM
COLOR:
CONCRETE TILE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MONTEREY PORCH
STUCCO
COLOR:
WINDOWS
COLOR:
FIBER CEMENT TRIM
COLOR:
CONCRETE TILE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MODERN FARMHOUSE
BOARD AND BATTEN FIBER CEMENT PANEL SIDING
COLOR:
WINDOWS
COLOR:
EXTERIOR FIBER CEMENT TRIM
COLOR:
ROOF MATERIAL
COLOR:
- ☐ OPTION A - ASPHALT SHINGLE ROOF
- ☐ OPTION B - STANDING SEAM METAL ROOF

EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MODERN FARMHOUSE PORCH
BOARD AND BATTEN FIBER CEMENT PANEL SIDING
COLOR:
WINDOWS
COLOR:
EXTERIOR FIBER CEMENT TRIM
COLOR:
ROOF MATERIAL
COLOR:
- ☐ OPTION A - ASPHALT SHINGLE ROOF
- ☐ OPTION B - STANDING SEAM METAL ROOF

POLYCARBONATE TRELLIS ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

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G-0.3	CALGREEN RESIDENTIAL CHECKLIST
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A-1.0	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS
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A-3.1	2 BEDROOM A - BUILDING SECTIONS (CRAFTSMAN)
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S2.2	STRUCTURAL DETAILS
T24.1	EXAMPLE TITLE 24 CALCULATIONS
T24.2	EXAMPLE TITLE 24 CALCULATIONS
T24.3	EXAMPLE TITLE 24 CALCULATIONS

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT.
MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
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C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION
		REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

COVER SHEET

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.0

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1 EXTERIOR PERSPECTIVE - CRAFTSMAN
SCALE: 12" = 1'-0"



3 EXTERIOR PERSPECTIVE - MONTEREY
SCALE: 12" = 1'-0"



5 EXTERIOR PERSPECTIVE - MODERN FARMHOUSE
SCALE: 12" = 1'-0"



2 EXTERIOR PERSPECTIVE - CRAFTSMAN PORCH
SCALE: 12" = 1'-0"



4 EXTERIOR PERSPECTIVE - MONTEREY PORCH
SCALE: 12" = 1'-0"



6 EXTERIOR PERSPECTIVE - MODERN FARMHOUSE PORCH
SCALE: 12" = 1'-0"

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STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

EXTERIOR VIEWS - STYLE OPTIONS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.1

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom 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.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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DESIGN PATH STUDIO

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STATE OF CALIFORNIA
SEAL

REVISIONS | NO. | DATE | DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.2

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269. European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) 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 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. 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 - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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NO.	DATE	DESCRIPTION

REVISIONS

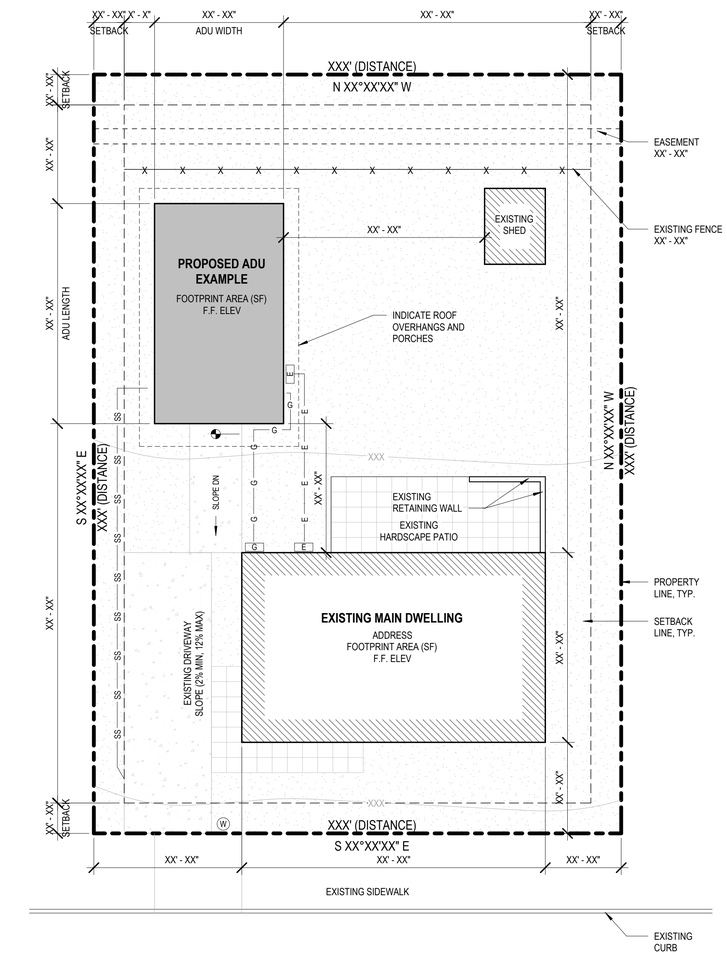
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.3

FINAL DESIGN - 02/27/2026

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STREET NAME ℄

1 SAMPLE SITE PLAN
SCALE: 1" = 10'-0"

PLAN NORTH

0 5' - 0" 10' - 0" 20' - 0"
SCALE: 1" = 10' - 0"

LEGEND

CONCRETE PAVING	FENCE LINE	E	ELECTRICAL PANEL (SIZE)
LANDSCAPE AREA	EASEMENT	G	GAS METER
PROPERTY LINE	ELECTRICAL UTILITY LINE	W	WATER METER
SETBACK	GAS UTILITY LINE		
XXX' EXISTING CONTOURS	WATER UTILITY LINE		
XXX' NEW CONTOURS	SEWER LINE		
RETAINING WALL	SPOT ELEVATION		

SITE PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT OF CALIFORNIA AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING, NOT INCLUDING THE DATE OF NOTIFICATION.
3. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 IN WITHIN THE FIRST 10 FT (5% MIN).
4. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIER PROHIBIT 6 IN OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
5. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING.
6. DWELLING UNITS 150 FT OR MORE FROM A PUBLIC RIGHT-OF-WAY SHALL BE REQUIRED TO PROVIDE "ALL-WEATHER ACCESS" FOR EMERGENCY VEHICLES AS REQUIRED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.
7. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING THAT IS MORE THAN100 FEET IN TOTAL DEVELOPED LENGTH SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. (CPC 2022 SECTION 707.4)
8. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 - 4.303.1.4.4 OF CRC 2022.
9. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CPC 2022 AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS.

SITE PLAN CHECKLIST REQUIREMENTS

- ☐ APPLICANT NAME, ADDRESS, AND CONTACT INFORMATION
- ☐ PROPERTY OWNER NAME, ADDRESS, AND CONTACT INFORMATION IF DIFFERENT FROM APPLICANT
- ☐ ACCESSOR'S PARCEL NUMBER OF PROPERTY WHERE THE ADU IS PROPOSED
- ☐ PROPERTY LINE METES AND BOUNDS
- ☐ FOOTPRINT AND AREA OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
- ☐ BUILDING SEPARATION DIMENSIONS BETWEEN THE PROPOSED ADU AND ANY EXISTING BUILDING AND STRUCTURES
- ☐ LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
- ☐ INDICATE AND DIMENSION ALL REQUIRED AND PROPOSED SETBACKS AND LABEL YARDS
- ☐ PROVIDE LOT AREA
- ☐ LOT COVERAGE CALCULATION
- ☐ LOCATION AND SIZE OF EXISTING AND NEW UTILITIES INCLUDING LATERAL LINES, WELLS, SEPTIC TANKS, LEACH LINES, EXISTING SEEPAGE PITS, AND DRAINAGE STRUCTURES.
- ☐ PROVIDE LOCATION OF SEWER CLEANOUTS.
- ☐ IDENTIFY THE PIPING MATERIALS FOR EACH PLUMBING SYSTEM.
- ☐ LOCATION AND DIMENSIONS OF ALL EASEMENTS
- ☐ INDICATE ALL METHODS OF CIRCULATION INCLUDING SIDEWALKS, STREETS, DRIVEWAYS, OFF-STREET PARKING, PATHWAYS, AND ANY HARDSCAPING.
- ☐ LOCATION OF EXISTING AND NEW METERS
- ☐ INDICATE SUBPANEL SIZE AND PROVIDE AN ELECTRICAL LOAD CALCULATION FOR THE EXISTING PANEL TO VERIFY THE CAPCITY OF THE EXISTING PANEL IS SUFFICIENT TO CARRY THE LOAD OF THE EXISTING LOAD AND NEW SUBPANEL.
- ☐ SITE CONTOURS, SPOT ELEVATIONS AT ALL STAIRS, RAMPS & LANDINGS, AND FINISH FLOOR ELEVATIONS
- ☐ LOCATION OF PROPOSED VEGETATION
- ☐ LEGEND OF SYMBOLS, LINE TYPES, AND ABBREVIATIONS
- ☐ DRAWING SCALE
- ☐ NORTH ARROW

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION
		REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ARCHITECTURAL - SITE PLAN

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # AS-1.1

FINAL DESIGN - 02/27/2026

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GENERAL NOTES

1. CONSTRUCTION AND CONSTRUCTION DOCUMENTATION MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
2. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. [CRC R105.3.2]
3. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED COMMENCES WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. [CRC R105.5]
4. ALL DIMENSIONS ARE IN FEET / INCHES UNLESS NOTED OTHERWISE.
5. DO NOT SCALE DIMENSIONS FROM DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF A DISCREPANCY IS FOUND.
6. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL NON-DIMENSIONED DOOR LOCATIONS SHALL BE LOCATED 3 ½ " FROM THE ADJACENT WALL TO THE HINGE SIDE OF THE DOOR OPENING.
8. DETAILS SHOWN ON DRAWINGS ARE TYPICAL FOR ALL SIMILAR CONDITIONS.
9. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND ARE TO BE REVIEWED AND APPROVED BY THE CTIY OF WILDOMAR.
10. VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS. STAKE OUT STRUCTURE FOR OWNER 'S APPROVAL PRIOR TO STARTING ANY WORK.
11. CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
12. CONTRACTOR SHALL PREPARE ALL WALLS AND PARTITIONS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
13. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR ALL SURFACES DAMAGED BY DEMOLITION, ALTERATION OR INSTALLATION OF THE WORK.
14. CONTRACTOR AND SUBCONTRACTOR SHALL ALL BE LICENSED TO PERFORM THEIR REQUESTED DUTIES AS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS.
15. PRINCIPAL OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR REQUIRED OPENINGS. GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
16. APPLICANT IS RESPONSIBLE FOR PROVIDING SITE PLAN TO THE CITY FOR REVIEW AND APPROVAL.
17. PHOTOVOLTAIC SYSTEM (PV) SHALL BE SUBMITTED UNDER A SEPARATE PERMIT APPLICATION.
18. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT-OF-WAY.
19. PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

GENERAL ARCHITECTURAL NOTES

1. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, UNLESS OTHERWISE NOTED.
2. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED, TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
3. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE.
4. SILICONE SEALANT AT GLAZING TO BE CLEAR, UNLESS OTHERWISE NOTED.
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CRC 803.13 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY. ALL FINISHES MUST COMPLY WITH ALL APPLICABLE FIRE, LIFE SAFETY, AND BUILDING CODES.
7. PROVIDE REINFORCEMENT FOR GRAB BARS IN AT LEAST ONE BATHROOM [CRC SECTION R327.1.1, AGING-IN-PLACE DESIGN AND FALL PREVENTION]
   1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
   2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 ¼" INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
   4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
   5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
8. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO SHELVING AND BATHROOM FIXTURES.
9. PROVIDE REQUIRED CLEARANCES FOR BATHROOM FIXTURES, INCLUDING WATER CLOSETS AND SHOWER COMPARTMENTS AS ILLUSTRATED ON SHEET A5.1 [CPC 402.5 AND CPC 408]
10. SEE DETAILS FOR LOCATIONS OF MISCELLANEOUS IRON AND STEEL WORK, INCLUDING BUT NOT LIMITED TO ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, AND POST ANCHORS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO PROVIDE A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO COMPLY WITH ASTM A3.
11. <u>ATTIC ACCESS</u> [CRC R807.1]
   1. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENINGS TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SF. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS
   2. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 IN BY 30 IN AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 IN AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.
12. <u>WOOD SOFFIT/CEILING, SIDING & TRIM</u>
   ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
13. PROVIDE A WATER-RESISTIVE BARRIER APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS BARRIER BEHIND THE EXTERIOR WALL VENEER [CRC SECTION R703.2]
14. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENT AND COMPLY WITH CRC SECTION 703.4.
15. <u>FLASHING AND SHEET METAL</u>
   ALL FLASHING AND COUNTER FLASHING SHALL BE GALVANIZED AND INSTALLED PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE, AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

GENERAL ARCHITECTURAL ROOF NOTES

1. INSTALL CLASS A ROOF ASSEMBLY PER SPECIFICATION BELOW. (CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING)
2. ROOF COVERING SHALL COMPLY WITH CRC R902 AND CRC R905.
3. ROOF MATERIAL SPECIFICATIONS
   A. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER 'S SPECIFICATIONS
   B. ASPHALT SHINGLE ROOF - CERTAINTEED (ICC-ES ER ESR-3537)
      a. 2"/12" SLOPE (17%) MINIMUM
      b. FOR ROOF SLOPES 2"/12" (17%) UP TO 4"/12" (33%), DOUBLE UNDERLAMENT APPLICATION IS REQUIRED [CRC R905.1.1]
   C. STANDING SEAM METAL ROOF - METAL SALES MAGNA-LOC (ICC ES REPORT ESR-2385)
      a. ¼"/12" SLOPE (2%) MINIMUM
      b. 24 GA
   D. CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS (IAMP UES-ER 1900)
      a. 2 ½"/12" SLOPE (25%) MINIMUM
      b. FOR ROOF SLOPES 2 ½"/12" (2%) UP TO 4"/12" (33%), INSTALL DOUBLE UNDERLAYMENT APPLICATION [CRC R905.3.3]
4. ROOF GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL. SIZE AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS.
5. PROVIDE PLAIN RECTANGULAR ROOF GUTTER.
6. GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.
7. ROOF VENTS
   1. ROOF VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
   2. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH.

GENERAL ARCHITECTURAL ROOF NOTES CONTINUED

8. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER CRC SECTION 903.2.
9. NOT LESS THAN 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENTS [CRC SECTION R806.3].
10. INSTALL INSULATION PER CRC SECTION R806.5:
   (REFER TO DETAILS A, B, AND C ON SHEET A5.2)
   1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   2. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL.
   3. WHERE BOTH AIR-IMPERMEABLE INSULATION AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
   4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHIGN ABOVE 45 DEG F. FOR CLACULATION PURPOSES, AN INTERIOR AIR TEMPATURE OF 68 DEG IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMEPRATURE OF THE THREE COLDEST MONTHS.

GENERAL FIRE NOTES

1. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSESMBLIES SHALL BE MAINTAINED
2. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
3. SEE SHEET A-6.1 FOR FIRE RATED GLAZING REQUIREMENTS.
4. THE ADU SHALL COMPLY WITH CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE OF THE 2022 CALIFORNIA BUILDING CODE IF IT IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ).

<u>REQUIREMENTS OF CHAPTER 7A OF THE 2022 CALIFORNIA BUILDING CODE INCLUDE:</u>

1. 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. <u>EXCEPTION:</u> CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
2. 705.A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL-SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. 705A.4 ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
   1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
   2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
   3. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
5. 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING:
   1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 - INCH AND SHALL NOT EXCEED 1/8 - INCH IN DIAMETER
   2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
   3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
6. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.
7. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
   1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE , OR SET CLOSE TOGETHER AND WELL SPIKED.
   2. LOG WALL CONSTRUCTION ASSEMBLY
   3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1.
   4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
   5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITHA 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
   6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF 5/8 -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
   7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
9. 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
   1. NON COMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOFDECK.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL. EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

GENERAL FIRE NOTES CONTINUED

10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE,OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
   8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.
11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   1. NON COMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
   8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3. EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
14. 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHERAND WELL SPIKED.

ABBREVIATIONS

ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
AVG	AVERAGE
B	
BC	BASE CABINET
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF
C	
C/	CENTER OF
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
E	
E	EAST
EA	EACH
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSE(URE)
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FL	FLOOR
FP	FIRE PROTECTION
FPRF	FIREPROOF(ING)
FR	FIRE RATED OR FRAME
FT	FOOT/FEET
G	
GA	GAUGE
GL	GLASS OR GLAZING
GRD	GROUND
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIBB
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HTR	HEATER
I	
ID	INSIDE DIAMETER
IN	INCH(ES)
INT	INTERIOR
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LAN	LOCAL AREA NETWORK CONNECTION
LAV	LAVATORY
LB	POUND
LF	LINEAL FOOT
LP	LOW POINT
LTL	LINTEL
M	
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFR	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
Q	
QTY	QUANTITY
R	
R	RISER OR RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCING
REQ'D	REQUIRED
REQMT	REQUIREMENTS
RG	RANGE
RM	ROOM
RO	ROUGH OPENING
RTS	RUBBER TRANSITION STRIP
RWC	RAIN WATER CONDUCTOR
S	
S	SOUTH
SAN	SANITARY
SCHD	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFIED OR SPECIFICATIONS
SPKLR	SPRINKLER
SQ	SQUARE
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAINED
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND, SUSPENDED, OR SUSPENSION
SYS	SYSTEM
T	
"T"	TEE (BAR OR W)
T/	TOP OF
TEMP	TEMPERED OR TEMPERATURE
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WP	WATERPROOF(ING)
WT	WEIGHT

ARCHITECTURAL MATERIALS LEGEND

- CONCRETE
- EARTH
- BATT INSULATION
- ROOF, TAPERED, CAVITY OR RIGID INSULATION
- PLYWOOD
- STUCCO
- HORIZONTAL FIBER CEMENT SIDING
- BOARD AND BATTEN SIDING
- STONE VENEER
- TILE ROOF
- STANDING SEAM METAL ROOF
- SHINGLE ROOF

ARCHITECTURAL SYMBOLS

- VIEW TITLE / SCALE: — VIEW CALLOUT
- ELEVATIONS
- BUILDING SECTION
- CALLOUT PLAN, SECTION OR DETAIL
- COLUMN GRID
- DOOR TAG - SEE SCHEDULE
- ##.## — KEYNOTE
- WINDOW TYPE
- DENOTES ABOVE, BELOW, OR BEHIND
- CENTER LINE
- LEVEL LINE
- GLAZING

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LICENSED ARCHITECT
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REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

Project Number: **208026**

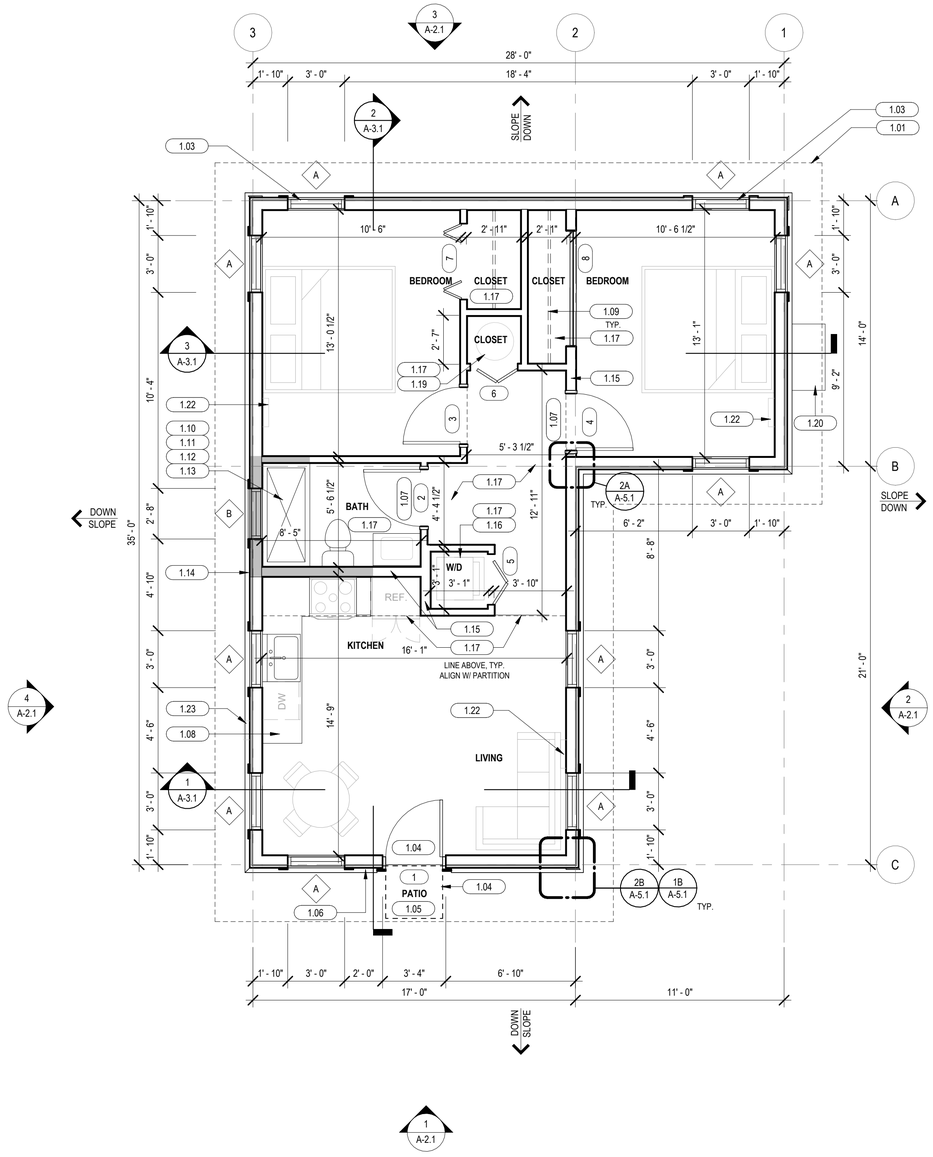
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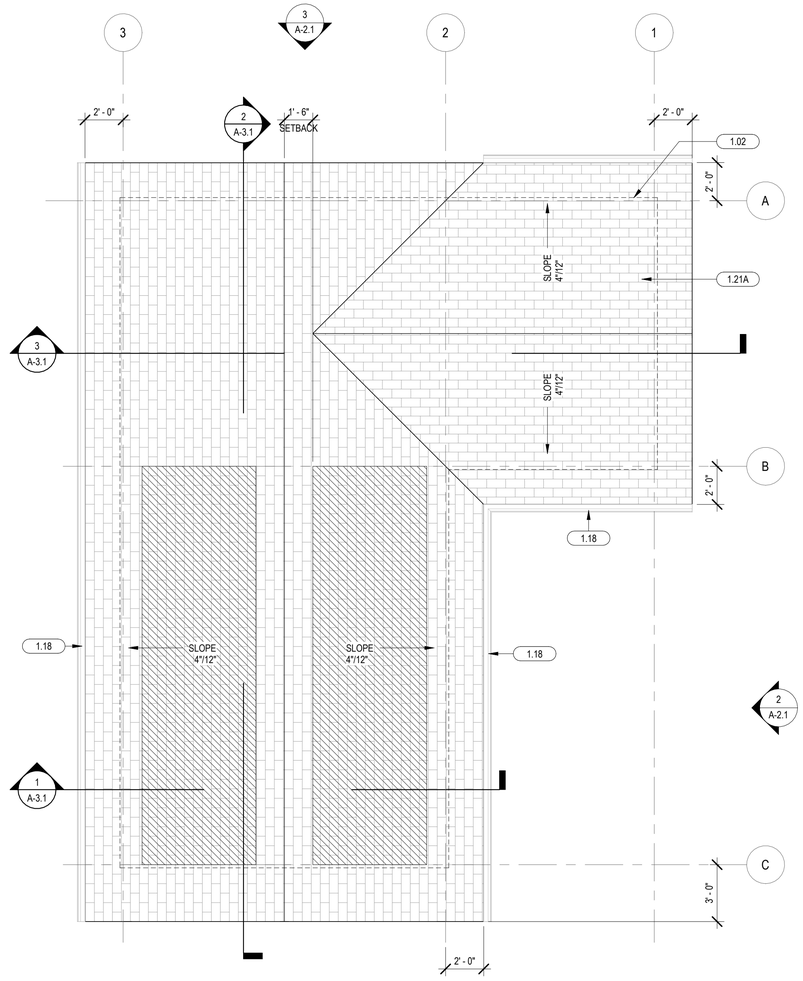
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FINAL DESIGN - 02/27/2026

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1 FLOOR PLAN - CRAFTSMAN — AREA: 749 SF
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - CRAFTSMAN
SCALE: 1/4" = 1'-0"

KEYNOTES

1.01	LINE OF ROOF ABOVE
1.02	LINE OF BUILDING
1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ". AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
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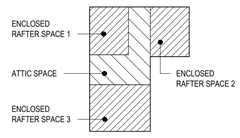
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SCALE: 1/4" = 1' - 0"

LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

ROOF VENTING KEY PLAN

N.T.S



ROOF VENTING CALCULATIONS

PROVIDE 3 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

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WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

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DESIGN PATH STUDIO

Consultant

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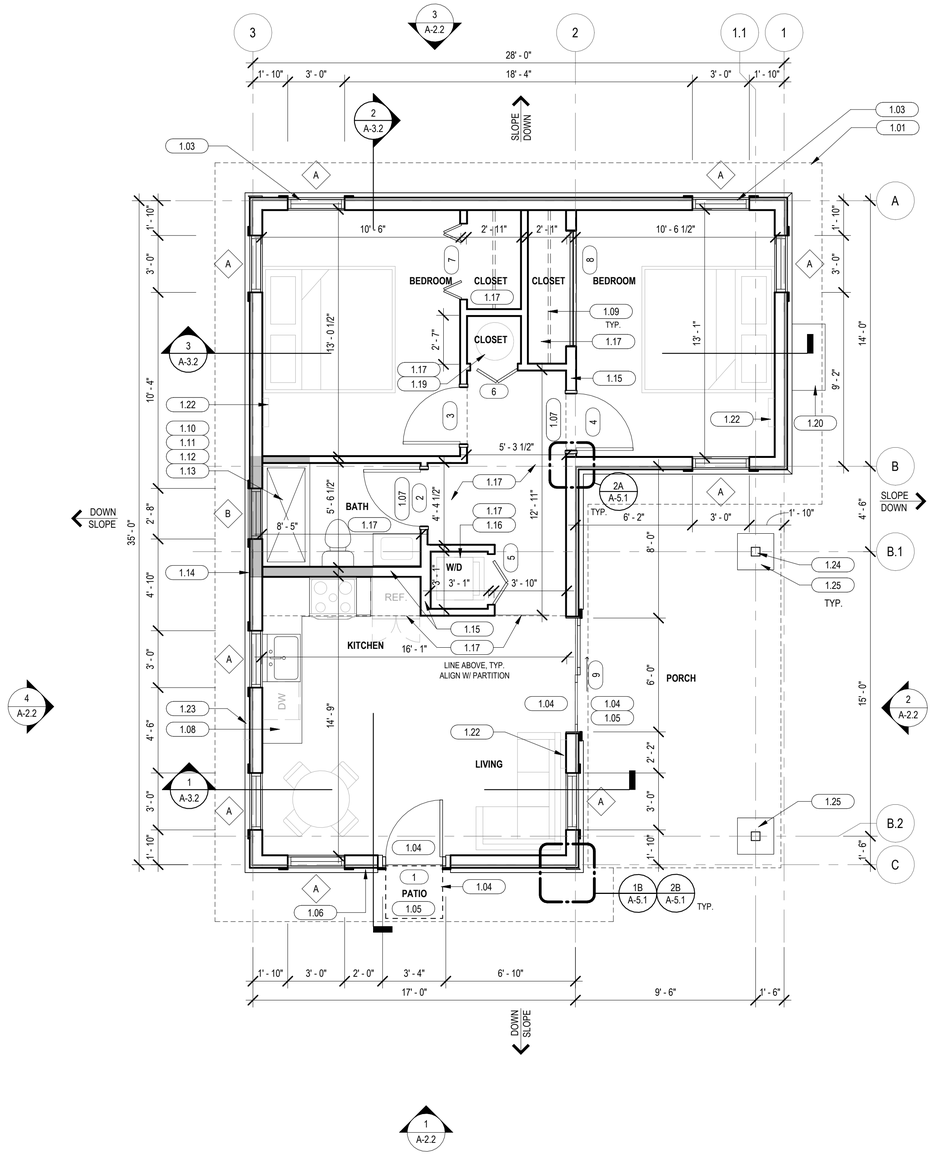
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)

FINAL DESIGN - 02/27/2026

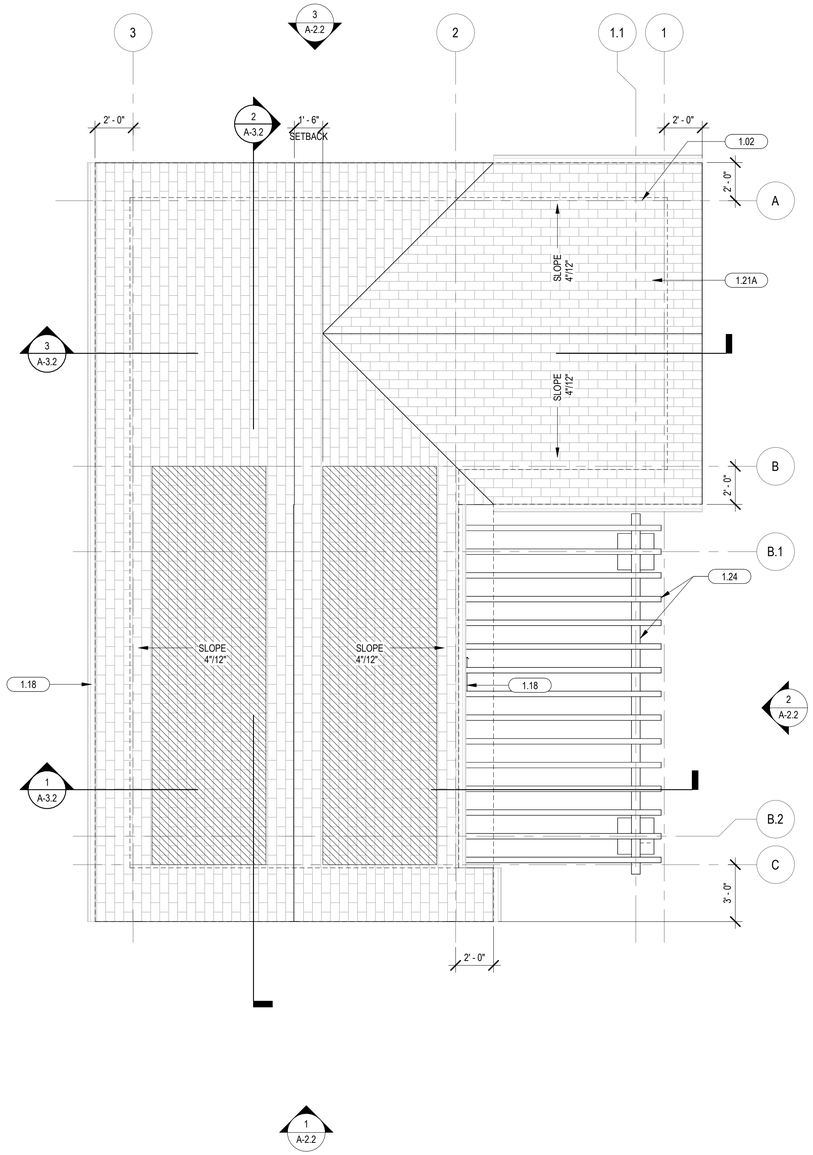
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Date: 02/27/2026
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Sheet # A-1.1

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1 FLOOR PLAN - CRAFTSMAN PORCH
SCALE: 1/4" = 1'-0"

AREA: 963 SF



2 ROOF PLAN - CRAFTSMAN PORCH
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KEYNOTES

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1.24	WOOD FRAMING, SEE STRUCTURAL
1.25	STONE PIER

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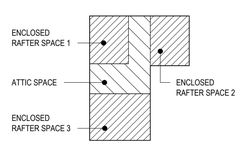
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0 2' - 0" 4' - 0" 8' - 0"

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FINAL DESIGN - 02/27/2026

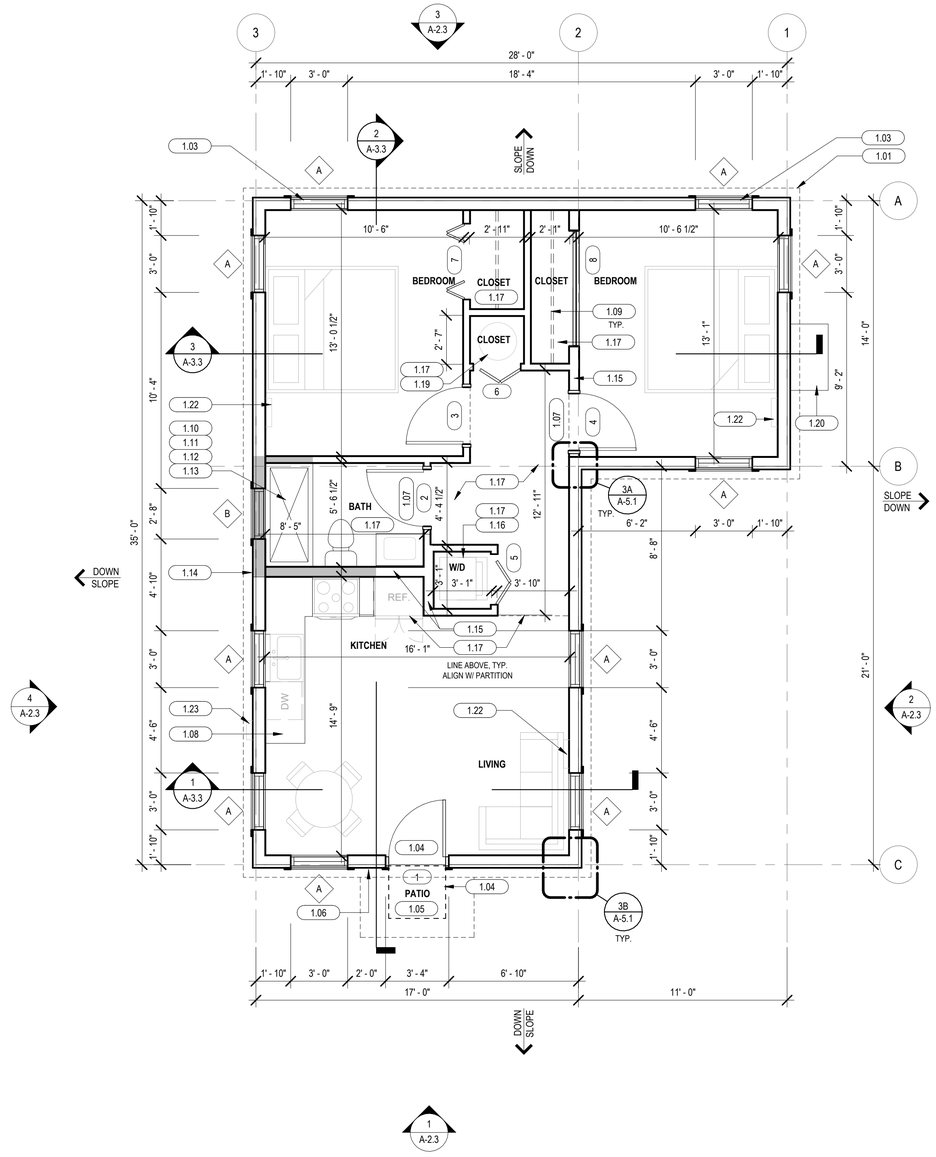
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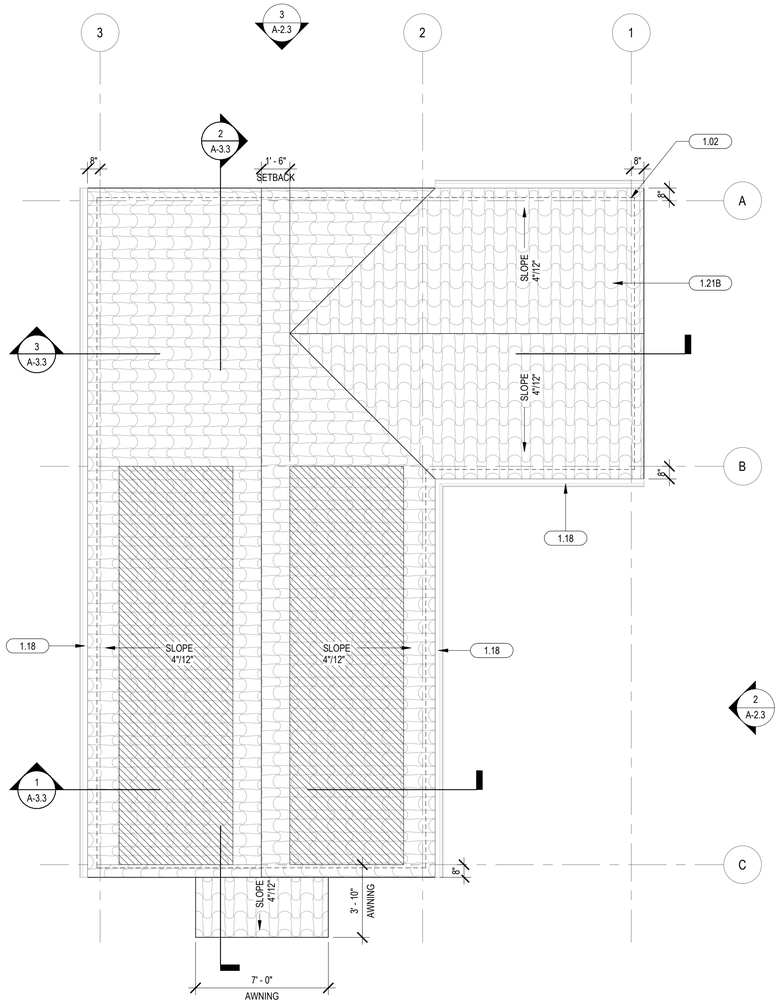
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1.14	DRYER VENT AT EXTERIOR WALL MINIMUM 3 FT FROM ANY OPENING
1.15	2X6 STUD WALL
1.16	STACKED WASHER/DRYER MACHINE LOCATION
1.17	CEILING AT 8'-0" A.F.F.
1.18	GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
1.19	WATER HEATER, REFER TO MEP.
1.20	A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.21B	TILE ROOF
1.22	INDOOR UNIT, REFER TO MEP.
1.23	ELECTRICAL SUBPANEL, REFER TO MEP.

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 " IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
   THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
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3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

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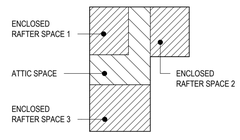
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LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

ROOF VENTING KEY PLAN

N.T.S



ROOF VENTING CALCULATIONS

PROVIDE 3 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE (226 SF / 150) = 1.51 SF MIN. [218 SQ. IN.]	**10 VENTS**
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ENCLOSED RAFTER SPACE 2 (153 SF / 150) = 1.03 SF MIN. [147 SQ. IN.]	**7 VENTS**
ENCLOSED RAFTER SPACE 3 (223 SF / 150) = 1.49 SF MIN. [215 SQ. IN.]	**9 VENTS**

WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

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

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

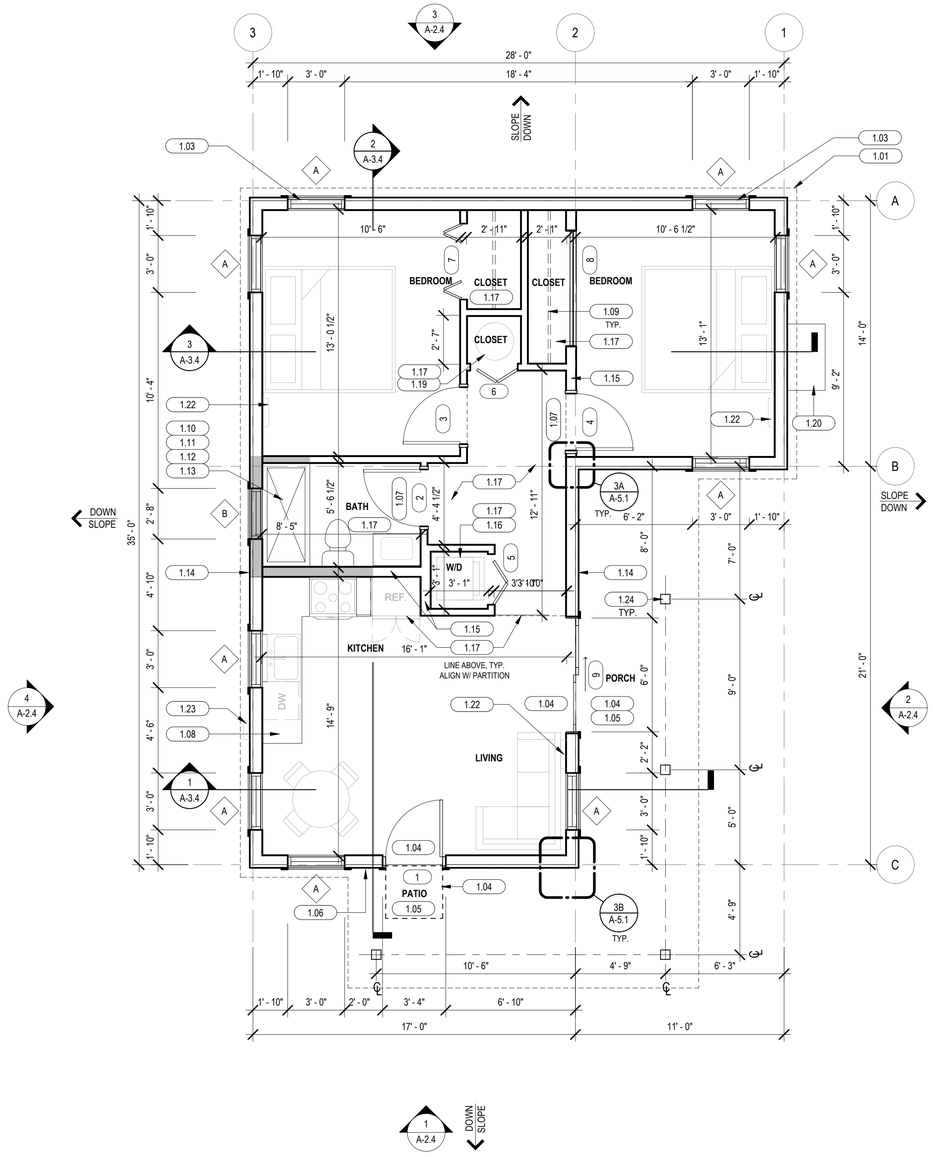
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - FLOOR PLAN AND ROOF PLAN (MONTEREY)

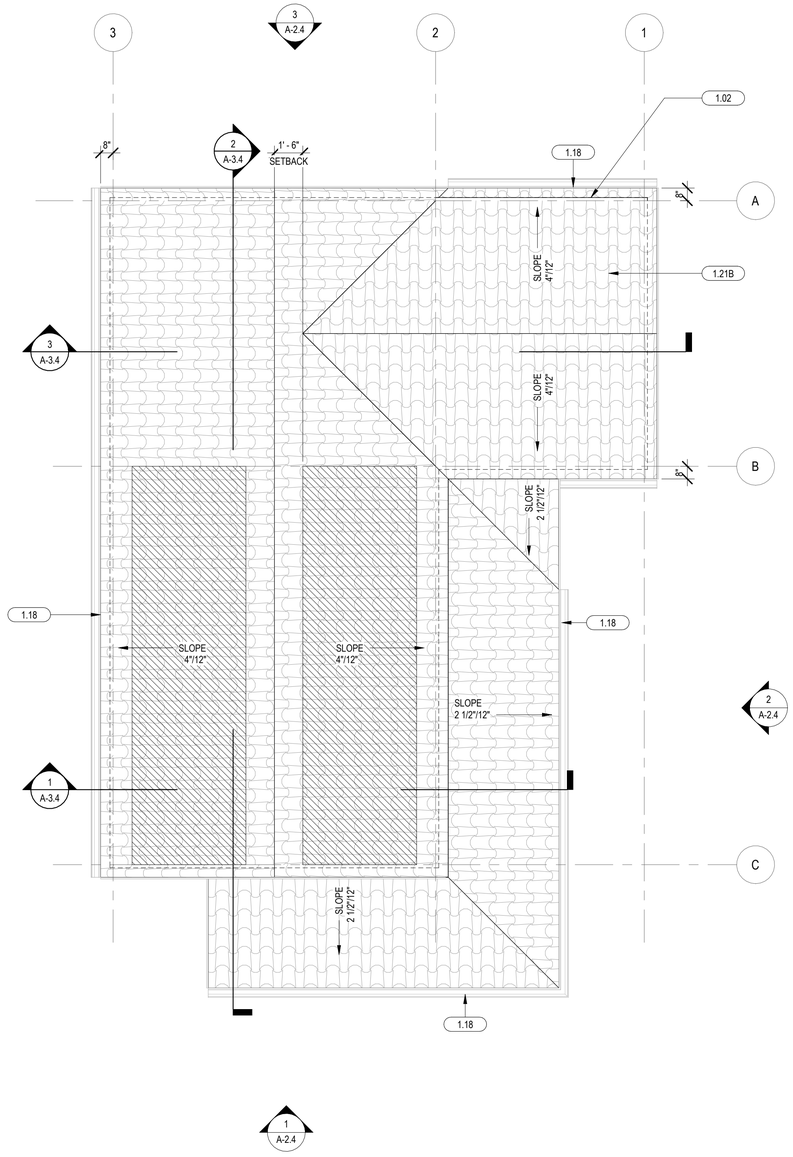
Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-1.3

FINAL DESIGN - 02/27/2026

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1 FLOOR PLAN - MONTEREY PORCH — AREA: 932 SF
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - MONTEREY PORCH
SCALE: 1/4" = 1'-0"

KEYNOTES

1.01	LINE OF ROOF ABOVE
1.02	LINE OF BUILDING
1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ". AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
1.05	EXTERIOR LANDING SURFACE SLOPE NOT TO EXCEED ¼ "/FOOT AWAY FROM BUILDING
1.06	DOOR BELL, 48" MAX ABOVE EXTERIOR LANDING.
1.07	DOOR MUST PROVIDE NET CLEAR OPENING OF 32 "
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1.09	SHELF AND HANGING ROD AT CLOSET
1.10	WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72 " MIN.
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1.22	INDOOR UNIT, REFER TO MEP.
1.23	ELECTRICAL SUBPANEL, REFER TO MEP.
1.24	WOOD FRAMING, SEE STRUCTURAL

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

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SOLAR READY GENERAL NOTES

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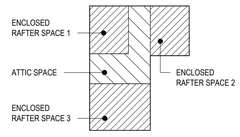
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SCALE: 1/4" = 1' - 0"

LEGEND

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ROOF VENTING KEY PLAN

N.T.S



ROOF VENTING CALCULATIONS

PROVIDE 3 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

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DESIGN PATH STUDIO

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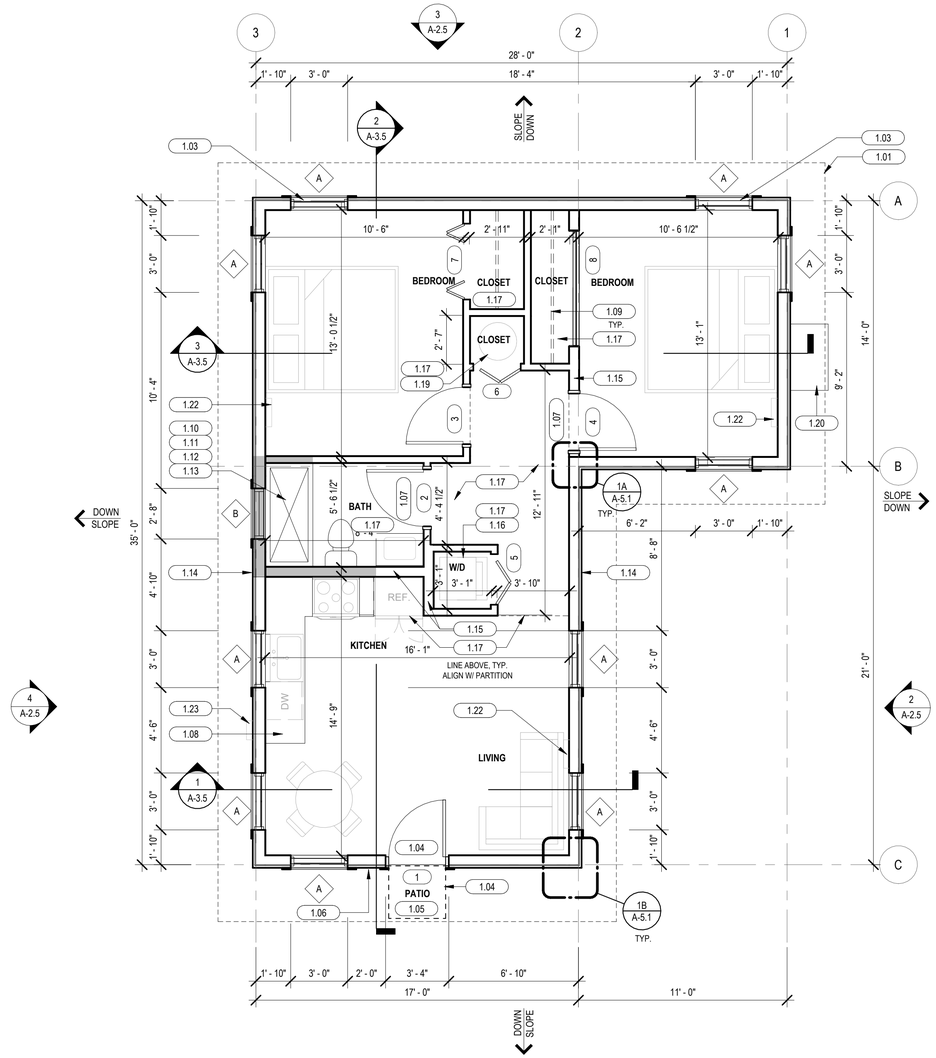
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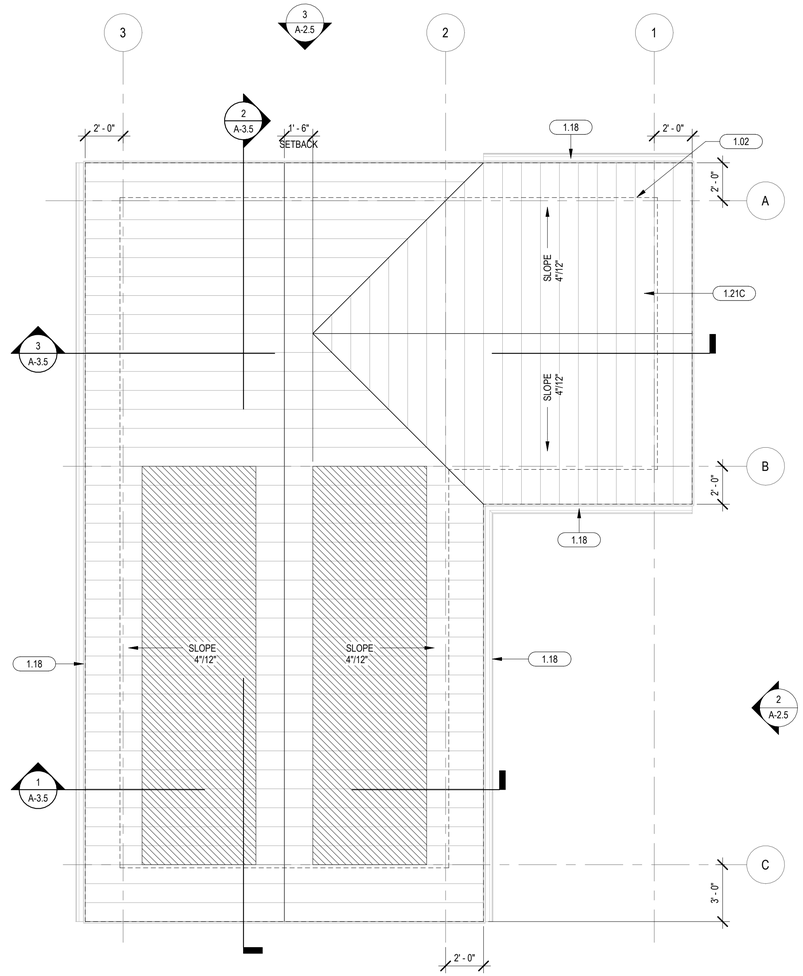
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Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-1.4

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1 FLOOR PLAN - MODERN FARMHOUSE — AREA: 749 SF
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - MODERN FARMHOUSE
SCALE: 1/4" = 1'-0"

KEYNOTES

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1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
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FLOOR AND ROOF PLAN GENERAL SHEET NOTES

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SOLAR READY GENERAL NOTES

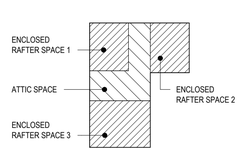
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ROOF VENTING KEY PLAN
N.T.S



ROOF VENTING CALCULATIONS

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SEAL

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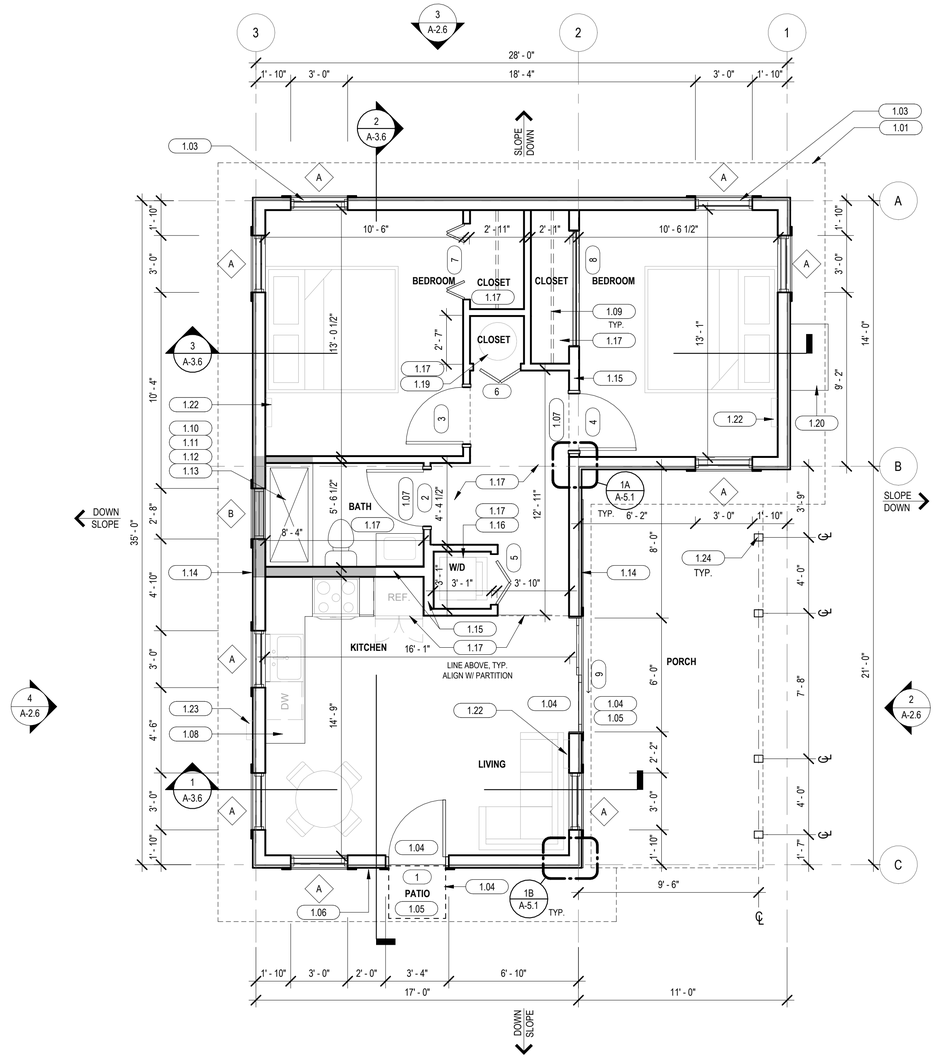
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Date: 02/27/2026
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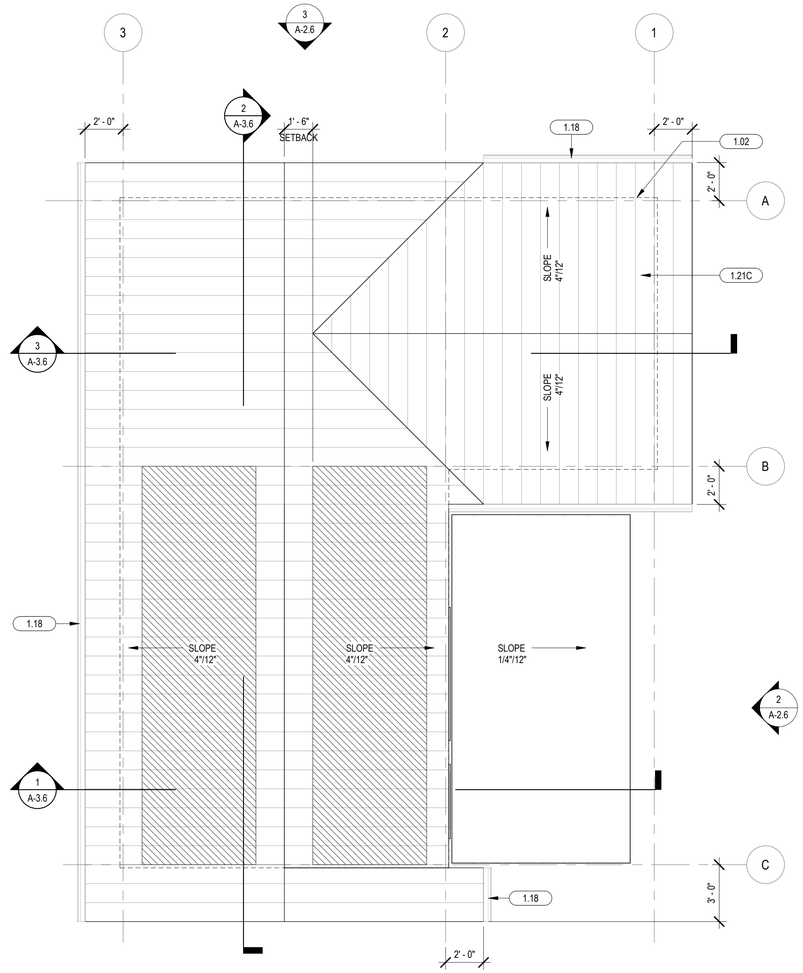
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)

FINAL DESIGN - 02/27/2026



1 FLOOR PLAN - MODERN FARMHOUSE PORCH — AREA: 940 SF
SCALE: 1/4" = 1'-0"



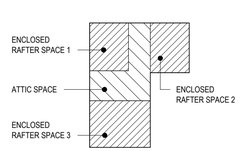
2 ROOF PLAN - MODERN FARMHOUSE PORCH
SCALE: 1/4" = 1'-0"

LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

ROOF VENTING KEY PLAN

N.T.S



ROOF VENTING CALCULATIONS

PROVIDE 3 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE
(226 SF / 150) = 1.51 SF MIN. [218 SQ. IN.] **10 VENTS**

ENCLOSED RAFTER SPACE 1
(147 SF / 150) = 0.98 SF MIN. [142 SQ. IN.] **6 VENTS**

ENCLOSED RAFTER SPACE 2
(153 SF / 150) = 1.03 SF MIN. [147 SQ. IN.] **7 VENTS**

ENCLOSED RAFTER SPACE 3
(223 SF / 150) = 1.49 SF MIN. [215 SQ. IN.] **9 VENTS**

WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

KEYNOTES

1.01 LINE OF ROOF ABOVE
1.02 LINE OF BUILDING
1.03 EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ". AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
1.05 EXTERIOR LANDING SURFACE SLOPE NOT TO EXCEED ¼ "/FOOT AWAY FROM BUILDING
1.06 DOOR BELL, 48" MAX ABOVE EXTERIOR LANDING.
1.07 DOOR MUST PROVIDE NET CLEAR OPENING OF 32 "
1.08 36" HIGH COUNTERTOP
1.09 SHELF AND HANGING ROD AT CLOSET
1.10 WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72 " MIN.
1.11 PROVIDE TEMPERED GLAZED ENCLOSURE AT OR ADJACENT TO BATHTUBS AND/OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 " ABOVE ANY STANDING OR WALKING SURFACE.
1.12 PROVIDE REINFORCEMENT FOR GRAB BARS [CRC R327.1]. SEE FLOOR PLAN GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
1.13 PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14 DRYER VENT AT EXTERIOR WALL MINIMUM 3 FT FROM ANY OPENING
1.15 2X6 STUD WALL
1.16 STACKED WASHER/DRYER MACHINE LOCATION
1.17 CEILING AT 8'-0" A.F.F.
1.18 GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
1.19 WATER HEATER, REFER TO MEP.
1.20 A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.21C STANDING STEAM METAL ROOF
1.22 INDOOR UNIT, REFER TO MEP.
1.23 ELECTRICAL SUBPANEL, REFER TO MEP.
1.24 WOOD FRAMING, SEE STRUCTURAL

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 " IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

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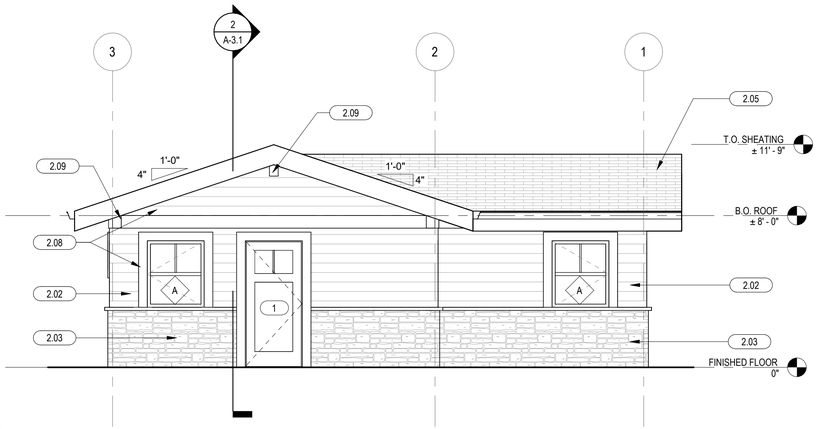
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A- FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE PORCH)

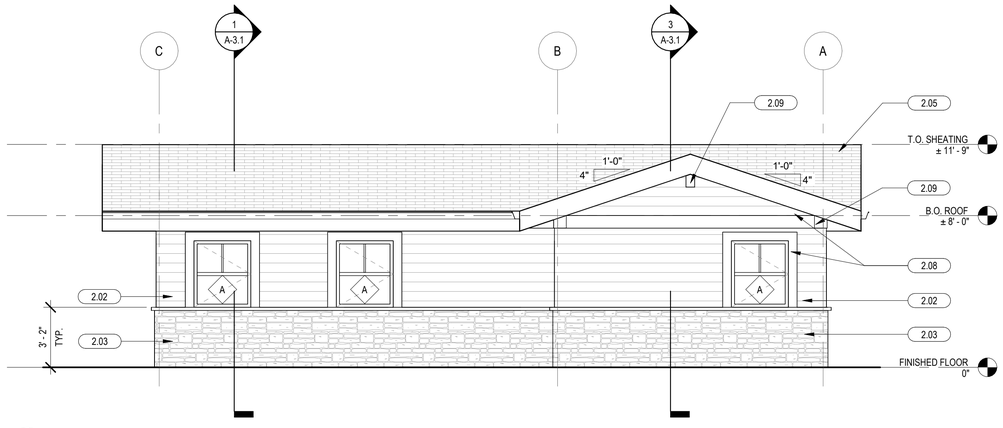
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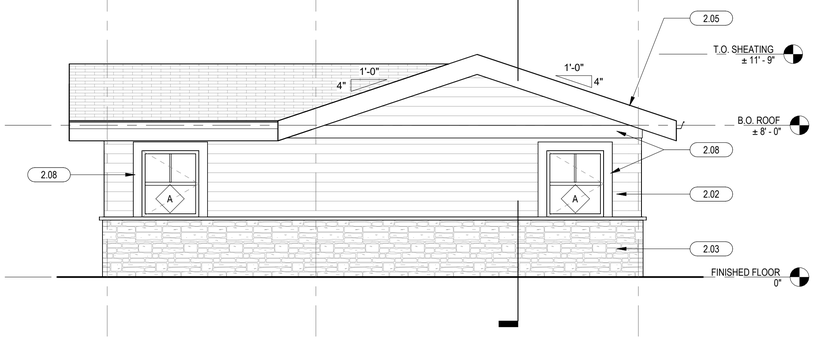
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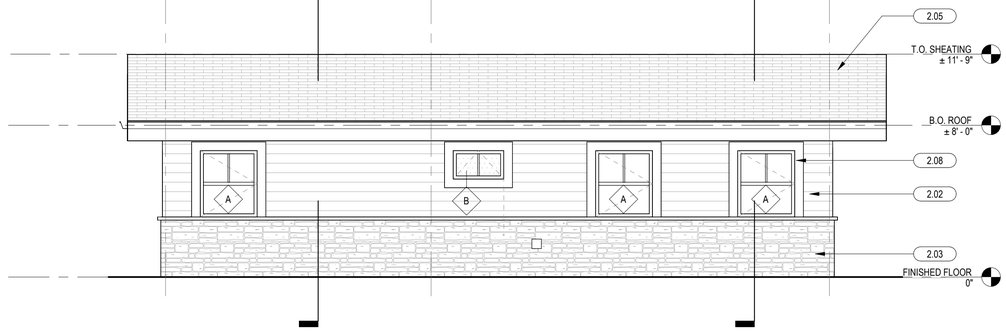
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SCALE: 1/4" = 1'-0"



2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

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2.03	STONE VENEER, MATERIAL SHALL COMPLY WITH CRC R703.8
2.05	ASPHALT SHINGLES
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

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CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - EXTERIOR ELEVATIONS (CRAFTSMAN)

Project Number: 208026

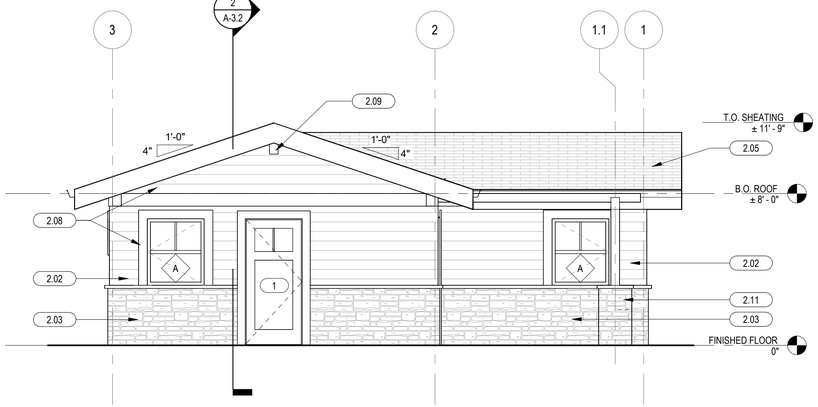
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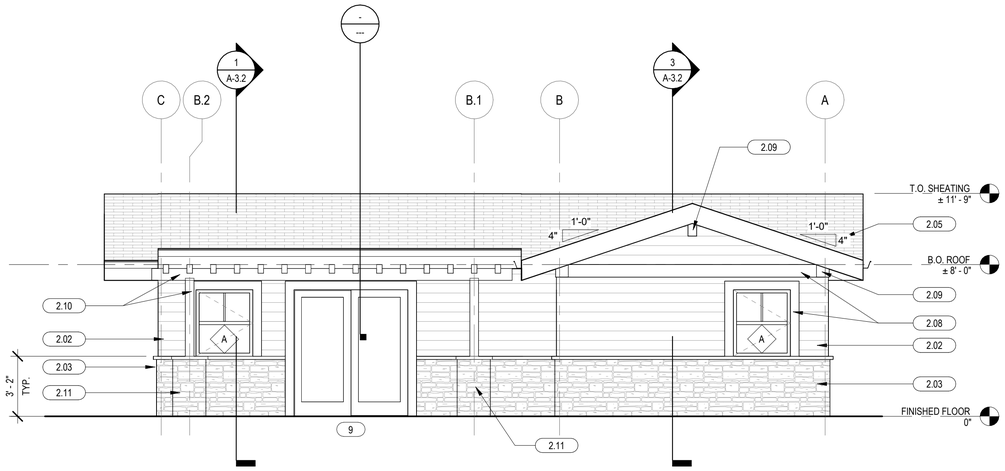
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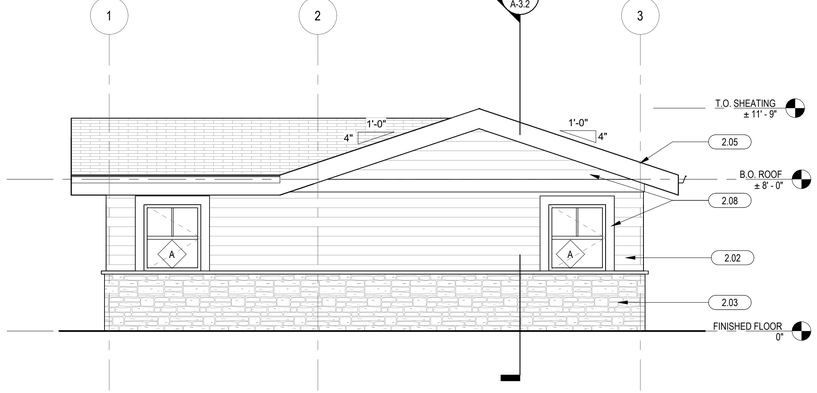
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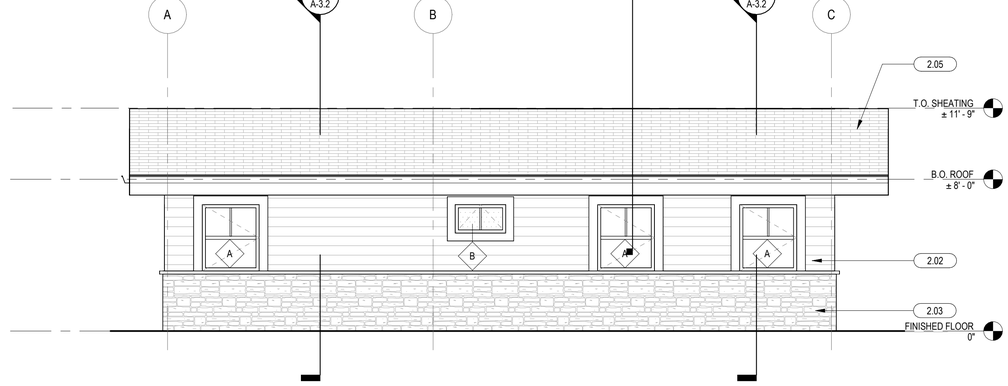
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3 ELEVATION C
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4 ELEVATION D
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2.10	EXPOSED TRELLIS FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.
2.11	STONE PIER

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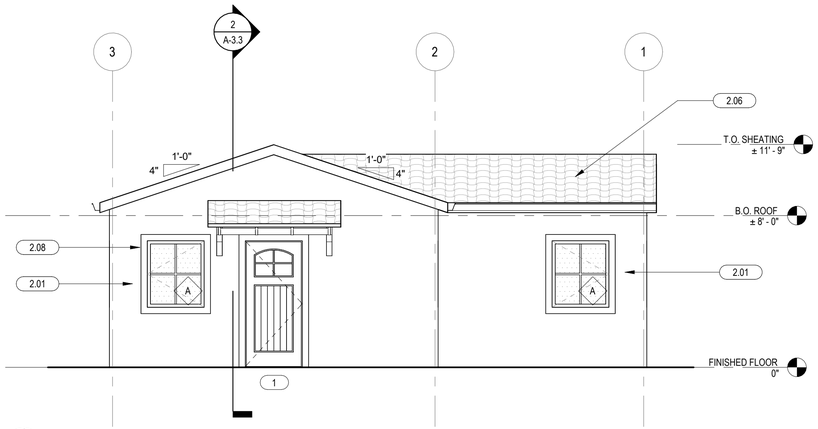
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - EXTERIOR ELEVATIONS (CRAFTSMAN PORCH)

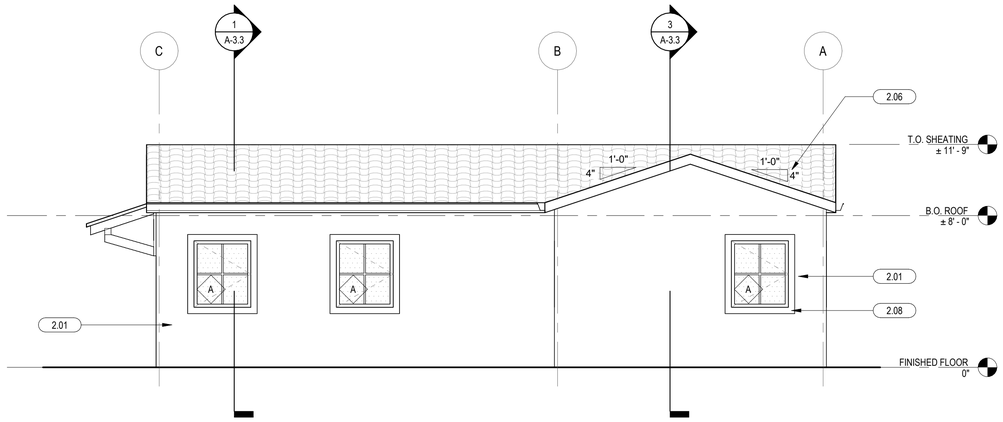
Project Number: 208026
Date: 02/27/2026
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FINAL DESIGN - 02/27/2026

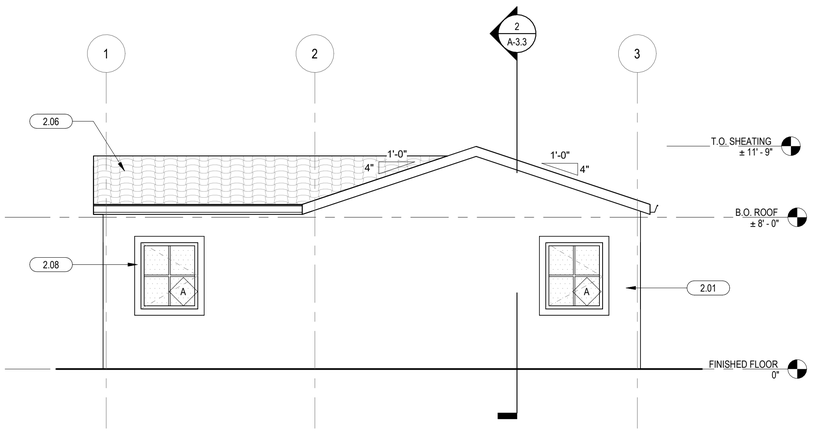
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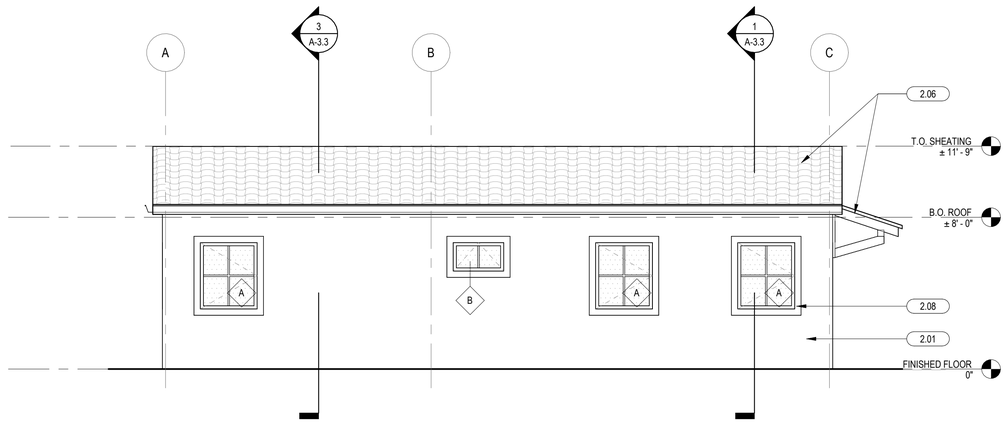
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SCALE: 1/4" = 1'-0"



2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.01	STUCCO. PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]
2.06	TILE ROOF
2.08	TRIM

ELEVATION GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.1 FOR ADDITIONAL REQUIREMENTS
2. REFERENCE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFERENCE DOOR AND WINDOW SCHEDULES FOR HEIGHT AND SILL INFORMATION.
4. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
5. CONTRACTOR TO VERIFY COLOR OF FINISH MATERIALS PRIOR TO COMMENCING WORK.
6. REFER TO ROOF PLAN FOR ROOF OVERHANG DIMENSIONS.
7. PROVIDE ALUMINUM GUTTERS.
8. BUILDINGS SHALL HAVE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. LETTERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN ½ INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [CRC R391.1]

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0 2' - 0" 4' - 0" 8' - 0"

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

Michael Baker
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Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
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REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - EXTERIOR ELEVATIONS (MONTEREY)

Project Number: 208026

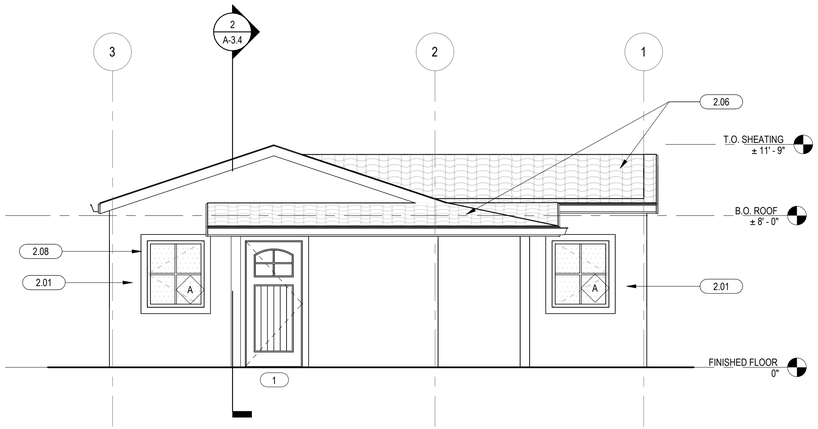
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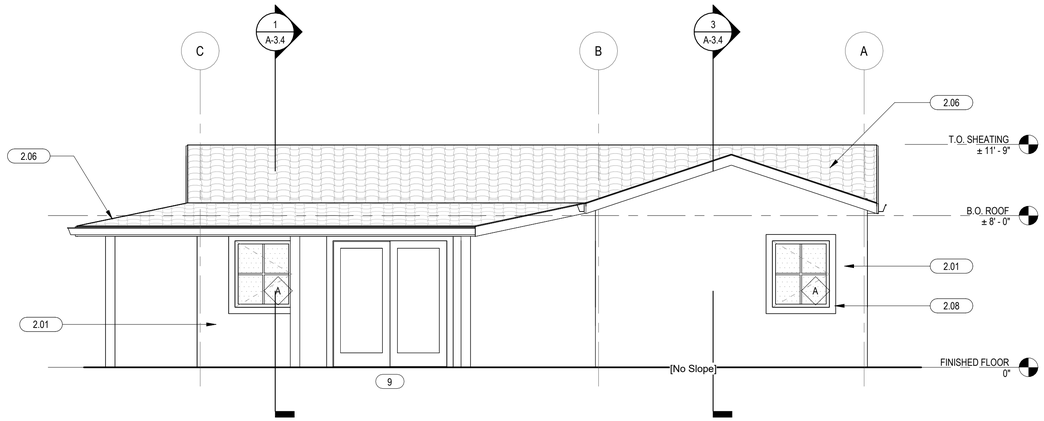
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FINAL DESIGN - 02/27/2026

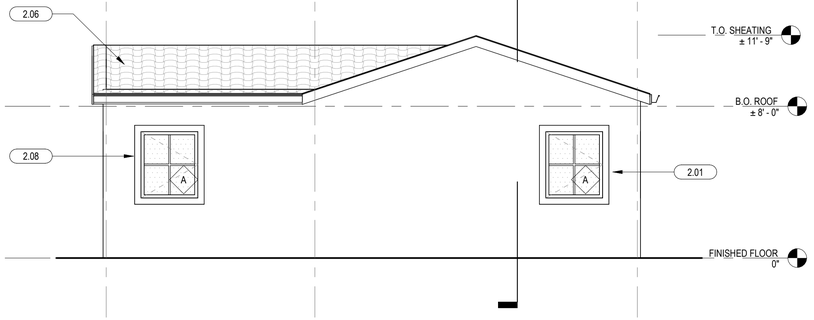
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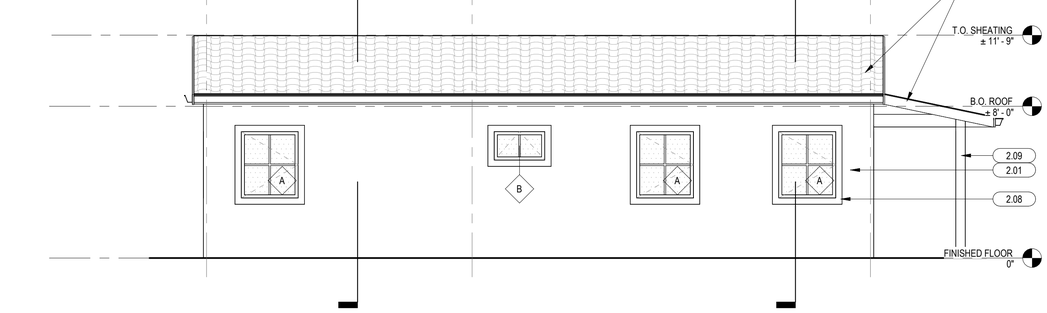
1 ELEVATION A
SCALE: 1/4" = 1'-0"



2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.01	STUCCO. PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]
2.06	TILE ROOF
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

ELEVATION GENERAL SHEET NOTES

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

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Consultant

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C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

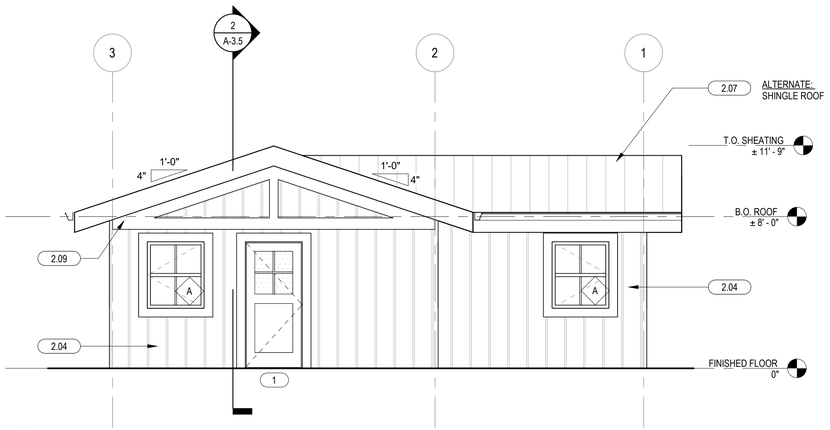
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - EXTERIOR ELEVATIONS (MONTEREY PORCH)

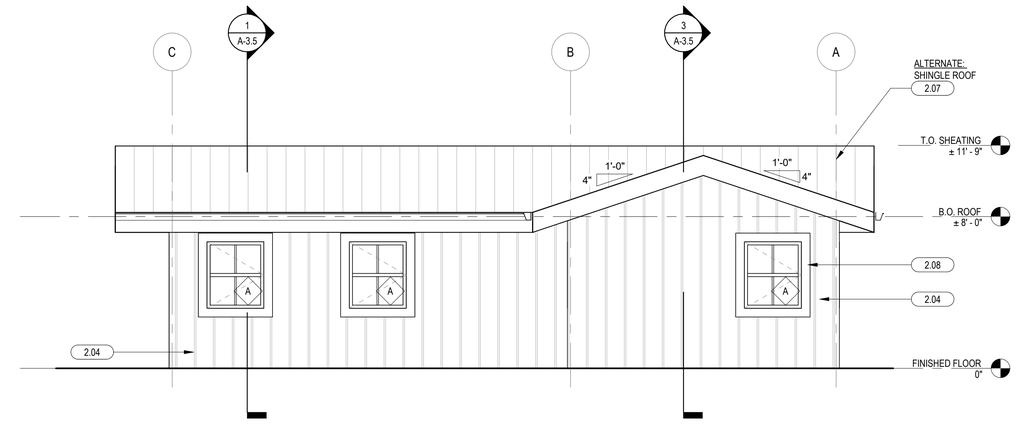
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FINAL DESIGN - 02/27/2026

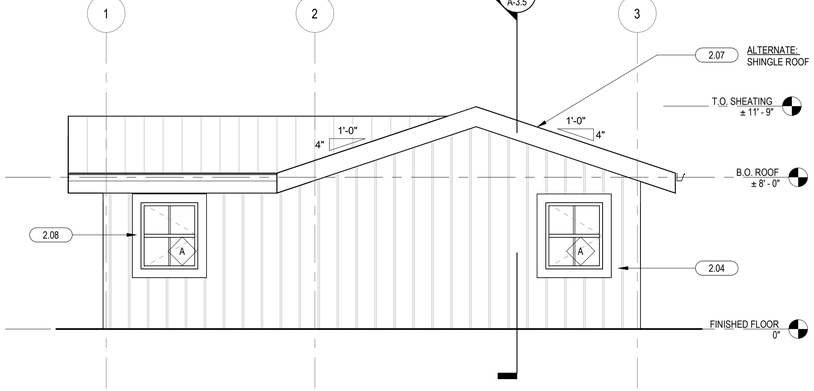
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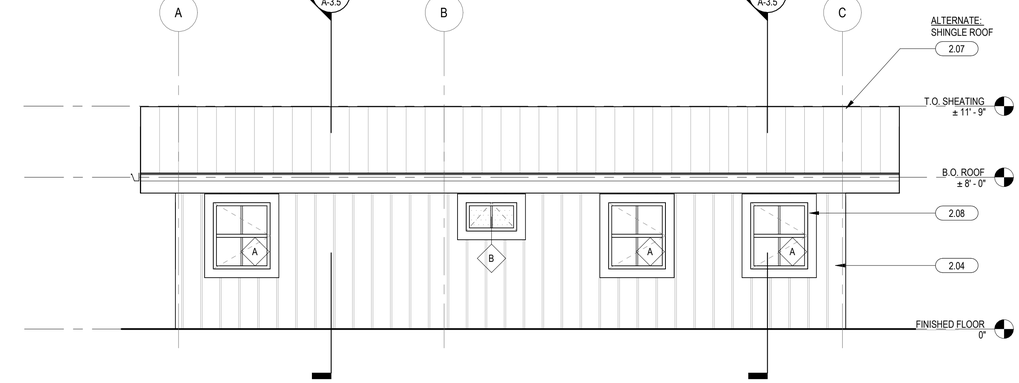
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SCALE: 1/4" = 1'-0"



2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.04	BOARD AND BATTEN FIBER CEMENT SIDING
2.07	STANDING SEAM METAL ROOF
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

ELEVATION GENERAL SHEET NOTES

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
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C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)

Project Number: 208026

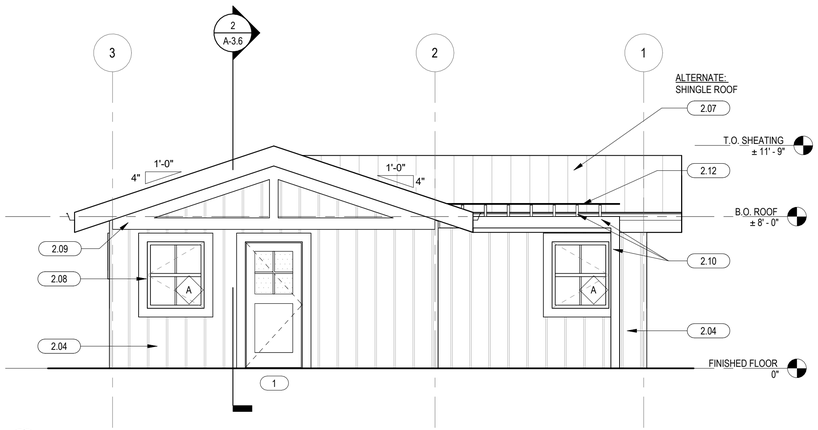
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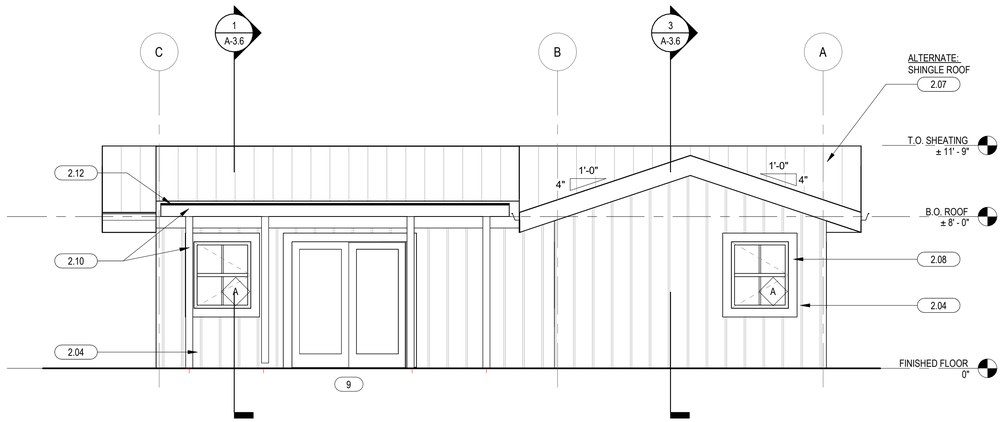
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FINAL DESIGN - 02/27/2026

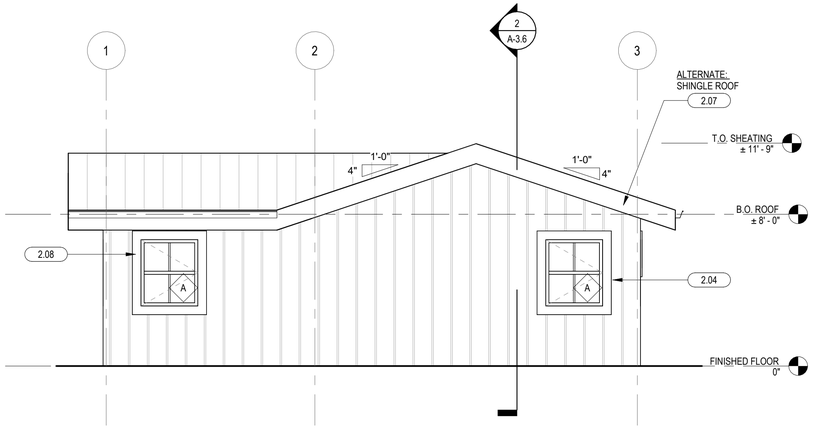
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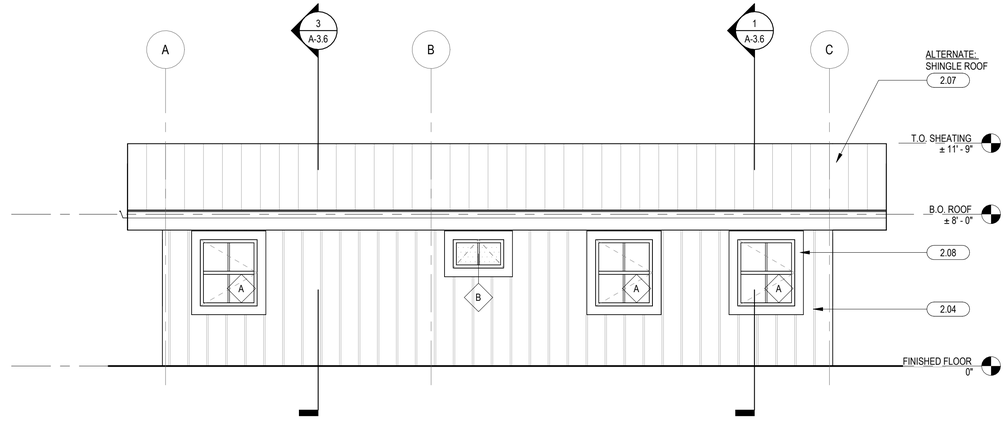
1 ELEVATION A
SCALE: 1/4" = 1'-0"



2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.04	BOARD AND BATTEN FIBER CEMENT SIDING
2.07	STANDING SEAM METAL ROOF
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.
2.10	EXPOSED TRELLIS FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.
2.12	POLYCARBONATE PANEL

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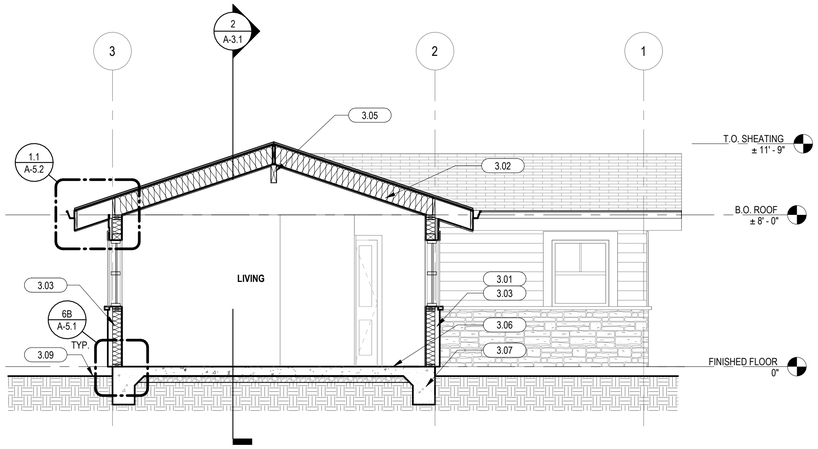
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - EXTERIOR ELEVATIONS (MODERN FARMHOUSE PORCH)

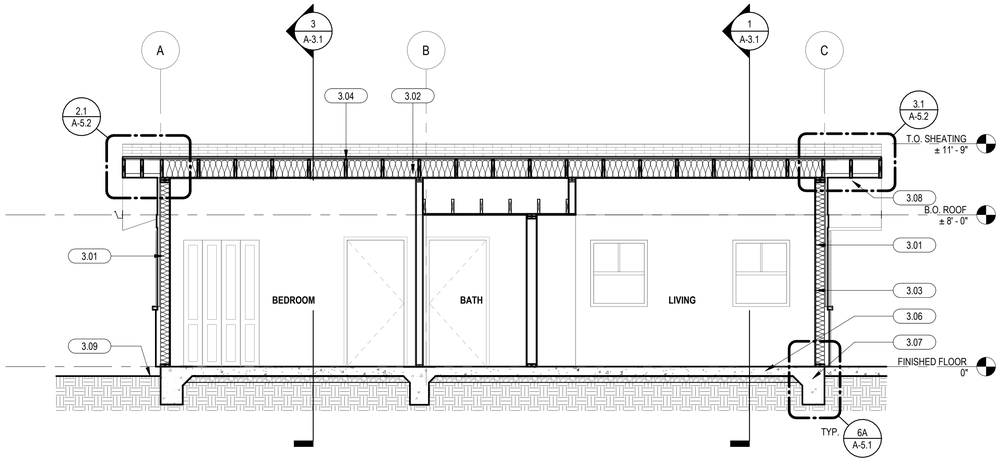
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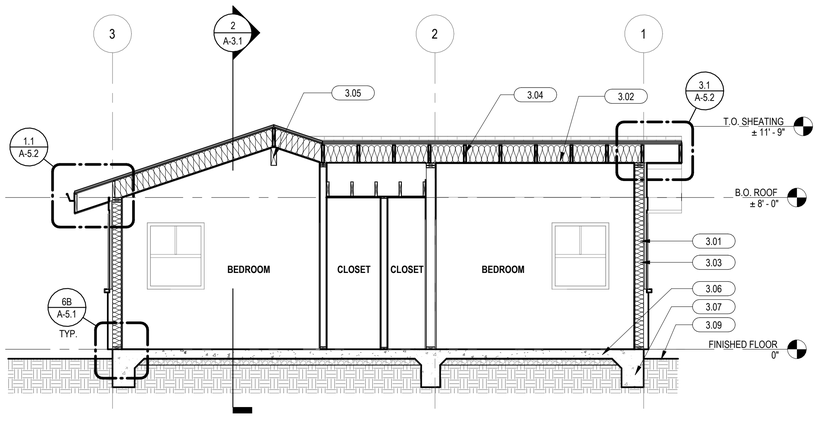
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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"



3 SECTION C
SCALE: 1/4" = 1'-0"

KEYNOTES

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      1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
   2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
   4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
   5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

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   5. ONE-HALF-INCH GYPSUM BOARD
   6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
   7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
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0 2' - 0" 4' - 0" 8' - 0"
SCALE: 1/4" = 1' - 0"

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
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REN. 11/30/27
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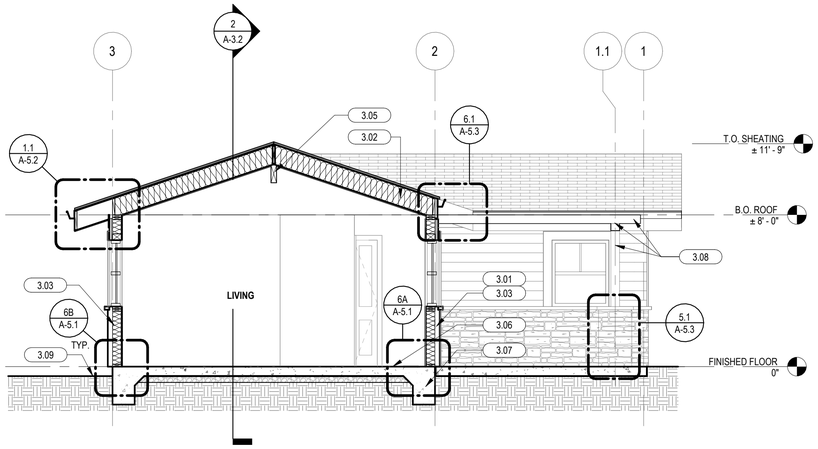
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - BUILDING SECTIONS (CRAFTSMAN)

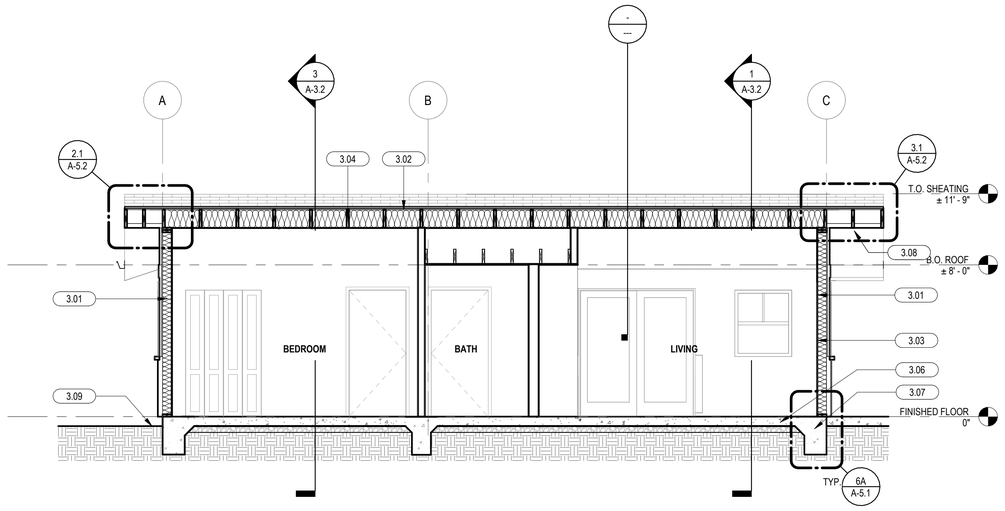
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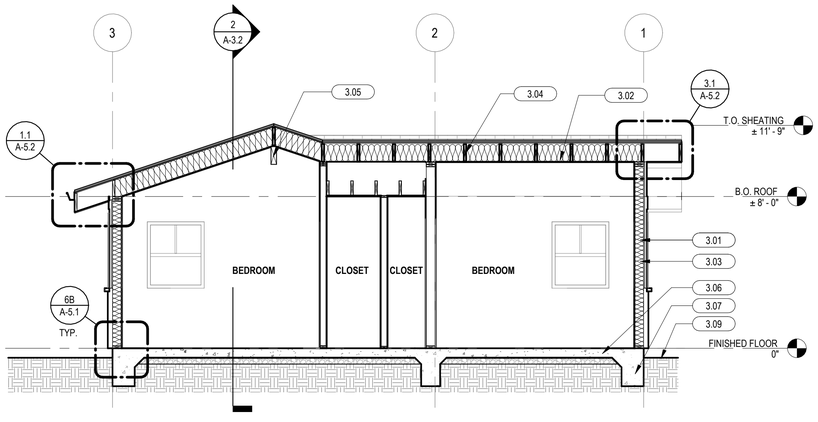
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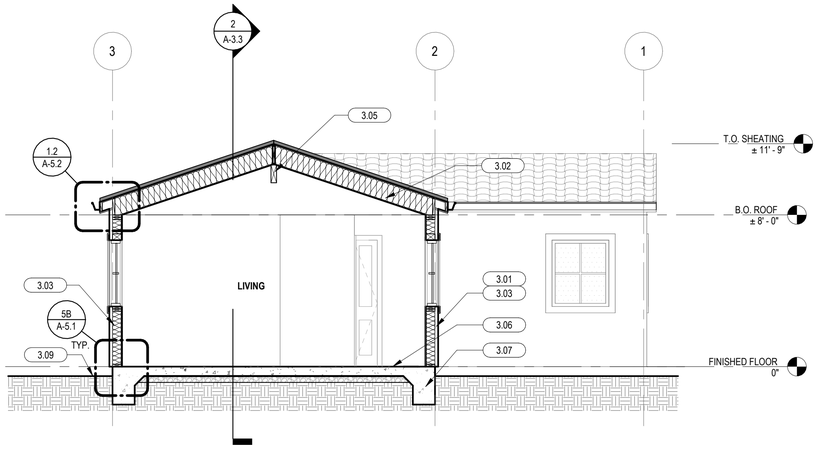
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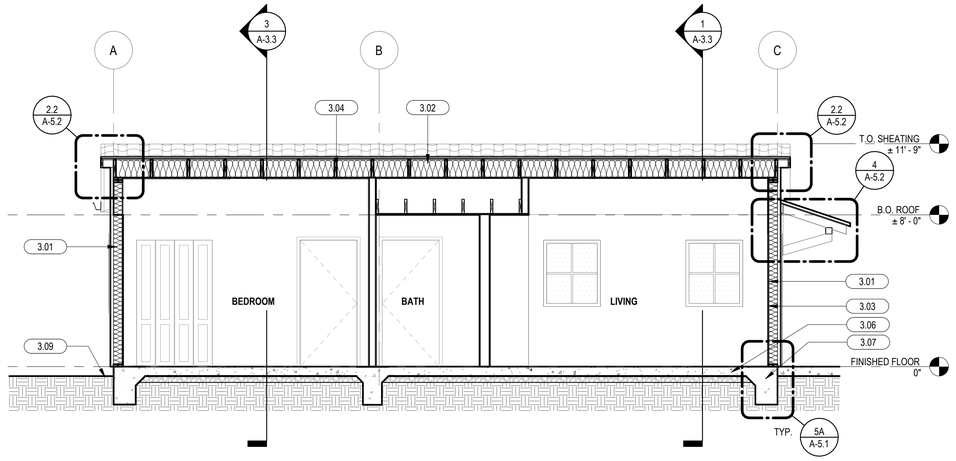
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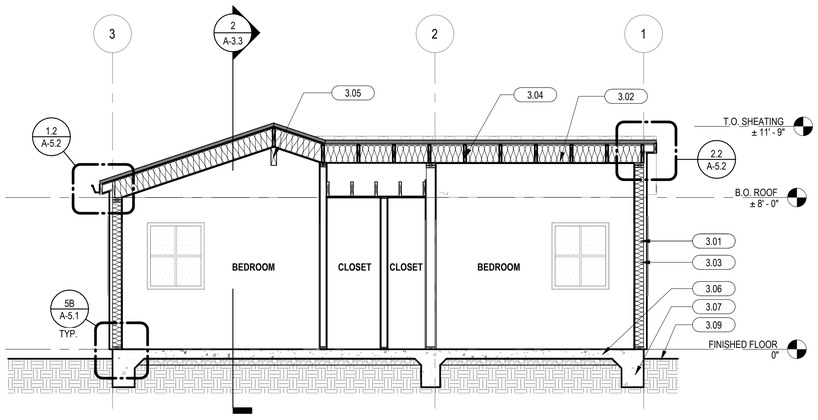
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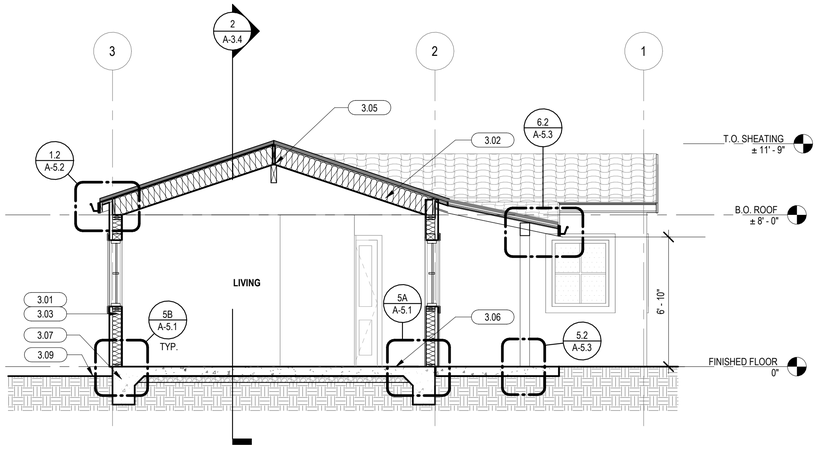
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - BUILDING SECTIONS (MONTEREY)

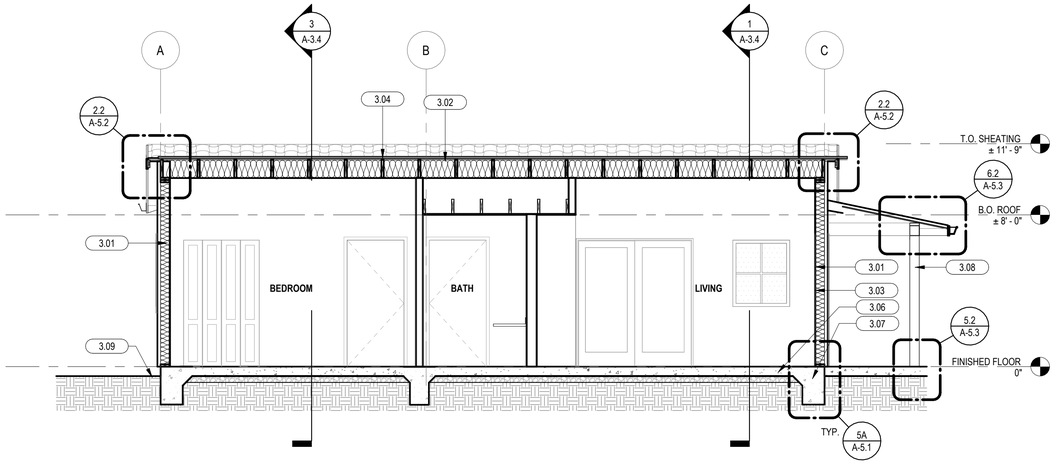
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FINAL DESIGN - 02/27/2026

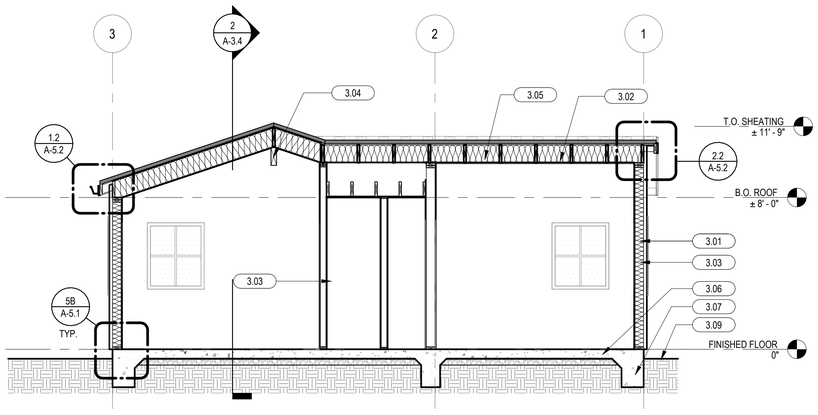
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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"



3 SECTION A
SCALE: 1/4" = 1'-0"

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      1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
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   5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

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

Michael Baker
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40810 COUNTY CENTER DRIVE
SUITE 200
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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
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C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

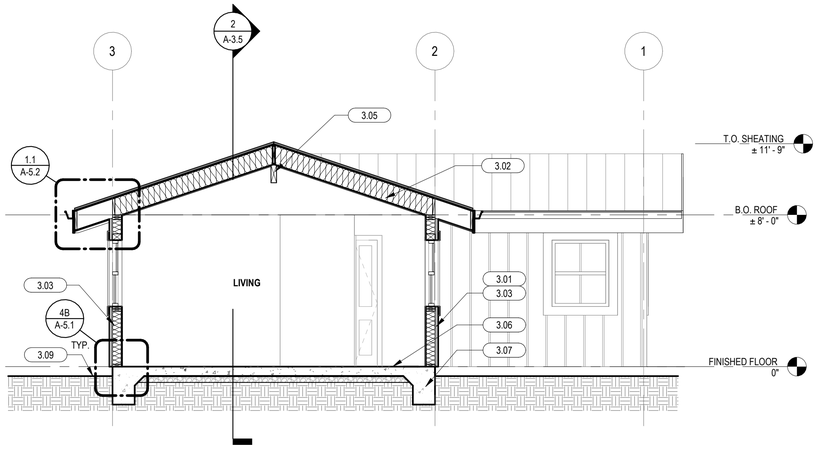
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - BUILDING SECTIONS (MONTEREY PORCH)

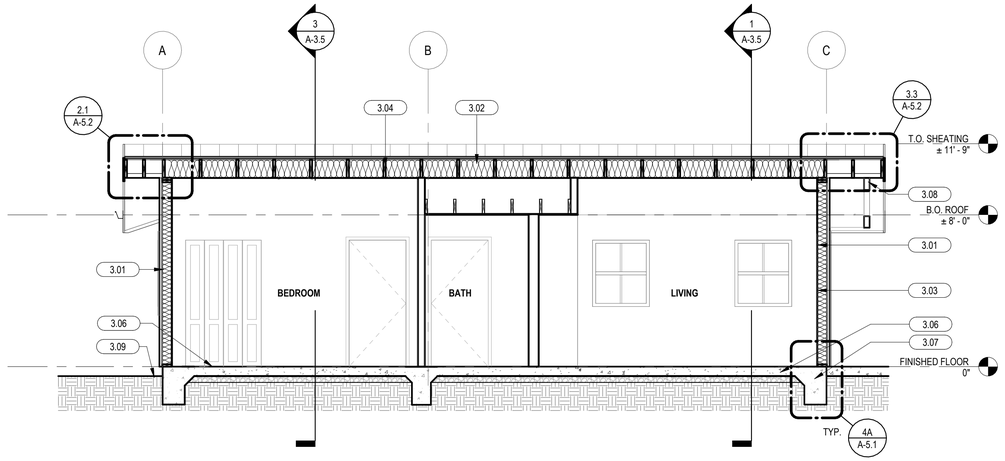
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FINAL DESIGN - 02/27/2026

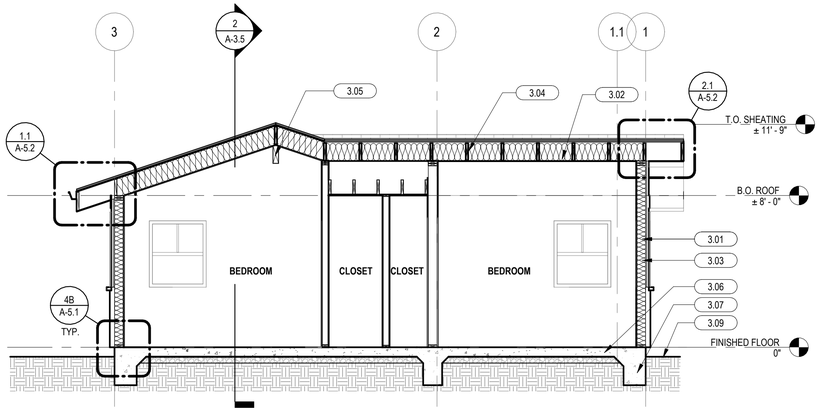
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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"



3 SECTION C
SCALE: 1/4" = 1'-0"

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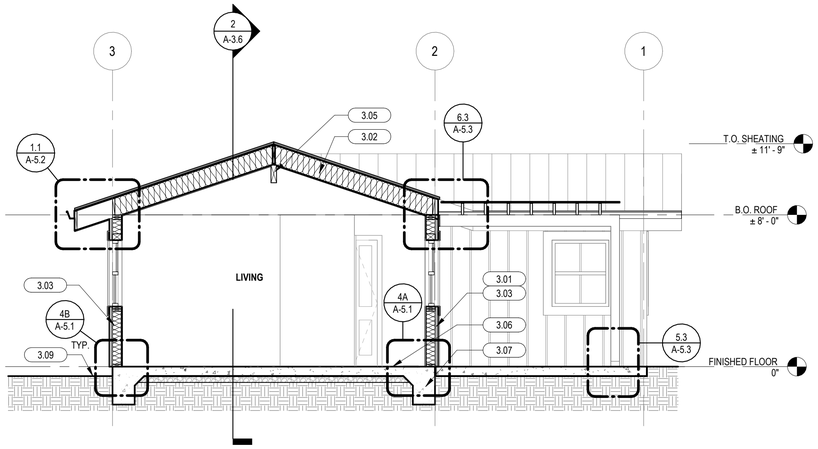
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - BUILDING SECTIONS (MODERN FARMHOUSE)

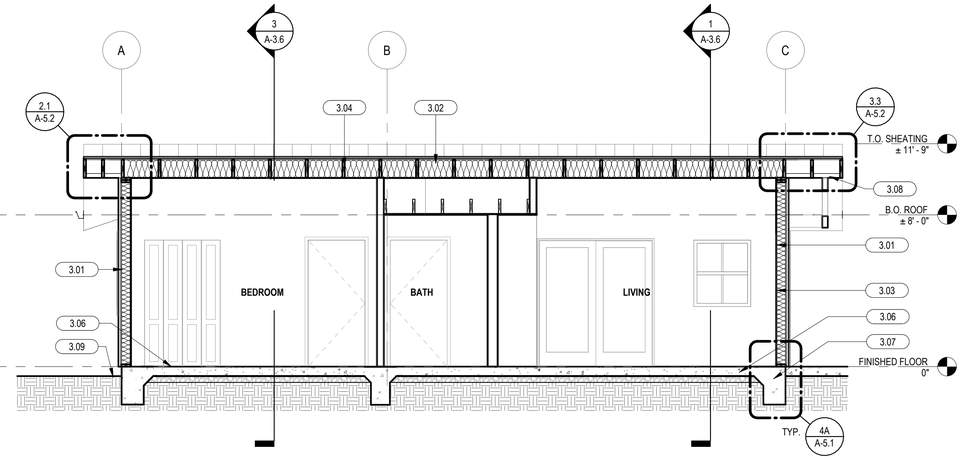
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FINAL DESIGN - 02/27/2026

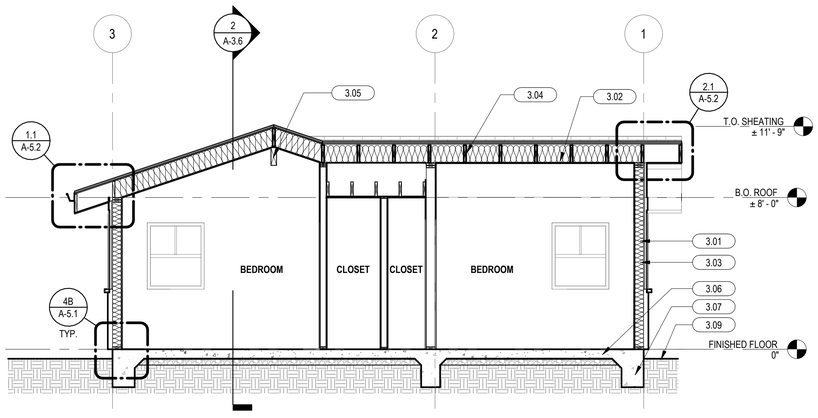
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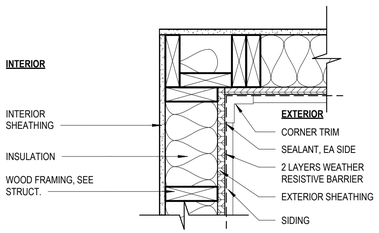
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM A - BUILDING SECTIONS (MODERN FARMHOUSE PORCH)

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-3.6

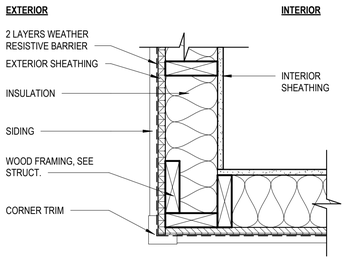
FINAL DESIGN - 02/27/2026

© Baker 2026



SIDING AT INSIDE CORNER

1A PLAN DETAIL - SIDING (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



SIDING AT OUTSIDE CORNER

1B PLAN DETAIL - SIDING (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

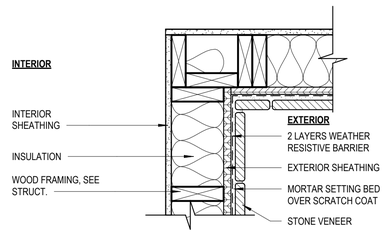
STUCCO AT INTSIDE CORNER

2A PLAN DETAIL - STUCCO (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

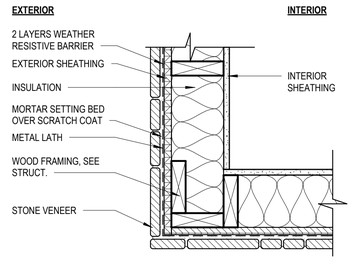
STUCCO AT OUTSIDE CORNER

2B PLAN DETAIL - STUCCO (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



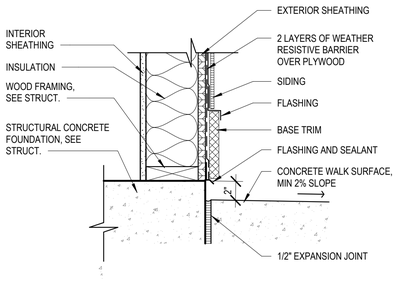
STONE VENEER AT INSIDE CORNER

3A PLAN DETAIL - STONE VENEER (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

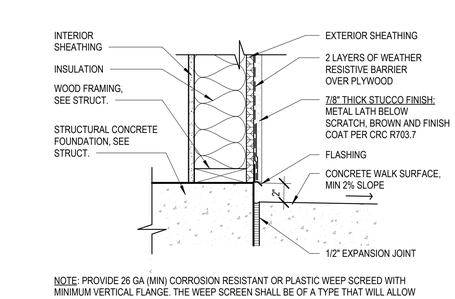


STONE VENEER AT OUTSIDE CORNER

3B PLAN DETAIL - STONE VENEER (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

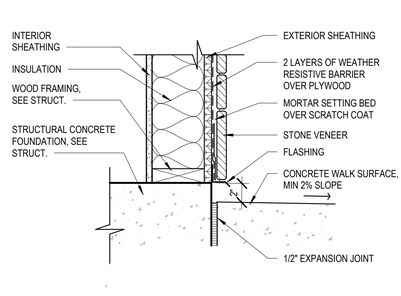


4A BASE DETAILS - SIDING AT PAVED WALK
SCALE: 1 1/2" = 1'-0"

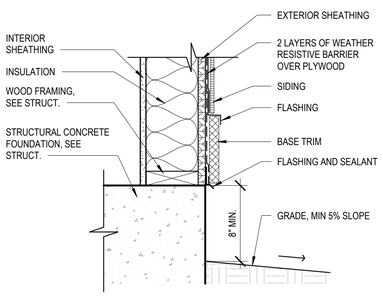


NOTE: PROVIDE 26 GA (MIN) CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH MINIMUM VERTICAL FLANGE. THE WEEP SCREEN SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING [CRC R703.7.2.1]

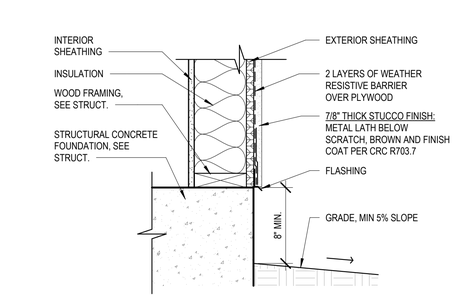
5A BASE DETAILS - STUCCO AT PAVED WALK
SCALE: 1 1/2" = 1'-0"



6A BASE DETAILS - STONE VENEER AT PAVED WALK
SCALE: 1 1/2" = 1'-0"

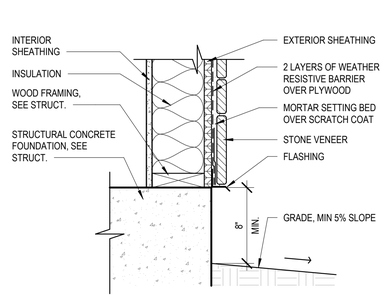


4B BASE DETAILS - SIDING AT GRADE
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE 26 GA (MIN) CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH MINIMUM VERTICAL FLANGE. THE WEEP SCREEN SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING [CRC R703.7.2.1]

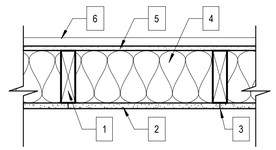
5B BASE DETAILS - STUCCO AT GRADE
SCALE: 1 1/2" = 1'-0"



6B BASE DETAILS - STONE VENEER AT GRADE
SCALE: 1 1/2" = 1'-0"

THROUGH PENTRATION @ WALL

DESIGN NO. U356
BEARING WALL RATING - 1 HR RATING



1 **WOOD STUDS**
NOMINAL 2X6 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2 **GYPSUM BOARD**
ANY 5/8 IN. THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512 OR U305. NOM 5/8 IN. THICK, 4 FT WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7 IN. OC WITH 6D CEMENT-COATED NAILS, 1-7/8 IN. LONG WITH 1/4 IN. DIAM HEAD.

3 **JOINTS AND FASTENER HEADS**
GYPSUM BOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. FASTENER HEADS COVERED WITH JOINT COMPOUND.

4 **BATTS AND BLANKETS**
MINERAL FIBER OR GLASS FIBER INSULATION, 3-1/2 IN. THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR KRAFT PAPER AND TO HAVE A MIN DENSITY OF 0.9 PCF (MIN R-13 THERMAL INSULATION RATING)

5 **WOOD STRUCTURAL PANEL SHEATHING**
MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2 BY 4 IN. WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6 IN. OC AT PERIMETER OF PANELS AND 12 IN. OC ALONG INTERIOR STUDS.

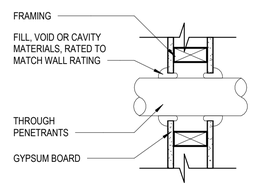
6 **EXTERIOR FACINGS**
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

D. CEMENTITIOUS STUCCO — PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8 TO 3/4 IN., DEPENDING ON SYSTEM.

H. FIBER-CEMENT SIDING — FIBER-CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

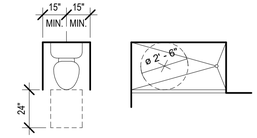
I. WALL AND PARTITION FACINGS AND ACCESSORIES* — STONE VENEER IS MORTAR BONDED TO A LATH, SCRATCH COAT AND WATER RESISTANT BARRIER APPLIED TO SHEATHING, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, AND MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES.

NON-BEARING WALL PARTITION INTERSECTION — (OPTIONAL) TWO NOMINAL 2 BY 4 IN. STUD OR NOMINAL 2 BY 6 IN. STUD NAILED TOGETHER WITH TWO 3IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY AND FASTENED TO ONE SIDE OF THE MINIMUM 2 BY 4 IN. STUD WITH 3 IN. LONG 10D NAILS SPACED A MAX 16 IN. OC. VERTICALLY. INTERSECTION BETWEEN PARTITION WOOD STUDS TO BE FLUSH WITH THE 2 BY 4 IN. STUDS. THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED BY WITH A SECOND 2 BY 4 IN. WOOD STUD FASTENED WITH 3 IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY. MAXIMUM ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MINIMUM EQUAL TO THE DEPTH OF THE BEARING WALL.



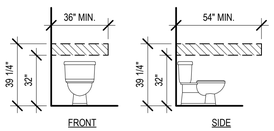
THROUGH PENTRATION @ WALL

7 FIRE RESISTIVE 1- HOUR WOOD FRAMED WALLS
SCALE: 1 1/2" = 1'-0"

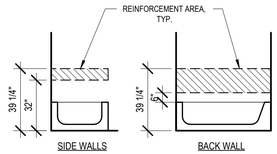


NOTES:
1. WATER CLOSETS SHALL HAVE 15 INCHES TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24-INCH CLEAR SPACE IN FRONT. [402.5 CPC]
2. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1,024 SQUARE INCHES AND ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. [408.6 CPC]

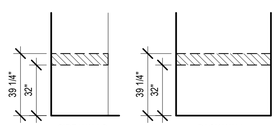
8 BATHROOM CLEARANCE DIAGRAMS
SCALE: 1/4" = 1'-0"



TOILET



BATHTUB



SHOWER

NOTES:
1. PROVIDE REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION AS REQUIRED BY CRC R327.1.1
2. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. [R327.1.1.1 CRC]

9 REINFORCEMENT DETAILS
SCALE: 1/4" = 1'-0"

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

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Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

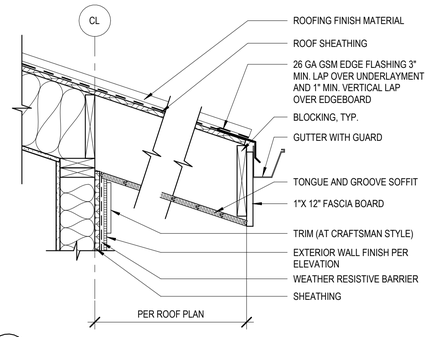
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

DETAILS

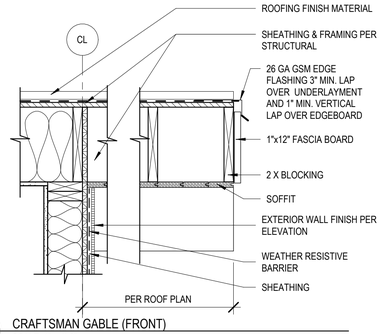
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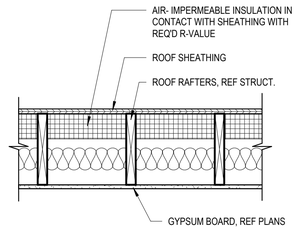
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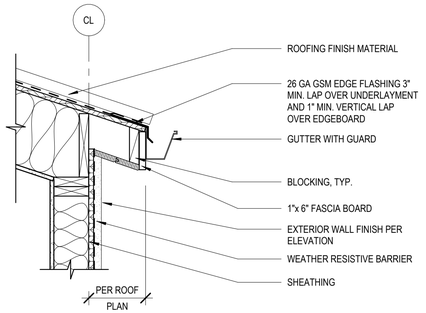
1.1 CRAFTSMAN/ MODERN FARMHOUSE EAVE
SCALE: 1" = 1'-0"



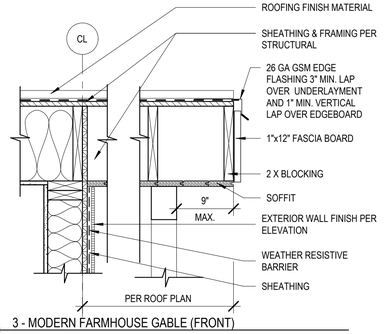
3.1 CRAFTSMAN GABLE (FRONT)
SCALE: 1" = 1'-0"



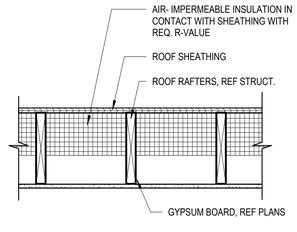
A INSULATION @ UNVENTED ROOF ASSEMBLY - BOTH TYPES
SCALE: 1" = 1'-0"



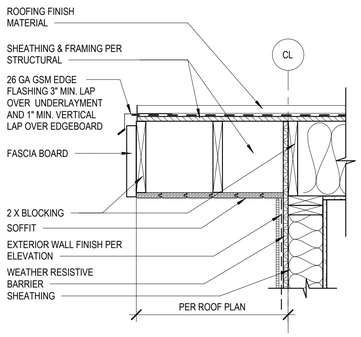
1.2 MONTEREY EAVE
SCALE: 1" = 1'-0"



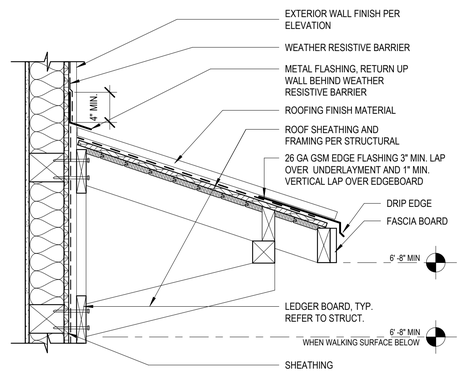
3.3 3 - MODERN FARMHOUSE GABLE (FRONT)
SCALE: 1" = 1'-0"



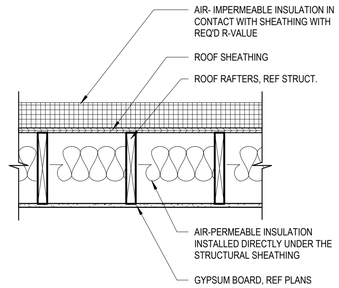
B INSULATION AT UNVENTED ROOF ASSEMBLY - IMPERMEABLE INSULATION ONLY
SCALE: 1" = 1'-0"



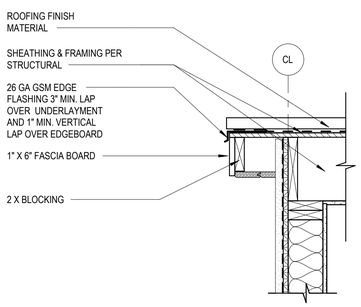
2.1 CRAFTSMAN/ MODERN FARMHOUSE GABLE
SCALE: 1" = 1'-0"



4 4 - MONTEREY AWNING
SCALE: 1" = 1'-0"



C INSULATION @ UNVENTED ROOF ASSEMBLY - OVER/ UNDER
SCALE: 1" = 1'-0"



2.2 MONTEREY GABLE
SCALE: 1" = 1'-0"

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0 6" 1' - 0" 2' - 0"
SCALE: 1" = 1' - 0"

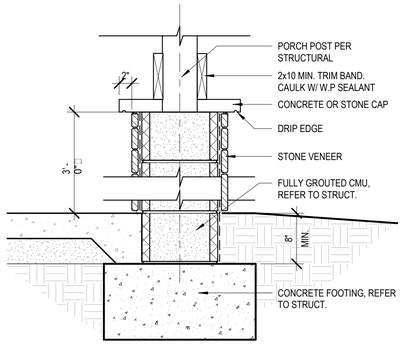
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ROOF DETAILS

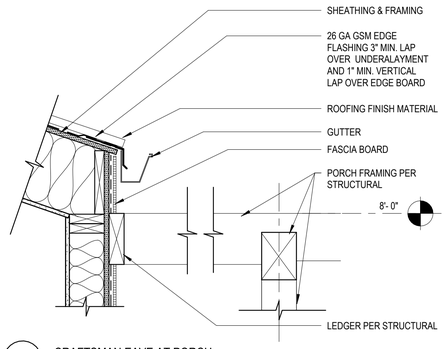
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Sheet #	A-5.2

FINAL DESIGN - 02/27/2026

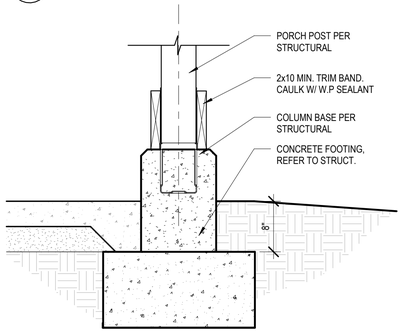
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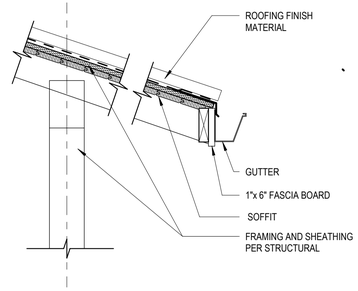
5.1 CRAFTSMAN PORCH POST BASE
SCALE: 1" = 1'-0"



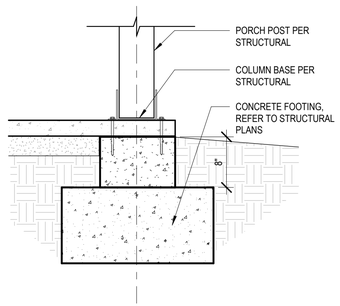
6.1 CRAFTSMAN EAVE AT PORCH
SCALE: 1" = 1'-0"



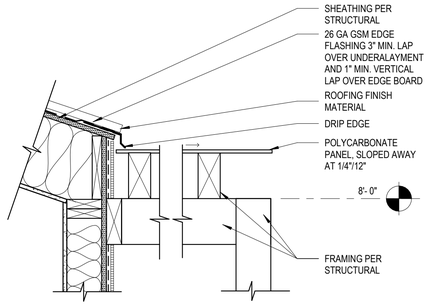
5.2 MONTEREY PORCH POST BASE
SCALE: 1" = 1'-0"



6.2 MONTEREY PORCH EAVE
SCALE: 1" = 1'-0"



5.3 MODERN FARMHOUSE POST BASE
SCALE: 1" = 1'-0"



6.3 MODERN FARMHOUSE EAVE AT PORCH
SCALE: 1" = 1'-0"

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3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
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0 6" 1' - 0" 2' - 0"
SCALE: 1" = 1' - 0"

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

DETAILS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-5.3

FINAL DESIGN - 02/27/2026

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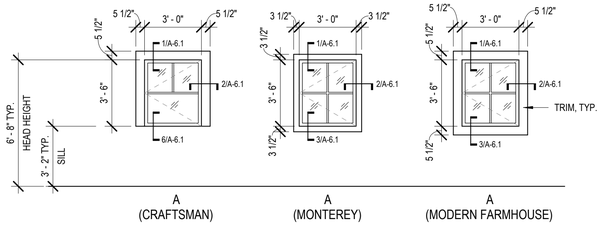
DOOR SCHEDULE

DOOR TYPE	TYPE	SIZE HEIGHT	SIZE WIDTH	THICK.	DOOR MATERIAL	FRAME MATERIAL	U-FACTOR	SHGC	COMMENTS
1	A	6' - 8"	3' - 0"	1 3/4"	VINYL/ GLASS	VINYL	0.300	0.23	EXTERIOR, REF GENERAL DOOR NOTE #7
2	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
3	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
4	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
5	C	6' - 8"	2' - 8"	1 3/4"	HOLLOW WD	WD			LOUVERED*
6	C	6' - 8"	2' - 6"	1 3/4"	HOLLOW WD	WD			LOUVERED*
7	F	6' - 8"	4' - 0"	1 3/4"	HOLLOW WD	WD			
8	D	6' - 8"	6' - 0"	1 3/4"	HOLLOW WD	WD			
9	G	6' - 8"	6' - 0"	1 3/4"	VINYL/ GLASS	VINYL	0.300	0.23	EXTERIOR, REF GENERAL DOOR NOTE #7

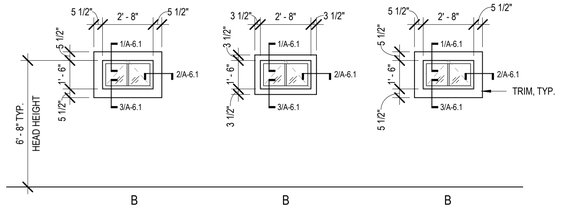
* LOUVER SHALL PROVIDE MINIMUM 100 SQUARE INCHES FOR MAKEUP AIR (CMC 504.4.1)

WINDOW SCHEDULE

TYPE	HEIGHT	WIDTH	HEAD HEIGHT	FRAME MATERIAL	OPERATION	U-FACTOR	SHGC	COMMENTS
A	3' - 6"	3' - 0"	6' - 8"	VINYL	CASEMENT	0.300	0.23	
B	1' - 6"	2' - 8"	6' - 8"	VINYL	AWNING	0.300	0.23	



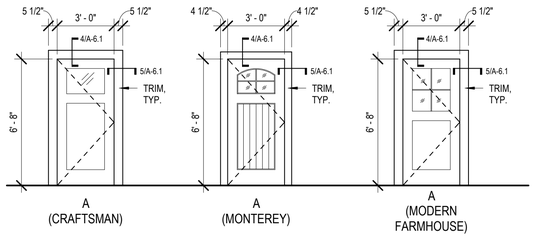
A (CRAFTSMAN) | A (MONTEREY) | A (MODERN FARMHOUSE)



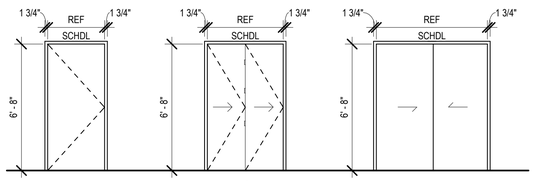
B (CRAFTSMAN) | B (MONTEREY) | B (MODERN FARMHOUSE)

NOTE: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FINISH FLOOR. [CRC R310.2]

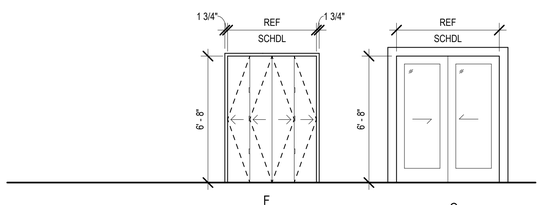
WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"



A (CRAFTSMAN) | A (MONTEREY) | A (MODERN FARMHOUSE)



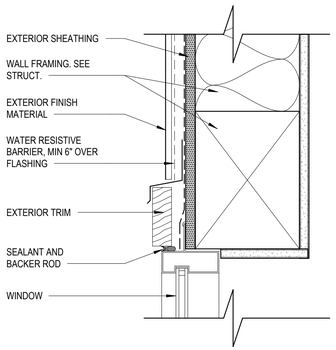
B | C | D



F | G

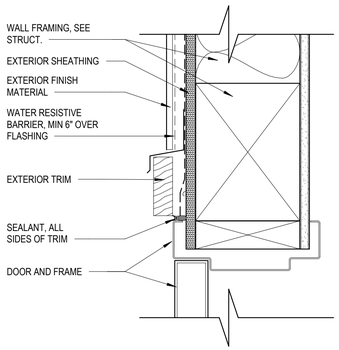
DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

EXTERIOR **INTERIOR**

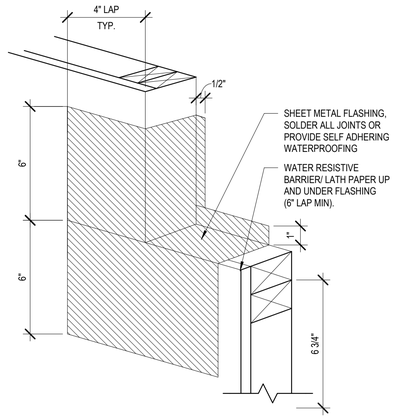


10 WINDOW HEAD
SCALE: 3" = 1'-0"

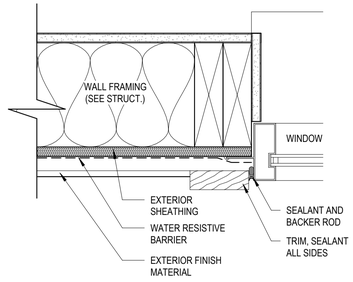
EXTERIOR **INTERIOR**



4 DOOR HEAD
SCALE: 3" = 1'-0"

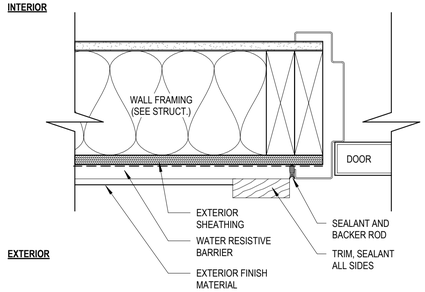


7 WINDOW SILL FLASHING
SCALE: 3" = 1'-0"



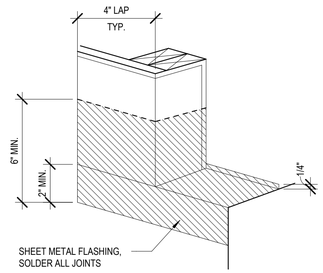
2 WINDOW JAMB
SCALE: 3" = 1'-0"

INTERIOR

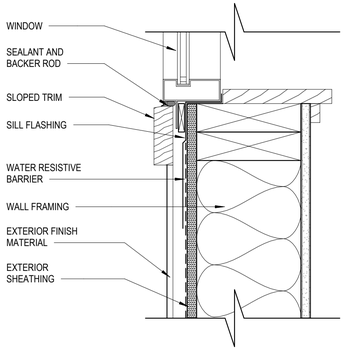


EXTERIOR

5 DOOR JAMB
SCALE: 3" = 1'-0"

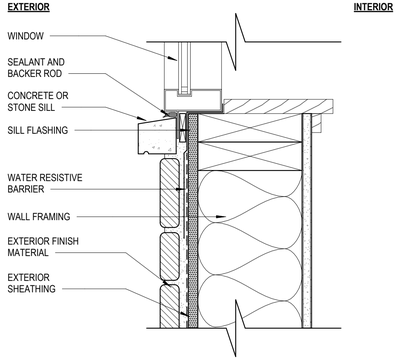


8 DOOR THRESHOLD FLASHING
SCALE: 3" = 1'-0"

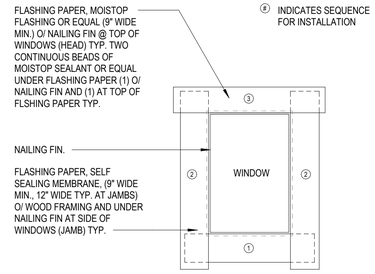


3 WINDOW SILL
SCALE: 3" = 1'-0"

EXTERIOR **INTERIOR**



6 WINDOW SILL - CRAFTSMAN
SCALE: 3" = 1'-0"



NOTES:

- 9" MOIST STOP FLASHING PAPER TYP. OF FLASHING PAPER
- THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING. (9" WIDE FLASHING MIN.)
- APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
- AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C.
- FASTENERS SHALL BE WITHIN 10" FROM CORNERS.
- NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW
- REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS
- PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

9 WINDOW FLASHING
SCALE: 3" = 1'-0"

GENERAL WINDOW NOTES

1. REFER TO GENERAL NOTES SHEET A-1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
3. REFER TO ELEVATIONS FOR DIRECTION OF OPERATION OF WINDOWS.
4. PROVIDE ALL OPERABLE WINDOWS WITH SCREENS.
5. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
6. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
7. WINDOWS MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA.
8. ALL GLAZING SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
9. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
10. GLAZING IN WALLS ADJACENT TO BATHTUB AND OR SHOWER, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE SAFETY GLAZING. [CRC SECTION R308.4.5]
11. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF, MIN. THE NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. (5 S.F. MIN. AT GROUND FLOOR). MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". [CRC SECTION R310.2]
12. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT HAVING A MINIMUM WIDTH OF 36 " THAT OPENS TO A PUBLIC WALL [CRC SECTION 310.1]
13. ALL GLAZING SHALL MEET TITLE 24 ENERGY REQUIREMENTS.
14. FIRE RATED EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIRMENTS PER CBC 708A.2.1:
    - A. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING
    - B. BE CONSTRUCTED OF GLASS BLOCK UNITS
    - C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
    - D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
15. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

GENERAL DOOR NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR LOCATION OF DOORS AND DIRECTION OF DOOR SWING.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. ALL GLAZING, INCLUDING GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS, SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
5. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
6. EXTERIOR FIRE RATED DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CBC 2022 708A.3:
    - A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCUMBUSTIBLE MATERIAL
    - B. THE EXTERIOR SURFACE CLADDING SHALL BE OF IGNITION-RESISTANT MATERIALS
    - C. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
        - a. THICK
        - b. PANELS SHALL NOT BE LESS THAN 1 ⅛ " THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 " THICK.
    - D. THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES WHEN TEST ACCORDING TO NFPA 252.
    - E. THE EXTERIOR SURFACE CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ASTM E2707
    - F. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
7. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION [CRC SECTION R308.4]. PROVIDE SAFETY GLAZING.

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0 2' - 0" 4' - 0" 8' - 0"
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NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

WINDOW AND DOOR SCHEDULES & DETAILS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-6.1

FINAL DESIGN - 02/27/2026

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MECHANICAL/PLUMBING NOTES

1. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5
4. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)
5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)
8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)
9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 5. (CPC TABLE 703.2)
10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).
12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).
14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.
18. ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]

ELECTRICAL NOTES

1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). MINIMUM OF 2–20-AMP CIRCUITS ARE REQUIRED TO SERVE THE KITCHEN COUNTERTOP OUTLETS. THESE CIRCUITS MAY ALSO SERVE THE PANTRY, BREAKFAST ROOM, DINING ROOM OR OTHER SIMILAR AREAS (210.52(B)(1) CEC)
3. BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).
5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH AND THE FIXTURE NEEDS TO BE HIGH EFFICACY.
7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY AND CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
8. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)
9. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
12. A MINIMUM OF ONE HIGH EFFICIENCY LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT AND VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21)
13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)
14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)
15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A $\frac{120}{240}$ -VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)
16. PER CEC 2022 150.0(N).1.A.:
    IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
    - BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
    - A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
    - A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRICAL SERVICE CHECKLIST

electrical service information:

X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN (LOAD CALCS FOR THE EXISTING DWELLING IS REQUIRED)
☐	NEW SERVICE (NEW ADDRESS REQUIRED)

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

CONTACT SERVICE PROVIDER, REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU. EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF EASTVALE.

GAS SERVICE CHECKLIST

gas service information:

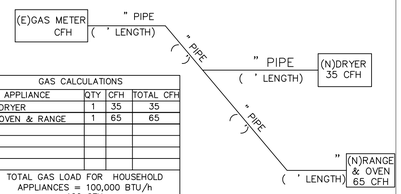
X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN
☐	NEW SERVICE
☐	ALL ELECTRICAL
☐	PROPANE "FIRE CLEARANCE REQUIRED"

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

EXAMPLE GAS PIPE DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.



GAS CALCULATIONS			
APPLIANCE	QTY	CFH	TOTAL CFH
(NEW) DRYER	1	35	35
(NEW) OVEN & RANGE	1	65	65

TOTAL GAS LOAD FOR HOUSEHOLD APPLIANCES = 100,000 BTU/h
100 CFH

PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE

SIZE	½"	¾"	1"	1¼"	1½"	2"
CFH	44	92	173	355	532	1,020

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF EASTVALE BUILDING INSPECTOR

DRAINAGE AND VENT PIPE DIAGRAM

TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1¼	1½	2	3	4	5	6	8	10	12
Maximum Units Drainage Piping[1]										
Vertical	1	2[2]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1	8[3]	35[4]	216[5]	428[5]	720[5]	2640[5]	4680[5]	8200[5]
Maximum Length Drainage Piping Vertical, (feet) Horizontal (unlimited)	45	65	85	212	300	390	510	750	—	—
Vent **Piping** Horizontal and Vertical[6]	1	8[3]	24	84	256	600	1380	3600	—	—
Maximum Units										
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

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LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA
SEAL

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project
City of Wildomar Accessory Dwelling Units

revisions
1
2
3
4
5

description
Mechanical/ Electrical/ Plumbing General Notes

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no.
MEP.0

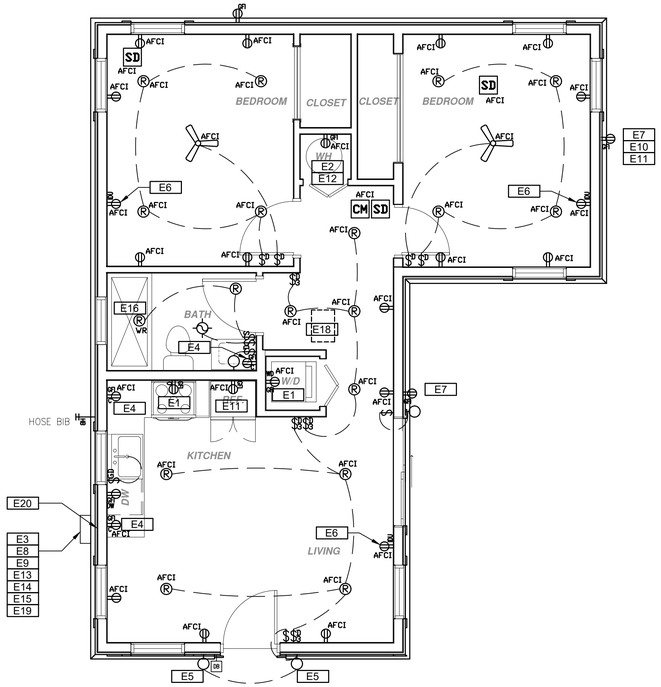
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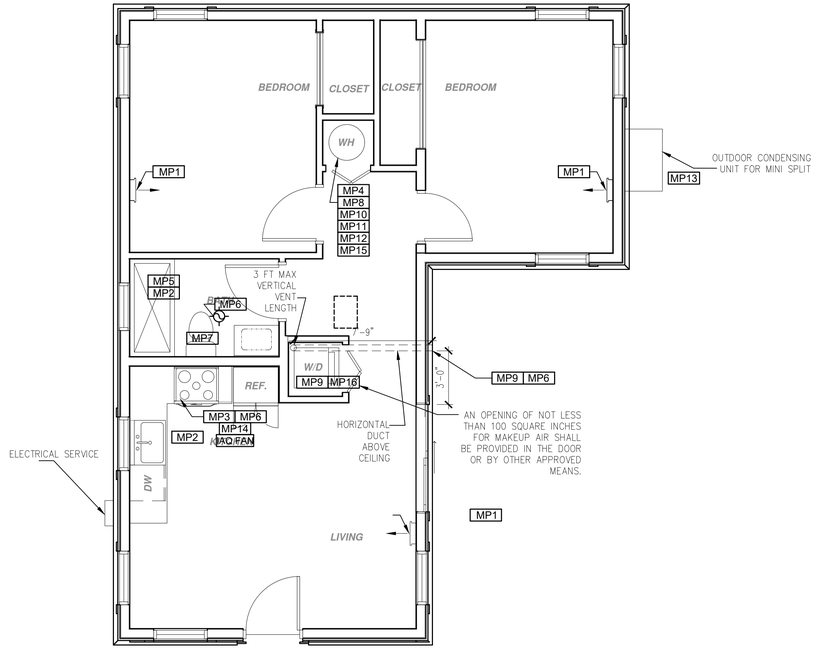
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REN 10-31-27
STATE OF CALIFORNIA

SEAL



ELECTRICAL PLAN

1/4"=1'-0"



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- MP1 INDOOR UNIT MINI SPLIT SYSTEM.
- MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI., AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENSE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)
- MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)
- MP4 NEW MEEA RATED 40 GAL. HEAT PUMP WATER HEATER, RHEEM PROPH40-T2-RH375-SO (40 GA, JA13), TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXHAUST DIRECTLY TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER TO BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR. CLEARANCES EQUAL TO ONE OPENING WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE AND ONE OPENING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. EACH OPENING SHALL HAVE A MINIMUM FREE AREA OF 1 IN2 PER 1,000 BTU, BUT NOT LESS THAN 100 IN2, FOR ENCLOSURES OPENING INDOORS. (606.3 (1) CPC), AND ALL OTHER SPECIFICATIONS PER MANUFACTURER REQUIREMENTS.
- MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  - ½" PIPE (½" INSULATION);
  - ¾" PIPE (1" INSULATION);
  - 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL TO BE PIPED TO INDOOR HVAC UNIT
- MP14 A MINIMUM RATING HOOD OVER ELECTRICAL RANGE. INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED PER CEC TABLE 150.0-G. 160 cfm OR 65% CE AT <740 s.f. 130 cfm OR 55% CE AT 750-1000 s.f., 110 cfm OR 50% CE AT 1000-1500 s.f., OR 110 cfm OR 50% CE AT >1500 s.f. PROVIDE PLACARD AT THE IAQ SWITCH WHICH STATES "THIS FAN TO REMAIN ON DURING ALL HOURS THE HOUSE IS OCCUPIED"
- MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
- MP16 MAKEUP AIR SHALL BE PROVIDED FOR TYPE I CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

ELECTRICAL KEYNOTES

- E1 DEDICATED DUAL GFCI AND AFCI 30 AMP/ 240V POWER FOR ELECTRIC DRYER AND 50 AMP MINIMUM FOR DEDICATED COOKTOP BRANCH CIRCUIT CONDUCTOR. EACH APPLIANCE COVER PLATE IS TO BE LABELED AS ELECTRIC READY. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET MEP.0, ELECTRIC READY 150.0(u) FOR REQUIREMENTS
- E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. SEE ELECTRICAL NOTE #16 ON MEP.0 FOR MORE INFORMATION
- E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24", ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
- E6 OUTLET DEDICATED FOR INDOOR MINISPLIT UNIT
- E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED AND SHALL HAVE EXTRA DUTY COVERS
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING-AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE 125-VOLT, SINGLE PHASE, 15 OR 20 AMP RATED GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11
- E12 PER CEC 2022 150.0(N).1.A.- THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET MEP.0
- E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET MEP.0, ELECTRIC READY 150.0(s) FOR REQUIREMENTS
- E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY
- E17 LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH OR WALL MOUNTED CONTROL DEVICE AT EACH ATTIC ACCESS (210.70 (C) CEC)
- E18 ATTIC ACCESS PANEL MIN SIZE TO BE 22"X30" AND TO HAVE ONE LIGHTING OUTLET WITH A SWITCH OR CONTROLLED BY A WALL SWITCH OR LISTED WALL MOUNTED CONTROL DEVICE
- E19 THE ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR THE FUTURE SOLAR ELECTRIC INSTALLATION. (CEnC 110.10 (b)& 4(e))
- E20 LOCATION RESERVED FOR ROUTING OF CONDUIT FOR SOLAR ZONE

MECHANICAL LEGEND

MECHANICAL

EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR. SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IAQ FAN SWITCH, A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:.

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT.

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:

- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE
WALL MOUNTED, 110 V DUPLEX U.O.N.
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 MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER 30AMP/ 240AMP
AFCI = ARC FAULT CIRCUIT INTERRUPTER 120-VOLT SINGLE PHASE, 15- AND 20-AMP BRANCH CIRCUIT PER CEC 210.12 (A)
PHONE / DATA / MEDIA
CEILING, WATERPROOF OUTLET
FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.
SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)
SUB PANEL

SWITCHING

$ SWITCH, MOUNT AT 43" AFF
$3 THREE-WAY SWITCH
$4 FOUR-WAY SWITCH
$D DIMMER SWITCH MOUNT 6" ABV COUNTER
$C OCCUPANCY/VACANCY SENSOR
$S ARC-FAULT CIRCUIT
$AFCI INTERRUPTEPER CEC 210.12 (A)

MISC.

CEILING FAN/LIGHT COMBO
CIRCUIT WIRING
DOOR BELL BUTTON

LIGHTING

DR CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
WR CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
AFCI ARC-FAULT CIRCUIT INTERRUPTER CEC 210.12 (A)
WALL MOUNTED LIGHT
J JUNCTION BOX FLUSH CEILING MOUNTED
UC UNDER COUNTER LIGHTING
LV LOW VOLTAGE, LANDSCAPE LIGHT
FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

BATHROOM EXHAUST FAN REQUIREMENTS:PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS:ES 150.0(K)/160.5(a)

*IN THE KITCHEN, ALL OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.
*BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
*ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.
*OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (W/ OVERIDE).

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THERDIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

City of Wildomar Accessory Dwelling Units

revisions

description

Mechanical/ Electrical/ Plumbing Plans

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

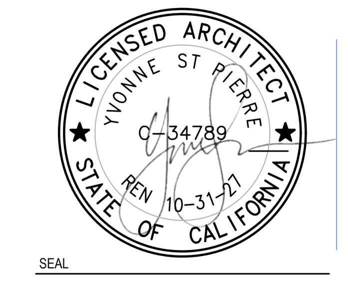
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MEP.1

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SEAL

2. CONCRETE FOUNDATION CONSTRUCTION

200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.

201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.

202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S2.1, CENTERED IN SLAB.

203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER

204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.

205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{16}$", LENGTH<=1$\frac{3}{4}$") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1$\frac{3}{4}$" FROM THE EDGE OF CONCRETE.

206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE $\frac{5}{8}$" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.

207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.

208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.

209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S2.1 FROM EXTERIOR CORNER OF SLAB.

210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF WILDOMAR OF ANY DISCREPANCY, TYPICAL.

211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.

212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.

213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:

MISPLACED HOLDOWN	RETROFIT BOLT	MIN EDGE DISTANCE	REPLACEMENT HD
HDU2	5/8" ALL-THREAD, EMBED 6"	2"	HDU2
HDU4	5/8" ALL-THREAD, EMBED 6"	4.5"	HDU4
HDU5	5/8" ALL-THREAD, EMBED 9"	6"	HDU5
HDU8	7/8" ALL-THREAD, EMBED 9"	6"	HDU8
HDU11	1" ALL-THREAD, EMBED 12"	7"	HDU11

214. RETROFIT $\frac{5}{8}$" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.

LOCATION	TYPE	REPLACEMENT
SLAB EDGE, 1 3/4" DIST.	SHEARWALL	$\frac{5}{8}$" ALL-THREAD, EPOXY, EMBED 3" OR $\frac{5}{8}$" TITEN HD, EMBED 5$\frac{1}{2}$" MIN.
INTERIOR > 6," EDGE DIST.	SHEARWALL OR NON-SHEAR	$\frac{5}{8}$" TITEN HD, EMBED 5$\frac{1}{2}$" MIN.
ANY OTHER	NON-SHEAR	0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:
A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF WILDOMAR APPROVAL.
B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.
C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF WILDOMAR RECOMMENDATIONS .

216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE $\frac{19}{32}$" OR $\frac{5}{8}$" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:
INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. $\frac{5}{8}$" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{7}{8}$" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{7}{16}$" STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC PS1 OR PS2 IN ACCORDANCE WITH NDS SDPWS.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.

SILL PLATE ANCHORS:

306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.

307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.

308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.

ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

310. ENGINEERED BEAMS ARE AS FOLLOWS:
"PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
"LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
"LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
"IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:

2X4 FRAMING LUMBER NOT LISTED BELOW	STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS	STUD GRADE OR BETTER
2X4 STUDS OVER 10'	#2 OR BETTER
2X4 SILLS & PLATES	STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES	#2 OR BETTER
4X4 STUDS & POSTS	STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS	#1 OR BETTER
4X4, 4X6 BEAMS & HEADERS	#2 OR BETTER
4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS	#1 OR BETTER
6X4 BEAMS & HEADERS	#2 OR BETTER
6X6 & LARGER BEAM & HEADERS	#1 OR BETTER
2X10 AND LARGER RAFTERS AND JOISTS	#1 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.

STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S2.1 FOR NOTCHING AND BORING.

313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.

314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.

315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.

316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.

317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.

320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.

322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

BEAM OR JOIST	SIMPSON/USP HANGER
I-JOIST FLOOR JOISTS	IUS, IUT, OR ITT HANGERS
1.75 X LSL AND LVL	HU, HUS, OR WPU
2.69 X PSL AND LVL	HU OR HWU
3.5 X PSL AND LVL	HHUS OR HWU
5.25 X PSL AND LVL	HHUS OR HWU
7 X PSL AND LVL	HHUS OR HWU

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.

323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:
A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)
C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG

400. PLYWOOD AND OSB PANELS:
APA PLYWOOD & OSB--ESR-2586

401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403
ROSEBURG JOISTS & BEAMS--ESR-1210, 1251
GLU-LAM BEAMS-- ESR-1940
PACIFIC WOOD TECH - ESR 2909

402. WOOD CONNECTORS:
SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472

403. ADHESIVES & ANCHORS:
SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771
SIMPSON TITEN HD--ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D 2$\frac{1}{2}$" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D 2$\frac{1}{2}$" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D 2$\frac{1}{2}$" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

NAIL SIZES

SIZE OF NAIL	STANDARD LENGTH	WIRE GAUGE	SIZE (INCHES)	PENETRATION REQUIRED
BOX NAILS				
6D	2"	12	0.099	1"
8D	2 "	11	0.113	1"
10D	3"	10	0.128	1"
12D	3"	10	0.128	1 "
16D	3 "	10	0.135	1 "
16D SINKER	3"	9	0.148	1"
COMMON NAILS				
6D	2"	11	0.113	1"
8D	2$\frac{1}{2}$ "	10	0.131	1"
10D	3"	9	0.148	1$\frac{1}{4}$"
12D	3"	9	0.148	1$\frac{1}{4}$"
16D	3 "	8	0.162	1$\frac{1}{2}$"

C&C PRESSURES

ROOF: GABLE ROOF, PITCH α = 18.3°

$A_{EFFECTIVE}$ =	10 sf	28 sf	30 sf
(-) ZONE 1	-42.0 psf	-39.5 psf	-39.3 psf
(-) ZONE 2	-50.6 psf	-45.5 psf	-45.1 psf
(-) ZONE 3	-87.5 psf	-76.0 psf	-75.2 psf
(+) ALL ZONES	16.5 psf	16.0 psf	16.0 psf

WALLS

$A_{EFFECTIVE}$ =	10 sf	21 sf	48 sf
(-) ZONE 4	-1.28 psf	-34.7 psf	-32.9 psf
(-) ZONE 5	-1.58 psf	-41.6 psf	-38.0 psf
(+) ZONE 4&5	1.00 psf	31.9 psf	30.1 psf

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.	4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N.	2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N.	2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples
FLAT BLKNG TO TRUSS AND WEB, F.N.	16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c
CEILING JOISTS TO TOP PLATE, T.N.	4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
COLLAR TIE TO RAFTER, F.N.	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples
RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM	
TOENAIL	4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
ENDNAIL	2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN
STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)	16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN
BUILT-UP HEADER (2" TO 2"), FN EA. EDGE	16d Com @ 16" o.c OR 16d Box @ 12" o.c.
CONT. HEADER TO STUD, T.N.	4-8d Com, 4-10d Box, 5-8d box
TOP PLATE TO TOP PLATE	16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN
TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL 24" MIN LAP SPLICE EA. SIDE	8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples
BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL	
UNBRACED WALL: 16" o.c. FN	16d Com
UNBRACED WALL: 12" o.c. FN	16d Box, 3" x 0.131" nails, 3" 14 gage staples
BRACED WALL: 16"o.c. FN	2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples
STUD TO TOP OR BOTTOM PLATE	
TOENAIL	4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples
ENDNAIL	3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.	2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
1" BRACE TO EACH STUD AND PLATE, F.N.	3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
1"x6" SHEATHING TO EACH BEARING, F.N.	3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box
1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.	4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box
JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.	4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER	8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN
1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.	2-1.75" Gage Staples, 2-8d Com, 3-10d Box
2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND	3-16d Box, 2-16d Com
2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING	3-16d Box, 2-16d Com
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	
32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES	20d Com
24" o.c. FN Top & BTTM	10d Box, 3"x0.131" nails, 3" 14 gage staples
ENDS & SPLICES, FN	2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
LEDGER SUPPORTING JOISTS/RAFTERS	4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
JOIST TO BAND OR RIM JOIST, END NAIL	3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.	2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples

WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND PARTICLEBOARD WALL SHEATHING TO FRAMING		EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
$\frac{3}{8}$"-$\frac{1}{2}$"	16d Com or deformed; or 2$\frac{3}{8}$"x.113" nail (subfloor and wall)[a]	6	12
	8d Com or deformed (roof) or 2$\frac{3}{8}$" x.113" nail (roof)	6[e]	6[e]
	1$\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (subfloor and wall)	4	8
	2$\frac{3}{8}$" x.113"x.266" head nail (roof)	3[f]	3[f]
	1$\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (roof)	3[f]	3[f]
$\frac{19}{32}$"-$\frac{3}{4}$"	8d Com or deformed (subfloor and wall)	6	12
	8d Com or deformed (roof) or 2$\frac{3}{8}$" x.113" nail (roof)[d]	6[e]	6[e]
	2$\frac{3}{8}$" x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$" crown	4	8
$\frac{7}{8}$"-1$\frac{1}{4}$"	10d Com or (3"x0.148"); or deformed (2$\frac{1}{2}$ x.131"x.281 head)	6	12
OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)			
$\frac{1}{2}$"[b]	1$\frac{1}{2}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or 1$\frac{1}{4}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
$\frac{25}{32}$"[b]	1$\frac{3}{4}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or 1$\frac{1}{2}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
$\frac{3}{4}$" & LESS	8d COMMON (2$\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
$\frac{7}{8}$"-1"	8d COMMON (2$\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
1$\frac{1}{8}$"-1$\frac{1}{4}$"	10d COMMON (3"x0.148"); or deformed (2$\frac{1}{2}$"x0.131"); or deformed (2$\frac{1}{2}$"x0.120")	6	12
PANEL SIDING TO FRAMING			
$\frac{1}{2}$" & LESS	6d corrosion-resistant siding (1$\frac{7}{8}$"x.106"); or 6d corrosion-resistant (2"x.099")	6	12
$\frac{5}{8}$"	8d corrosion-resistant siding (2$\frac{3}{8}$"x0.128"); or 8d corrosion-resistant casing (2$\frac{1}{2}$"x0.113")	6	12
INTERIOR PANELING			
$\frac{1}{4}$"	4d casing (1$\frac{1}{2}$"x0.080"); or 4d finish (1$\frac{1}{2}$"x0.072")	6	12
$\frac{3}{8}$"	6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)	6	12

FOOTNOTES:

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. 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. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph
g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA RESIDENTIAL CODE.

701. SEISMIC DESIGN CRITERIA:

SOIL BEARING VALUE					1,500 psf
SITE CLASS					D (Default)
SEISMIC DESIGN CATEGORY					D
RISK CATEGORY					II
SEISMIC IMPORTANCE FACTOR					1
Ss: 1.850		Sds:	1.480	Cs:	0.207
S1: 0.670		Sd1:	0.759	R:	6.5

BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS
METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.

702. WIND DESIGN CRITERIA :

WIND SPEED	126 mph
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEF	0.18

703. DESIGN LOADING - WORST CASE LOADING:

ROOF DL	18 psf	I	ROOF LL	20 psf
PORCH DL	26 psf	I	PORCH LL	20 psf
TRELLIS DL	6 psf	I	TRELLIS LL	10 psf
SOLAR PANELS	3 psf			

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A HOLDOWN ATTACHED.)

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

9. SOILS REPORT

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
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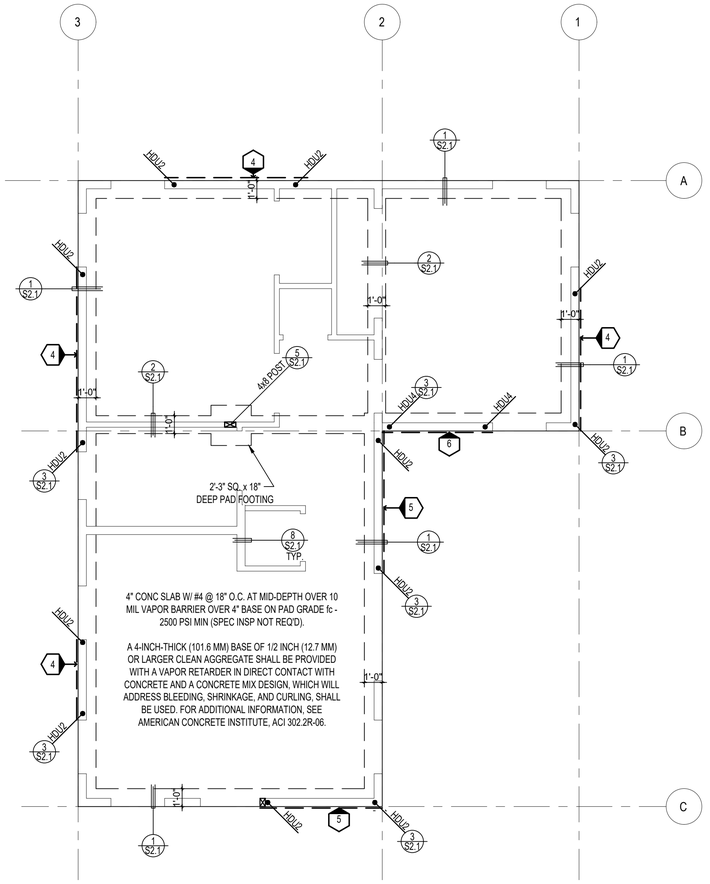
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City of Wildomar Accessory Dwelling Units

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Structural Notes & Specifications

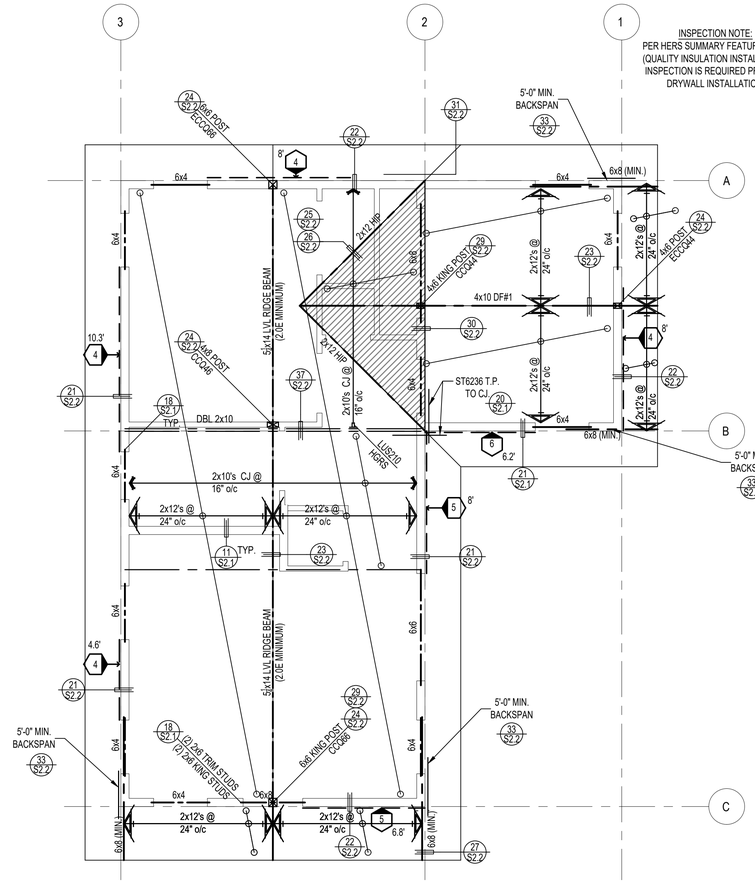
date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S0.1

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FOUNDATION PLAN

1/4"=1'-0" CRAFTSMAN



ROOF FRAMING PLAN

1/4"=1'-0" CRAFTSMAN

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	1/2" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND

- X / X' — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

description

CRAFTSMAN FOUNDATION & FRAMING PLAN

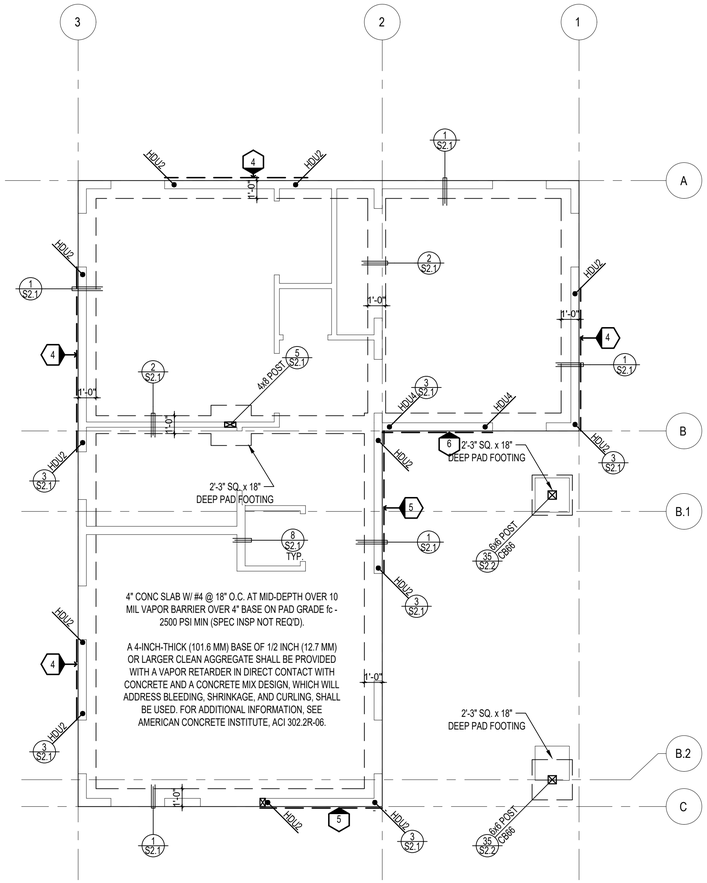
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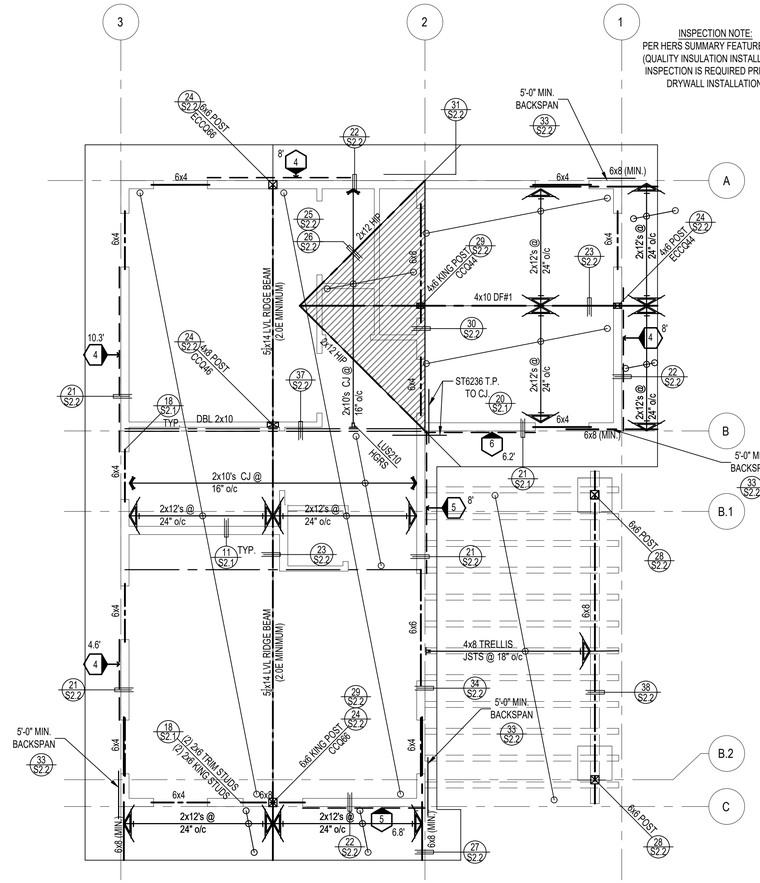
sheet no. S1.1

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591



FOUNDATION PLAN

1/4"=1'-0" CRAFTSMAN + PORCH



ROOF FRAMING PLAN

1/4"=1'-0" CRAFTSMAN + PORCH

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	⅜" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	⅝" @ 48" or ½" @ 32"	⅝" @ 32" or ½" @ 24"	⅝" @ 24" or ½" @ 16"	⅝" @ 24" or ½" @ 16"	⅝" @ 16" or ½" @ 12"	⅝" @ 12" or ½" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

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2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

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(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND

- X / X' — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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City of Wildomar Accessory Dwelling Units

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CRAFTSMAN + PORCH FND & FRAMING PLAN

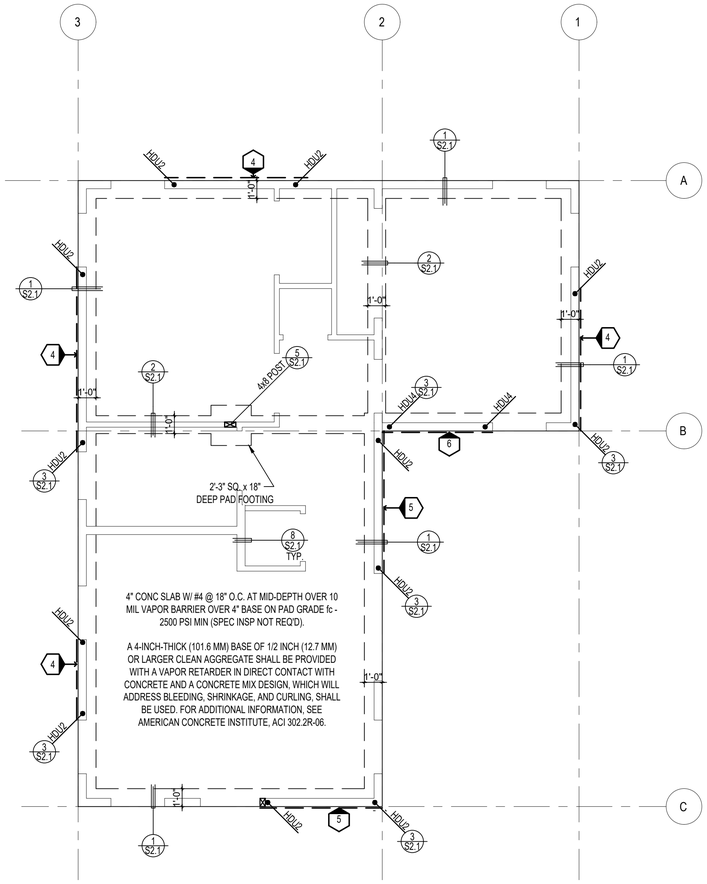
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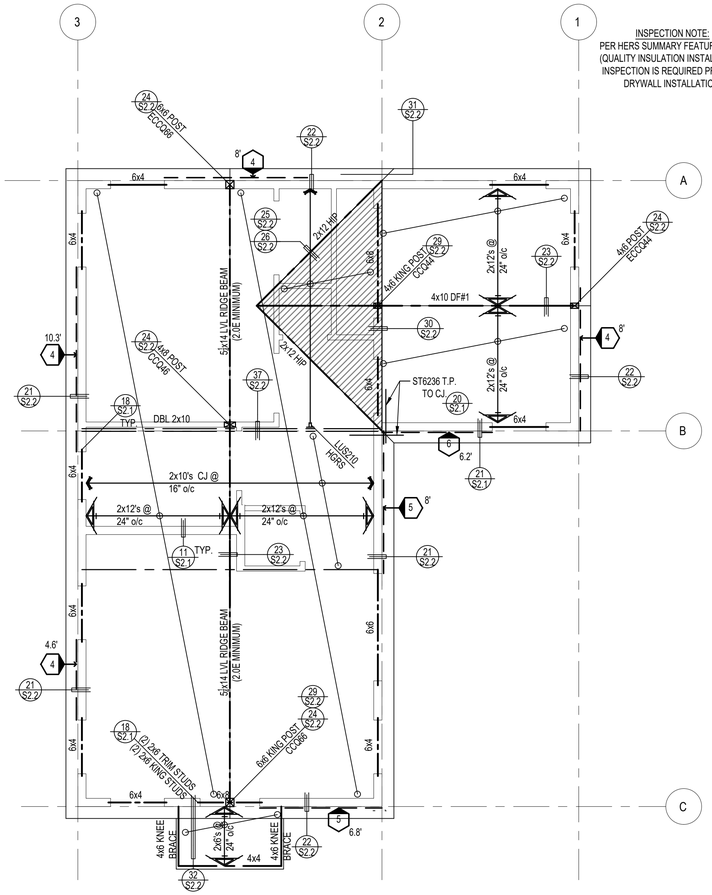
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Michael Baker
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FOUNDATION PLAN

1/4"=1'-0" MONTEREY



ROOF FRAMING PLAN

1/4"=1'-0" MONTEREY

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

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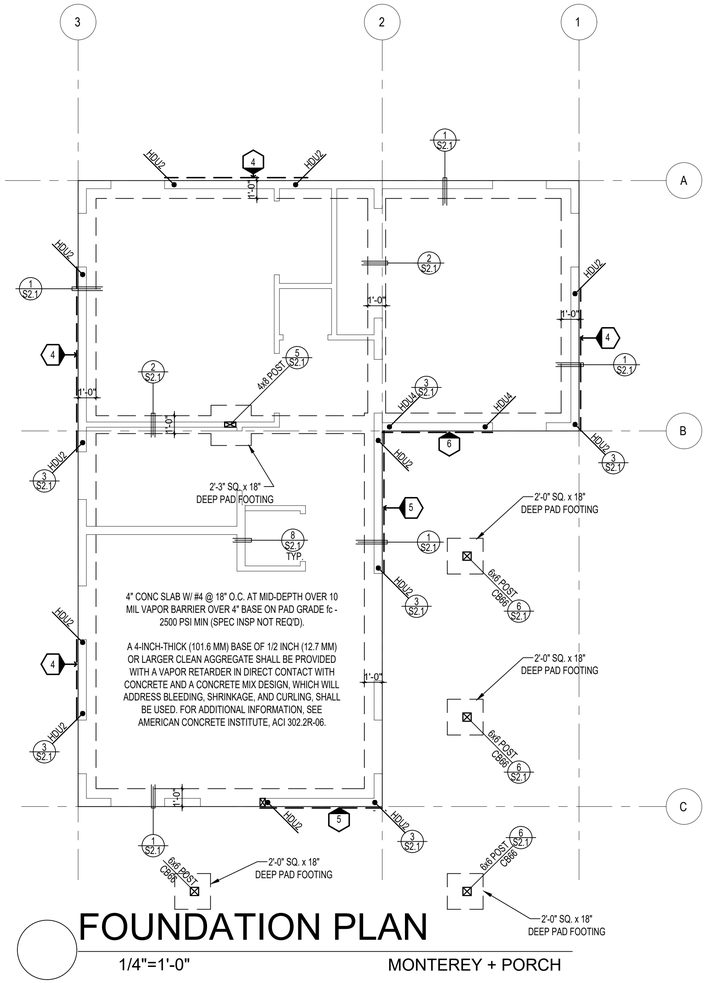
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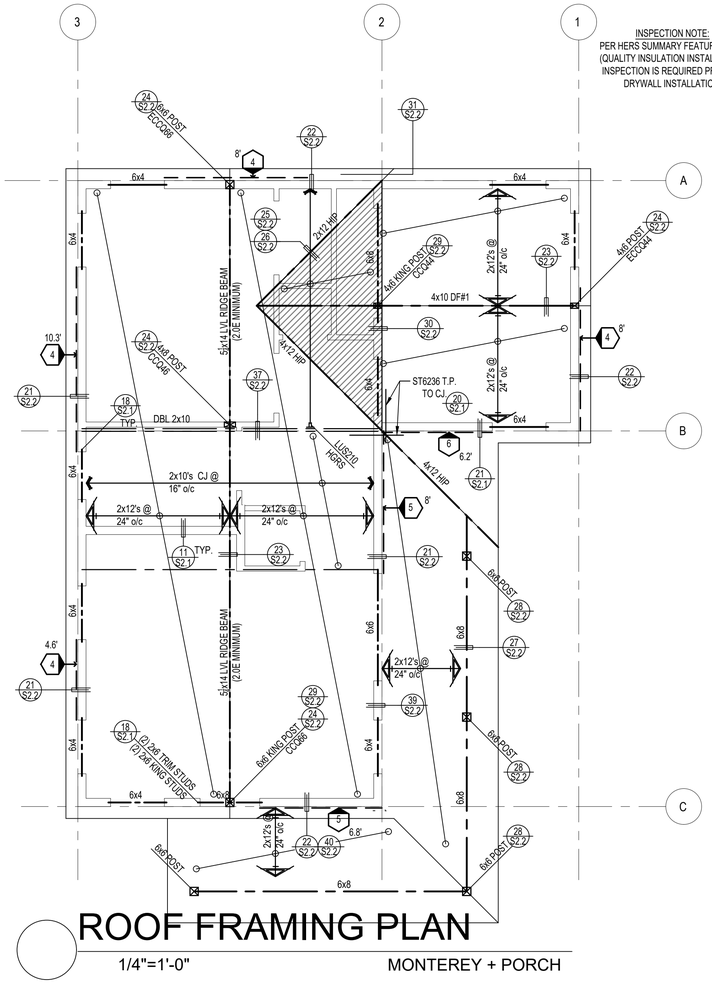
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LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

description

MONTEREY + PORCH FND & FRAMING PLAN

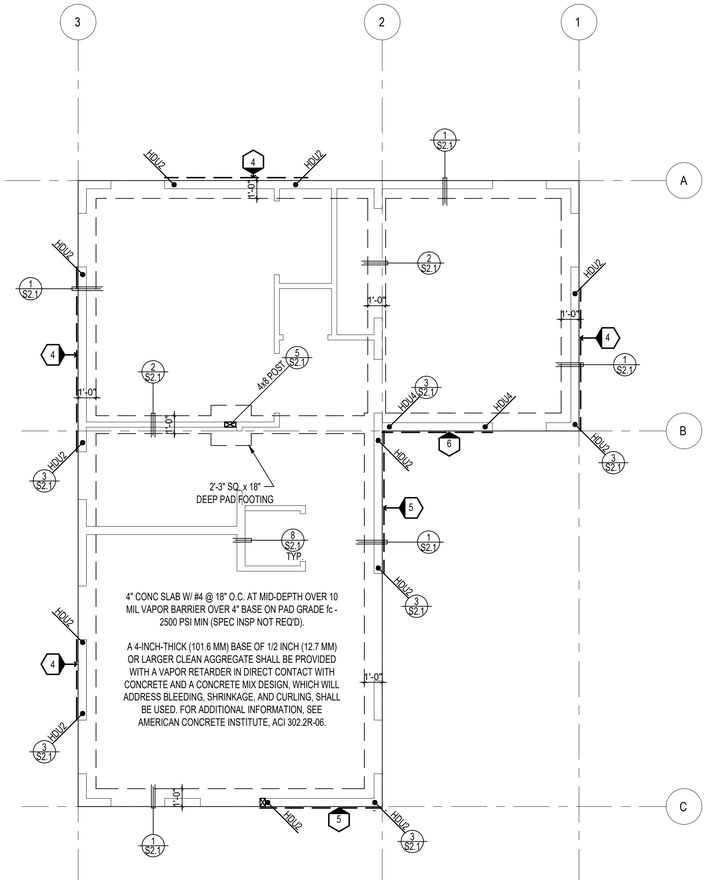
date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

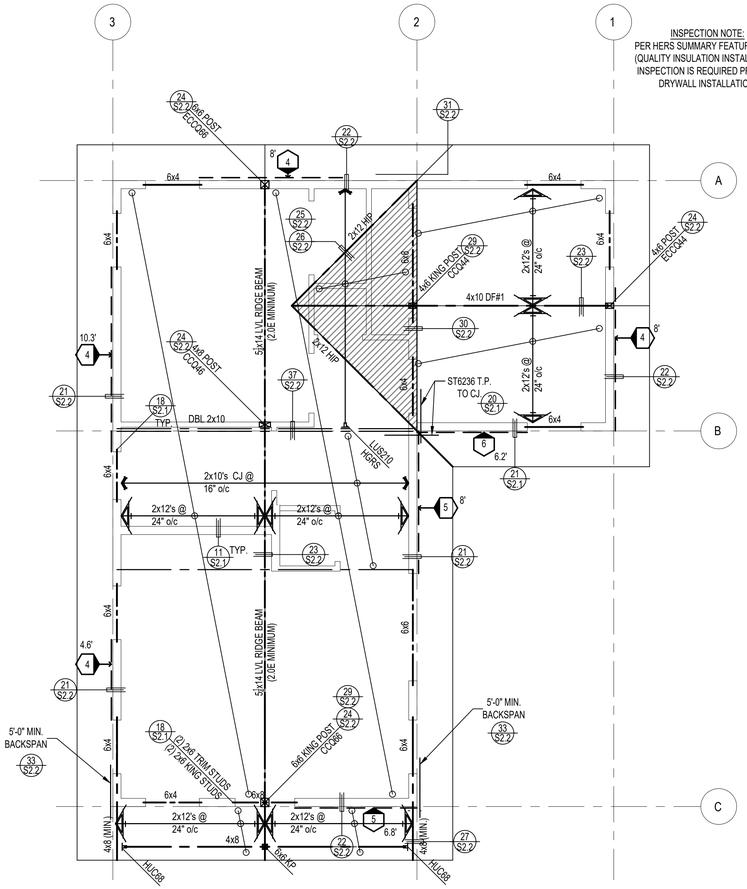
sheet no S1.4

Michael Baker
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40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591



FOUNDATION PLAN

1/4"=1'-0" FARMHOUSE



INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

ROOF FRAMING PLAN

1/4"=1'-0" FARMHOUSE

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	1/2" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

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(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND

- X — X' — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

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FARMHOUSE FOUNDATION & FRAMING PLAN

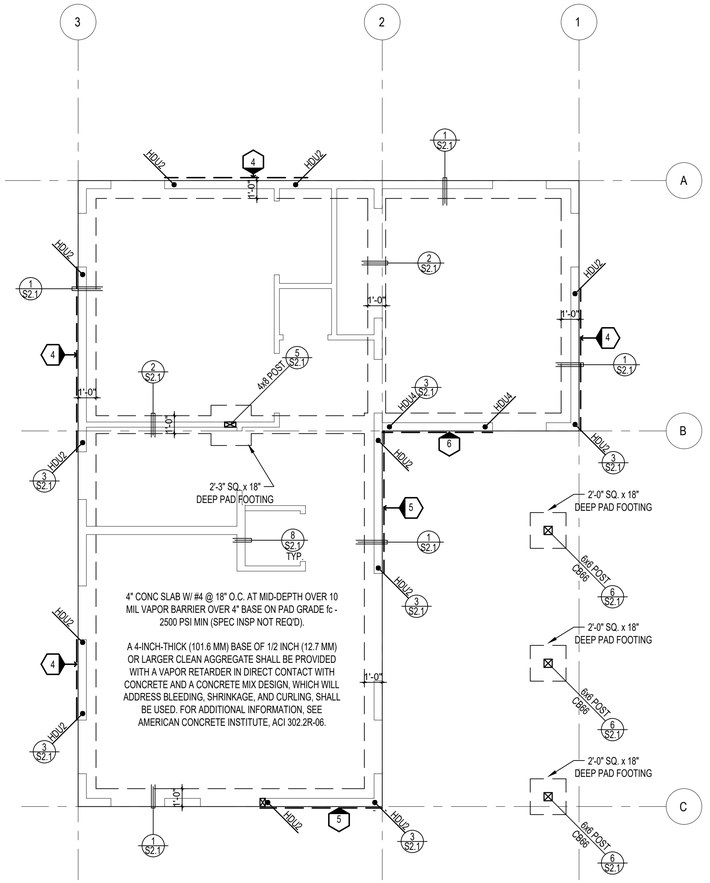
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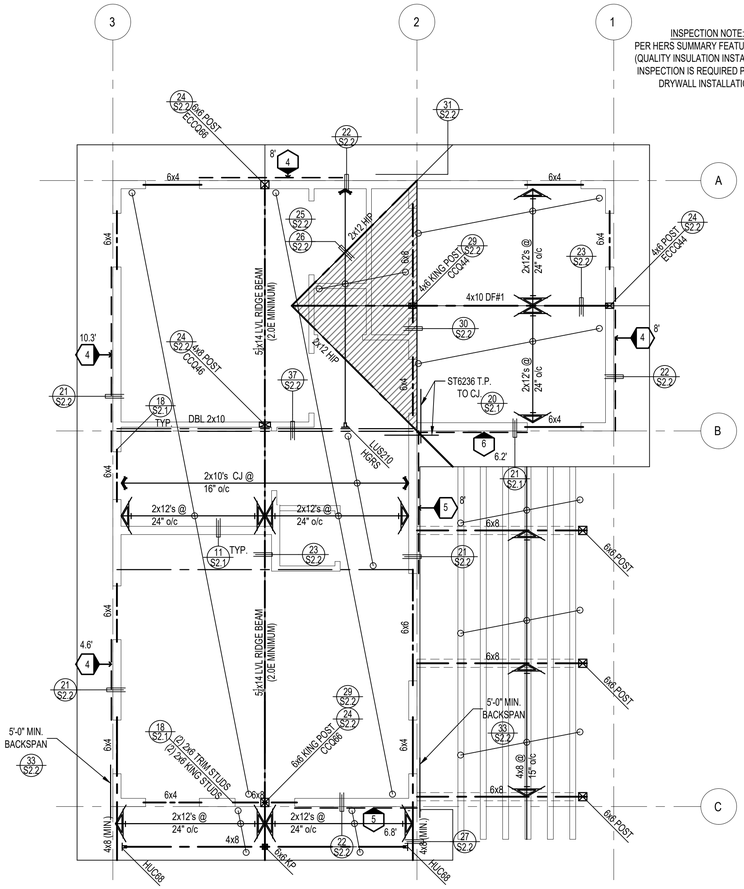
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1/4"=1'-0" FARMHOUSE + PORCH



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1/4"=1'-0" FARMHOUSE + PORCH

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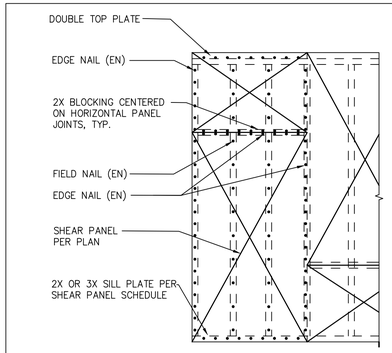
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DESIGN PATH STUDIO

Consultant

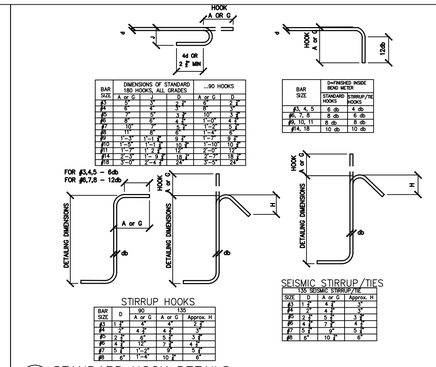


SEAL

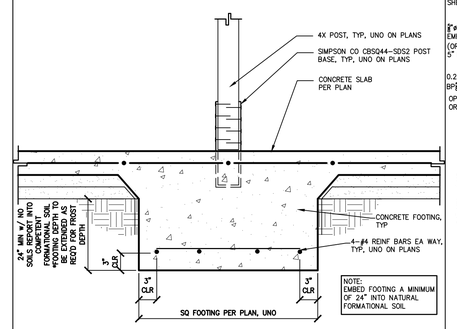


17 TYPICAL SHEAR PANEL
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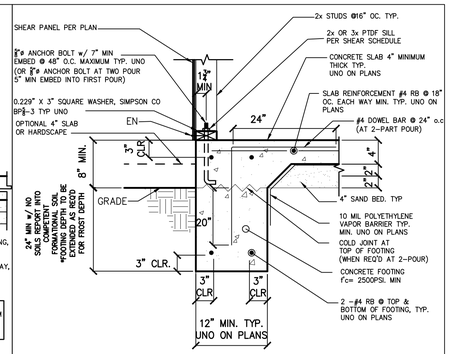
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SCALE: 1"=1'-0"



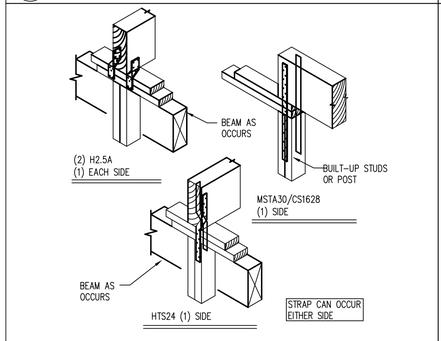
9 STANDARD HOOK DETAILS
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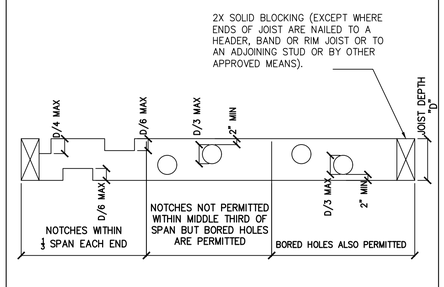
5 POST FOOTING WITHIN SLAB
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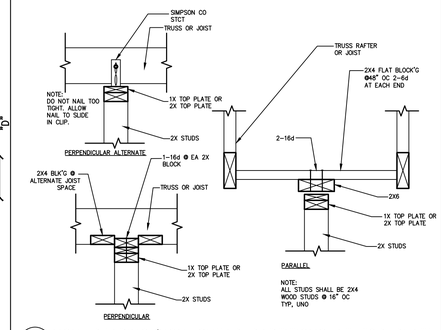
1 EXTERIOR FOOTING, TYPICAL
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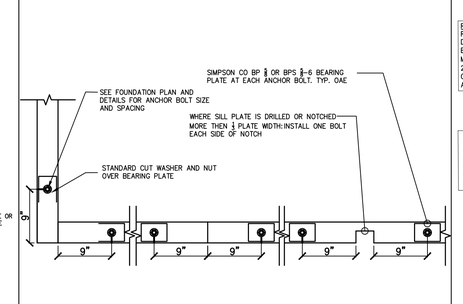
19 SUPPORT COLUMN TO BEAM
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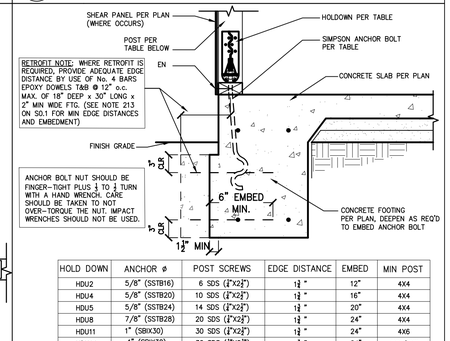
15 JOIST CUTTING, BORING AND NOTCHING
SCALE: NTS



11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE
SCALE: 1"=1'-0"

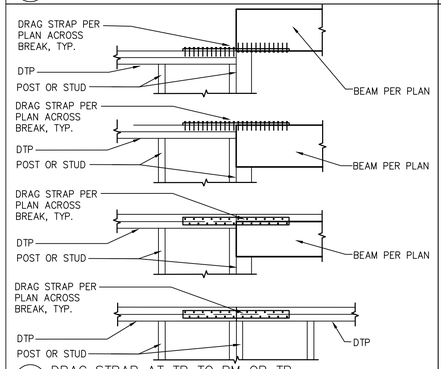


7 SILL PLATE ANCHOR BOLTING
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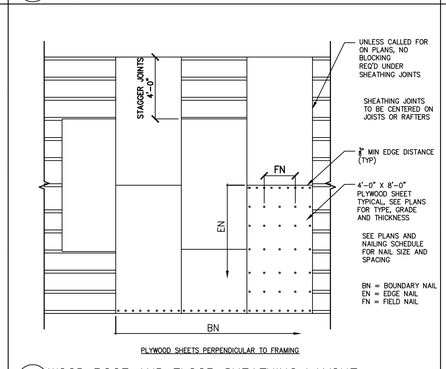


HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBIX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBIX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

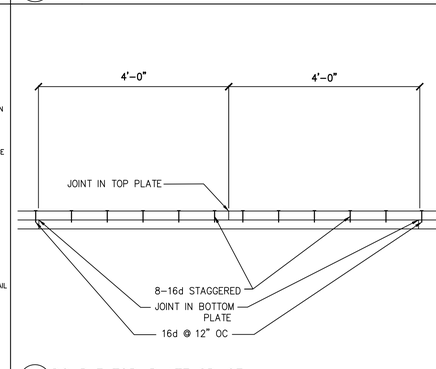
3 HOLDOWN – PERIMETER FOOTING
SCALE: 1"=1'-0"



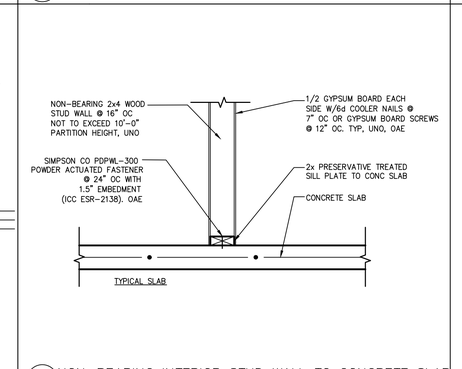
20 DRAG STRAP AT TP TO BM OR TP
SCALE: 1"=1'-0"



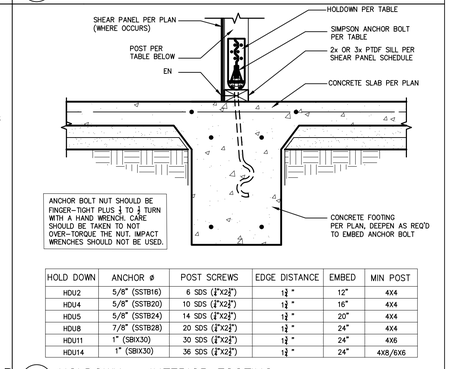
16 WOOD ROOF AND FLOOR SHEATHING LAYOUT
SCALE: 1"=1'-0"



12 DOUBLE TOP-PLATE SPLICE
SCALE: NTS

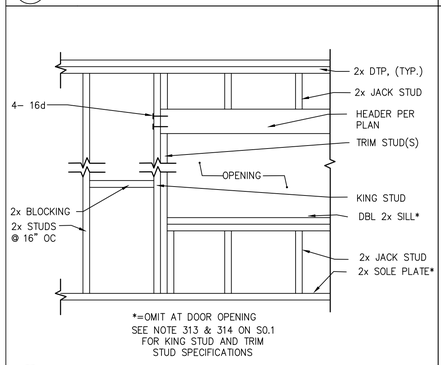


8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB
SCALE: 1"=1'-0"

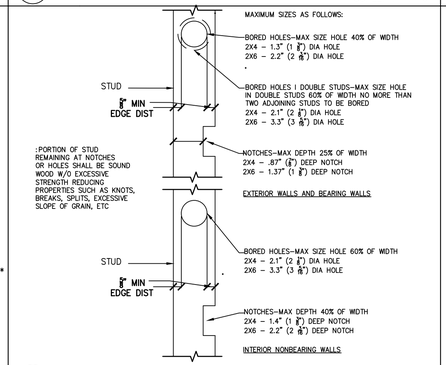


HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBIX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBIX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

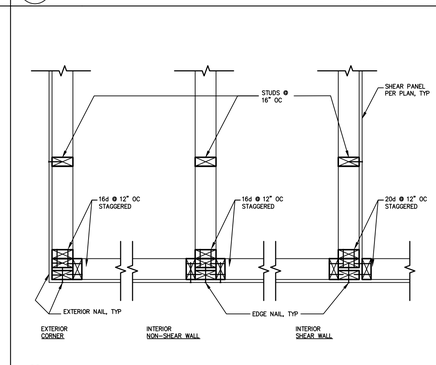
4 HOLDOWN – INTERIOR FOOTING
SCALE: 1"=1'-0"



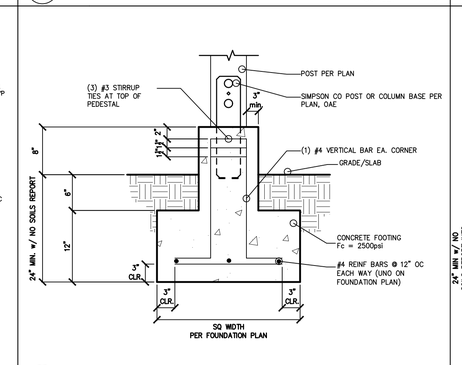
18 FRAMING FOR ROUGH WINDOW OR DOOR OPENING
SCALE: 1½"=1'-0"



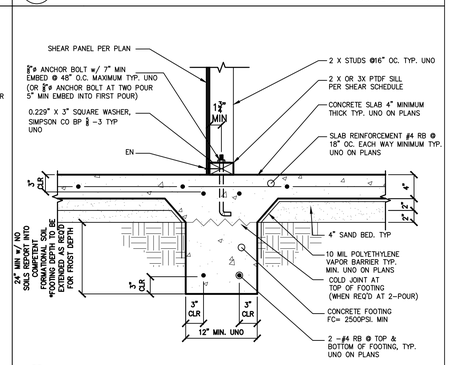
14 STUD CUTTING, BORING AND NOTCHING
SCALE: 1"=1'-0"



10 STUD WALL INTERSECTION
SCALE: 1"=1'-0"



6 TYPICAL POST FOOTING
SCALE: 1"=1'-0"



2 SLAB ON GRADE ONE STORY INTERIOR FOOTING
SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

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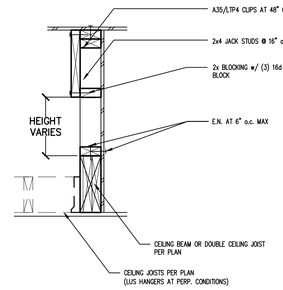
Michael Baker
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DESIGN PATH STUDIO

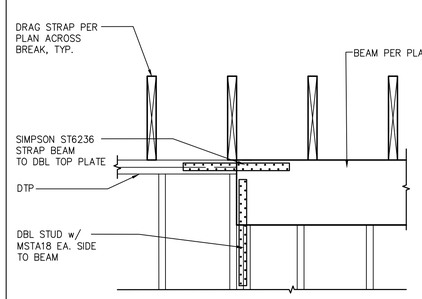
Consultant



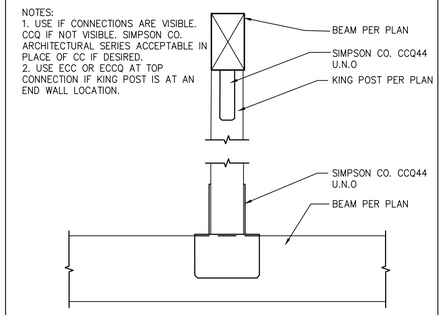
SEAL



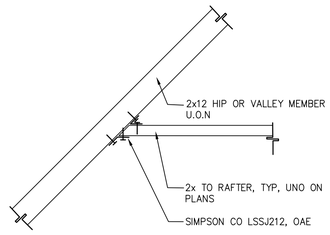
37 VAULTED ROOF TO FLAT CEILING CONNECTION
SCALE: 1"=1'-0"



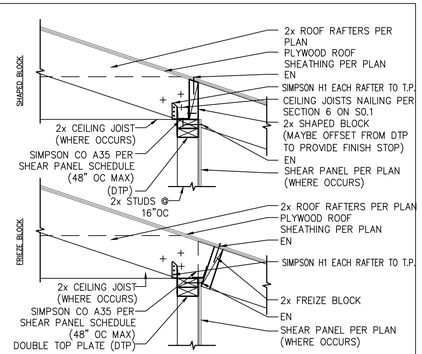
33 CANTILEVER PORCH BEAM CONNECTION TO WALL
SCALE: 1"=1'-0"



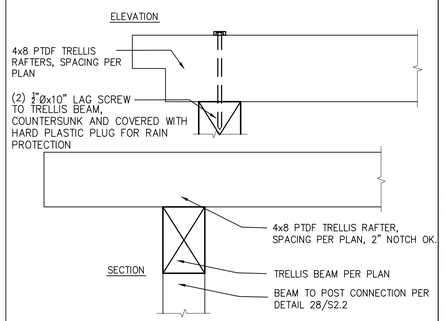
29 KING POST
SCALE: 1"=1'-0"



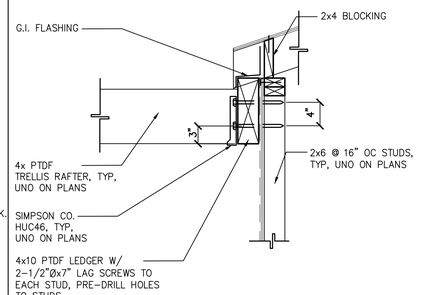
25 RAFTER TO HIP OR VALLEY
SCALE: 1"=1'-0"



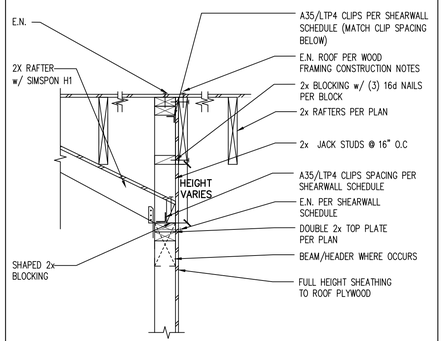
21 SHEAR TRANSFER AT EAVE
SCALE: 1"=1'-0"



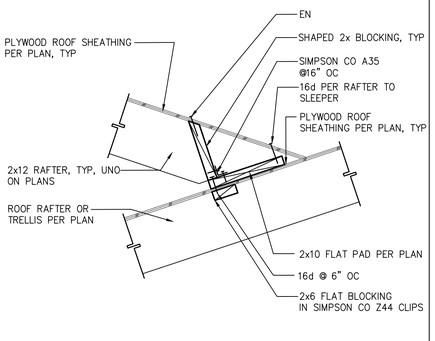
38 POST/BEAM/RAFTER/TRELLIS CONNECTIONS
SCALE: 1"=1'-0"



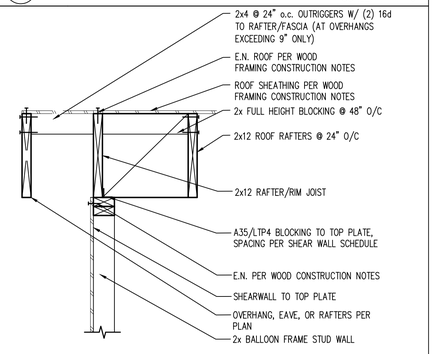
34 TRELLIS LEDGER AT WALL
SCALE: 1"=1'-0"



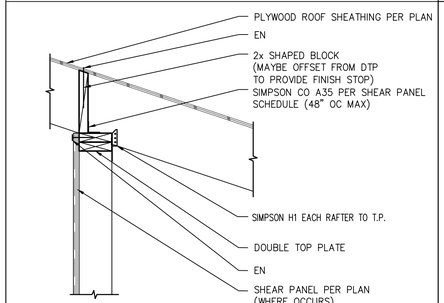
30 ROOF TRANSITION @ WALL/HEADER
SCALE: 1"=1'-0"



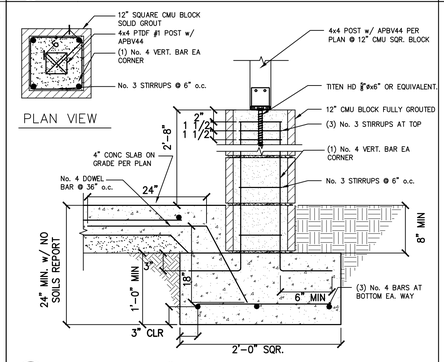
26 CALIFORNIA ROOF FILL CONNECTION
SCALE: 1"=1'-0"



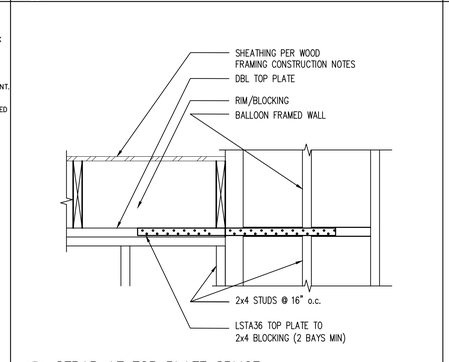
22 PARALLEL RAFTERS AT SHEAR WALL
SCALE: 1"=1'-0"



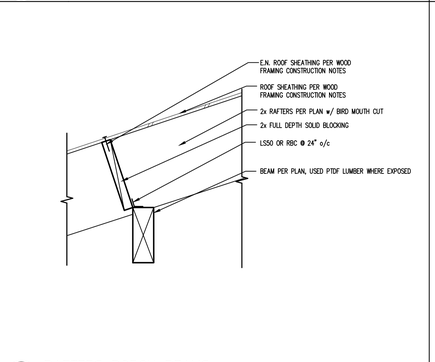
39 SHEAR TRANSFER AT BEARING WALL
SCALE: 1"=1'-0"



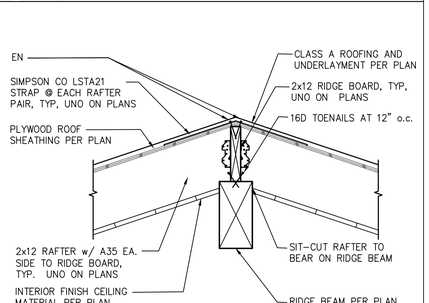
35 4x4 POST AT 12" CMU PILASTER
SCALE: 1"=1'-0"



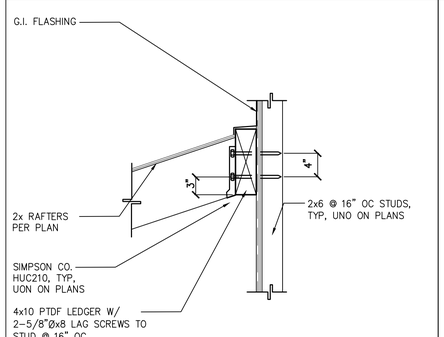
31 STRAP AT TOP PLATE SPLICE
SCALE: 1"=1'-0"



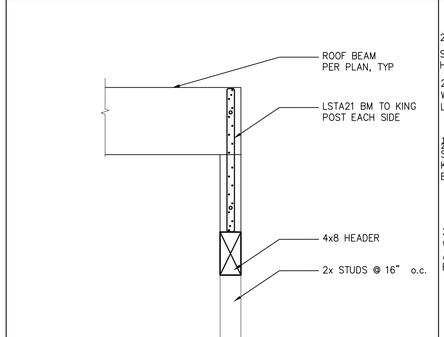
27 RAFTERS PORCH BEAMS
SCALE: 1"=1'-0"



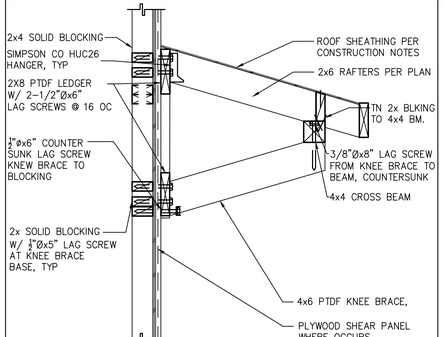
23 RAFTER AT RIDGE BOARD OVER RIDGE BEAM
SCALE: 1"=1'-0"



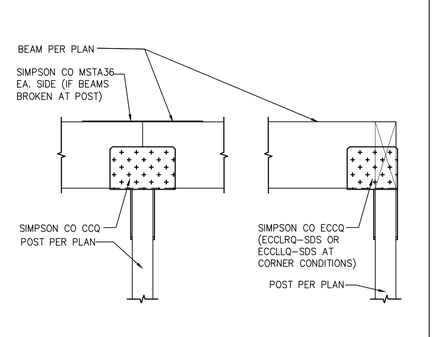
40 LEDGER AT MONTEREY PORCH WALL



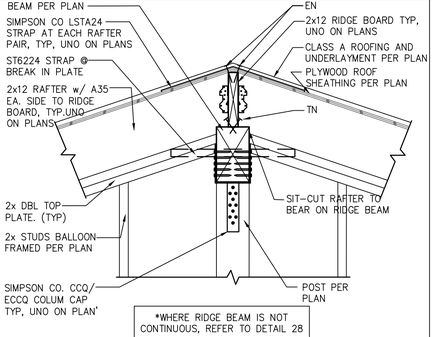
36 KING POST – OPTION B
SCALE: 1"=1'-0"



32 KNEE BRACE TRELLIS OPENING CAP
SCALE: 1"=1'-0"



28 POST TO BEAM WITH CCQ/ECCQ
SCALE: 1"=1'-0"



24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE
SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

revisions
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description
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date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.2

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-25 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

description

Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. T24.1

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Wildomar ADU 2 Bed A

Wildomar, CA 92595

Project Designer:

Design Path Studio
P.O. Box 230165
Encinitas, CA 92023
619-292-8807

Report Prepared by:

Design Path Studio

,

Job Number:

Date:

1/26/2026

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC – www.energysoft.com.

GENERAL INFORMATION					
01	Project Name	Wildomar ADU 2 Bed A			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Wildomar	05	Standards Version	2022
06	Zip code	92595	07	Software Version	EnergyPro 9.4
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	749	19	Glazing Percentage (%)	17.22%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

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

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	35.9	39.7	31			
Proposed Design						
North Facing	34.6	37.7	30	1.3	2	1
East Facing	34.5	37.2	29.7	1.4	2.5	1.3
South Facing	34.2	37.4	29.8	1.7	2.3	1.2
West Facing	34.3	37.7	30	1.6	2	1
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.06 kWdc
- Proposed PV Capacity Scaling: North (2.06 kWdc) East (2.06 kWdc) South (2.06 kWdc) West (2.06 kWdc)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.14	5.27	2.1	15.05	-0.96	-9.78
Space Cooling	1.73	36.49	1.14	32.26	0.59	4.23
IAQ Ventilation	0.46	4.83	0.46	4.83	0	0
Water Heating	2.78	28.24	1.84	19.04	0.94	9.2
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**6.11**	**74.83**	**5.54**	**71.18**	**0.57**	**3.65**
Space Heating	1.14	5.27	2.08	14.83	-0.94	-9.56
Space Cooling	1.73	36.49	1.1	31.45	0.63	5.04
IAQ Ventilation	0.46	4.83	0.46	4.83	0	0
Water Heating	2.78	28.24	1.84	19.03	0.94	9.21
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**6.11**	**74.83**	**5.48**	**70.14**	**0.63**	**4.69**

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.14	5.27	1.95	13.92	-0.81	-8.65
Space Cooling	1.73	36.49	1.13	32.85	0.6	3.64
IAQ Ventilation	0.46	4.83	0.46	4.83	0	0
Water Heating	2.78	28.24	1.83	19.01	0.95	9.23
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**6.11**	**74.83**	**5.37**	**70.61**	**0.74**	**4.22**
Space Heating	1.14	5.27	1.96	14.09	-0.82	-8.82
Space Cooling	1.73	36.49	1.15	33.13	0.58	3.36
IAQ Ventilation	0.46	4.83	0.46	4.83	0	0
Water Heating	2.78	28.24	1.83	19.02	0.95	9.22
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**6.11**	**74.83**	**5.4**	**71.07**	**0.71**	**3.76**

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	25.53	24.2	1.33	5.21
Net EUI[2]	9.51	8.17	1.34	14.09
East Facing				
Gross EUI[1]	25.53	24.17	1.36	5.33
Net EUI[2]	9.51	8.15	1.36	14.3
South Facing				
Gross EUI[1]	25.53	24.2	1.33	5.21
Net EUI[2]	9.51	8.18	1.33	13.99
West Facing				
Gross EUI[1]	25.53	24.18	1.35	5.29
Net EUI[2]	9.51	8.15	1.36	14.3

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.06	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Exposed slab floor in conditioned zone
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Wildomar ADU 2 Bed A	749	1	2	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU - 2 Bed A	Conditioned	Minisplit ADU-2 Bed A1	749	9	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall ADU-2 Bed A	ADU - 2 Bed A	R-19 Wall	0	Front	276	41	90
Right Wall ADU-2 Bed A	ADU - 2 Bed A	R-19 Wall	270	Right	280	31.5	90
Back Wall ADU-2 Bed A	ADU - 2 Bed A	R-19 Wall	180	Back	276	21	90
Left Wall ADU-2 Bed A	ADU - 2 Bed A	R-19 Wall	90	Left	280	35.5	90
Roof ceiling --2 Bed A	ADU - 2 Bed A	R-30 Roof Attic	n/a	n/a	207	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof (cath) ADU--2 Bed A	ADU - 2 Bed A	R-30 Roof No Attic	270	Right	542	0	3	0.1	0.85	No

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic ADU - 2 Bed A	Attic RoofADU - 2 Bed A	Ventilated	3	0.1	0.85	No	No

FENESTRATION / GLAZING												
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window (2) #A	Window	Front Wall ADU-2 Bed A	Front	0			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
Door #1	Window	Front Wall ADU-2 Bed A	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A	Window	Right Wall ADU-2 Bed A	Right	270			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (2) #A 2	Window	Back Wall ADU-2 Bed A	Back	180			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
Window #B	Window	Left Wall ADU-2 Bed A	Left	90			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A 2	Window	Left Wall ADU-2 Bed A	Left	90			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade ADU-2 Bed A	ADU - 2 Bed A	749	109	none	0	0%	No

Michael Baker
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40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**
Project Name: Wildomar ADU 2 Bed A **Calculation Date/Time:** 2026-01-26T12:50:42-08:00 **(Page 9 of 13)**
Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 2 Bed A.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.034	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Attic RoofADU - 2 Bed A	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**
Project Name: Wildomar ADU 2 Bed A **Calculation Date/Time:** 2026-01-26T12:50:42-08:00 **(Page 10 of 13)**
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WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH375SO (40 gal, JA13)	TankZone	ADU - 2 Bed A	ADU - 2 Bed A

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Minisplit ADU-2 Bed A1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**
Project Name: Wildomar ADU 2 Bed A **Calculation Date/Time:** 2026-01-26T12:50:42-08:00 **(Page 11 of 13)**
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HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	8.2	24000	14880	EER2SEER2	20	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-8	R-8	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**
Project Name: Wildomar ADU 2 Bed A **Calculation Date/Time:** 2026-01-26T12:50:42-08:00 **(Page 12 of 13)**
Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 2 Bed A.ribd22x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	44	0.35	Exhaust	No	n/a / n/a	No	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**
Project Name: Wildomar ADU 2 Bed A **Calculation Date/Time:** 2026-01-26T12:50:42-08:00 **(Page 13 of 13)**
Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 2 Bed A.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Yvonne St. Pierre	Documentation Author Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Signature Date: 01/26/2026
Address: P.O. Box 230165	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Yvonne St. Pierre	Responsible Designer Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Date Signed: 01/26/2026
Address: P.O. Box 230165	License:
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

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

RESIDENTIAL MEASURES SUMMARY **RMS-1**

Project Name: *Wildomar ADU 2 Bed A*	Building Type: ☑ Single Family ☐ Multi Family ☐ Addition Alone ☐ Existing+ Addition/Alteration			Date: *1/26/2026*
Project Address: *Wildomar*	California Energy Climate Zone: *CA Climate Zone 10*	Total Cond. Floor Area: *749*	Addition: *n/a*	# of Units: *1*

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Wall	Wood Framed	R 19	983		New
Roof	Wood Framed Rafter	R 30	542		New
Slab	Unheated Slab-on-Grade	- no insulation	749	Perim = 109'	New
Roof	Wood Framed Attic	R 30	207		New

FENESTRATION Total Area: 129 Glazing Percentage: 17.2% New/Altered Average U-Factor: 0.30

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N)	41.0	0.300	0.23	none	none	N/A	New
Right (W)	31.5	0.300	0.23	none	none	N/A	New
Rear (S)	21.0	0.300	0.23	none	none	N/A	New
Left (E)	35.5	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.20 HSPF2	Split Heat Pump	20.0 SEER2	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Minisplit ADU-2 Bed A	Ductless / with Fan	Ducted	Conditioned	8.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.10	Standard	New

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

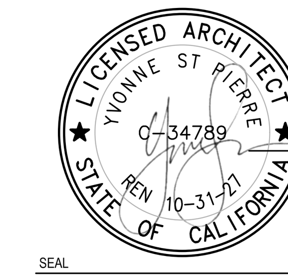
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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project
City of Wildomar Accessory Dwelling Units

revisions
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△
△
△

description
Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. T24.2

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Solar Readiness:	
§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located or steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
Electric and Energy Storage Ready:	

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with necessary installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as '240V ready;' and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as '240V ready;' and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as '240V ready;' and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

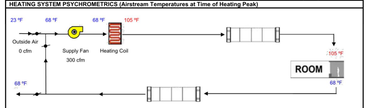
*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

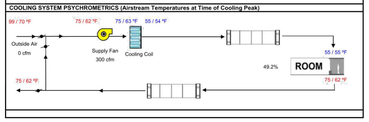
Project Name: Wildomar ADU 2 Bed A
Date: 1/26/2026
System Name: Minisplit ADU-2 Bed A
Floor Area: 749

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
Number of Systems	1		CFM	Sensible	Latent	CFM	Sensible
Heating System		Total Room Loads	376	7,613	276	293	11,199
Output per System	24,000	Return Vented Lighting		0			0
Total Output (Btuh)	24,000	Return Air Ducts		93			0
Output (Btuh/sqft)	32.0	Return Fan		0			0
Cooling System		Ventilation	0	0	0	0	0
Output per System	24,000	Supply Fan		0			0
Total Output (Btuh)	24,000	Supply Air Ducts		93			0
Total Output (Btuh/sqft)	2.0						
Total Output (sqft/Ton)	32.0						
Total Output (sqft/Ton)	374.5	TOTAL SYSTEM LOAD		7,699	276		11,199
Air System							
CFM per System	300	**HVAC EQUIPMENT SELECTION**					
Airflow (cfm)	300	Fujitsu AOUG24RLWH		19,091	2,929		13,775
Airflow (cfm/sqft)	0.40						
Airflow (cfm/Ton)	150.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		19,091	2,929		13,775
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



DESIGN PATH STUDIO

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project

City of Wildomar Accessory Dwelling Units

revisions

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△
△
△

description

Example Energy Calculations

date	27 February 2026
project no.	2025_Wildomar
drawn by	YSP/CRP/JDJG
sheet no.	T24.3

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM B

WILDOMAR, CALIFORNIA

FINAL DESIGN - 02/27/2026

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT-READY DOCUMENTS PROVIDED BY MICHAEL BAKER INTERNATIONAL ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRE EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT-READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN THAT COMPLIES WITH THE RECOMMENDATION OF THE GEOGRAPHIC ENGINEER 'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

PROJECT DIRECTORY

APPLICANT
NAME:
ADDRESS:
PHONE:
EMAIL:

OWNER
NAME:
ADDRESS:
PHONE:
EMAIL:

SITE PLAN & TITLE SHEET PREPARATION
COMPANY:
CONTACT:
ADDRESS:
PHONE:
EMAIL:

CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT
23300 WILDOMAR TRAIL
WILDOMAR, CA 92595
(951) 677-4400

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY 1,054 SF 2 BEDROOM, 2 BATHROOM DETACHED ACCESSORY DWELLING UNIT. AREAS ARE AS FOLLOWS:

PORCH AREAS ARE AS FOLLOWS:
CRAFTSMAN: 85 SF (1,139 SF TOTAL)
MODERN FARMHOUSE: 69 SF (1,123 SF TOTAL)

BUILDING INFORMATION

APPLICABLE CODES AND STANDARDS:
WILDOMAR MUNICIPAL CODE
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
WILDOMAR ADMINISTRATIVE PROVISIONS
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA ENERGY CODE (CEEC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)

SITE ADDRESS:

OCCUPANCY GROUP: R3, U
STORIES: 1
CONSTRUCTION TYPE: VB
HEIGHT: 14' - 0"

VICINITY MAP

PROJECT INFORMATION

APN:
ZONING:
LOT SIZE:

LOT COVERAGE

	ALLOWABLE	PROPOSED

SETBACKS

	ALLOWABLE	PROPOSED
FRONT:		
REAR:		
SIDE (INTERIOR):		
SIDE (STREET):		
SIDE (CORNER):		

DISTANCE BETWEEN STRUCTURES

ALLOWABLE	PROPOSED

PARKING

REQUIRED	PROVIDED

HERS NOTES

1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(A)3, 10-103(B)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF 1 R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(0)3, 10-103(B)1.A.
3. CF1 R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. QUALITY INSULATION INSPECTION - HIRE HERS RATER EARLY BEFORE DRYWALL. VARIABLE CAPACITY HEAT PUMP - DUCTLESS UNITS ENTIRELY LOCATED IN CONDITIONED SPACE, AIRFLOW IN HABITABLE ROOMS, WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 S. F., VERIFY HEAT PUMP RATED CAPACITY, AND REFRIGERANT CHARGE. AT ADU -STUDIO, 1 BED, 2 BED & 2 BED 2 BATH - R-6 DUCTS IN CONDITIONED SPACE, VERIFIED EER/EER2, SEER/SEER2, HSPF; HEAT PUMP RATED HEATING CAPACITY, MIN AIRFLOW, REFRIGERANT CHARGE, & FAN WATT DRAW/FAN EFFICACY. REFERENCE KEYNOTE MP14 ON SHEET MEP.1 FOR KITCHEN RANGE HOOD CFM REQUIREMENTS.
4. FOR IAQ FAN - PLEASE SEE SITE SPECIFIC CALCULATIONS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
5. PV SYSTEM SOLAR: SEE SITE SPECIFIC T24 SHEETS FOR KWDC REQUIRED. POSSIBLE PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC(SECTION 150.1 (C)14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.
6. SPECIAL FEATURES: VCHP REQUIRED ITEMS LISTED ABOVE, EXPOSED SLAB FLOORING, AND NEEA RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL OR EQ., AND SOLAR EXEMPTION 2 WAS TAKEN AT STUDIO & 1 BED
7. NEW 2022 ELECTRIC READY REQUIREMENTS FOR NEW CONSTRUCTION: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

PROJECT CHECKLIST

OWNER OR APPLICANT TO MARK SELECTIONS WITH "X"

ADDITIONAL SUPPORTING DOCUMENTS (BY APPLICANT)
- ☐ COMPLETED COVER SHEET (G-0.0)
- ☐ SITE PLAN SHEET (AS-1.1) FOR CITY OF WILDOMAR REVIEW
- ☐ DEMOLITION PERMIT IF REQUIRED
- ☐ GRADING PERMIT IF REQUIRED AS DETERMINED BY CITY OF WILDOMAR ENGINEERING DEPARTMENT
- ☐ TITLE 24 ENERGY CALCULATION REPORT
- ☐ CONSTRUCTION WASTE MANAGEMENT PLAN
- ☐ HOLD HARMLESS AGREEMENT

FIRE SPRINKLERS
PROPOSED ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING PRIMARY RESIDENCE HAS FIRE SPRINKLERS
- ☐ EXISTING PRIMARY RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
- ☐ EXISTING PRIMARY RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
- ☐ PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
- ☐ PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE

SPRINKLERS REQUIRED:
- ☐ OPTION A - YES
- ☐ OPTION B - NO

FIRE RATED DETAILS

FIRE RATED DETAILS ARE REQUIRED WHEN:
1. THE PROPERTY IS LOCATED IN THE VHFSV
2. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 5 FT FROM THE PROPERTY LINE IN AN UNSPRINKLERED BUILDING
3. BUILDING WALLS AND/OR EAVES ARE LESS THAN 3 FT FROM THE PROPERTY LINE IN A SPRINKLERED BUILDING.
4. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 10 FT FROM THE MAIN DWELLING OR ADJACENT BUILDING/STRUCTURE UNIT IN AN UNSPRINKLERED BUILDINGBUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 6 FT FROM THE MAIN DWELLING UNIT ADJACENT BUILDING/STRUCTUREIN A SPRNKLERED BUILDING

FIRE RATED DETAILS REQUIRED:
- ☐ OPTION A - YES
- ☐ OPTION B - NO

WASTE WATER
- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECTO EXISTING RESIDENCE SEWER LATERAL
- ☐ SEPTIC (REQUIRES HEALTH DEPARTMENT APPROVAL)

GAS SERVICE
- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE
  - SIZE OF EXISTING SERVICE: _____
  - SIZE OF PROPOSED SERVICE: _____

ELECTRICAL SERVICE
- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE
  - SIZE OF EXISTING SERVICE: _____
  - SIZE OF PROPOSED SERVICE: _____

ROOF FRAMING
- ☐ ROOF FRAMING PER DRAWINGS
- ☐ ROOF TRUSSES
  IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, OWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF WILDOMAR FOR APPROVAL. INDICATE ON THE CHECKLIST BELOW IF TRUSS PACKAGE WILL BE PROVIDED AS A SEPARATE SUBMITTAL.

ADDITIONAL PERMITS

ADDITIONAL PERMITS TO BE OBTAINED BY APPLICANT
- ☐ FIRE SPRINKLERS (WHEN REQUIRED)
- ☐ PHOTOVOLTAIC SYSTEM
  1. SYSTEM MUST BE INSTALLED AND OPERATIONAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR ADU (WHEN REQUIRED).
  2. FOR AN EXISTING PHOTOVOLATIC SYSTEM OF SUFFICIENT SIZE ON THE PRIMARY RESIDENCE TO ACCOMODATE THE NEW ADU, THE OWNER/APPLICANT IS TO PROVIDE A REPORT INDICATING THE EXISTING SIZE OF THE PV PANEL.

STYLE AND OPTION SELECTIONS

OWNER OR APPLICANT TO SELECT ONE OF THE FOLLOWING STYLES AND ONE OF EACH OF THE SUBSEQUENT OPTIONS WITHIN THE SELECTED STYLE. MARK SELECTIONS WITH "X". FINISH COLORS OF ADU TO MATCH PRINAICPAL DWELLING UNIT.

☐ CRAFTSMAN

FIBER CEMENT LAP SIDING
COLOR: _____

STONE VENEER
COLOR: _____

WINDOWS
COLOR: _____

FIBER CEMENT TRIM
COLOR: _____

ASPHALT SHINGLE ROOF
COLOR: _____

EXTERIOR SOFFITS, RAKES & EAVES
COLOR: _____
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MONTEREY

STUCCO
COLOR: _____

WINDOWS
COLOR: _____

FIRE CEMENT TRIM
COLOR: _____

CONCRETE TILE ROOF
COLOR: _____

EXTERIOR SOFFITS, RAKES & EAVES
COLOR: _____
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MODERN FARMHOUSE

BOARD AND BATTEN FIBER CEMENT PANEL SIDING
COLOR: _____

WINDOWS
COLOR: _____

EXTERIOR FIBER CEMENT TRIM
COLOR: _____

ROOF MATERIAL
COLOR: _____
- ☐ OPTION A - ASPHALT SHINGLE ROOF
- ☐ OPTION B - STANDING SEAM METAL ROOF

EXTERIOR SOFFITS, RAKES & EAVES
COLOR: _____
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

SHEET INDEX

G-0.0	COVER SHEET
G-0.1	EXTERIOR VIEWS - STYLE OPTIONS
G-0.2	CALGREEN RESIDENTIAL CHECKLIST
G-0.3	CALGREEN RESIDENTIAL CHECKLIST
AS-1.1	ARCHITECTURAL - SITE PLAN
A-1.0	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS
A-1.1	2 BEDROOM B - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)
A-1.2	2 BEDROOM B - FLOOR PLAN AND ROOF PLAN (MONTEREY)
A-1.3	2 BEDROOM B - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)
A-2.1	2 BEDROOM B - EXTERIOR ELEVATIONS (CRAFTSMAN)
A-2.2	2 BEDROOM B - EXTERIOR ELEVATIONS (MONTEREY)
A-2.3	2 BEDROOM B - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)
A-3.1	2 BEDROOM B - BUILDING SECTIONS (CRAFTSMAN)
A-3.2	2 BEDROOM B - BUILDING SECTIONS (MONTEREY)
A-3.3	2 BEDROOM B - BUILDING SECTIONS (MODERN FARMHOUSE)
A-5.1	DETAILS
A-5.2	ROOF DETAILS
A-5.3	DETAILS
A-6.1	WINDOW AND DOOR SCHEDULES & DETAILS
MEP.0	MECHANICAL/ELECTRICAL/PLUMBING GENERAL NOTES
MEP.1	MECHANICAL/ELECTRICAL/PLUMBING PLANS
S0.1	STRUCTURAL NOTES & SPECIFICATIONS
S1.1	CRAFTSMAN FOUNDATION & FRAMING PLAN
S1.2	MONTEREY FOUNDATION & FRAMING PLAN
S1.3	FARMHOUSE FOUNDATION & FRAMING PLAN
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
T24.1	EXAMPLE TITLE 24 CALCULATIONS
T24.2	EXAMPLE TITLE 24 CALCULATIONS
T24.3	EXAMPLE TITLE 24 CALCULATIONS

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT.
MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

COVER SHEET

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.0

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1 EXTERIOR PERSPECTIVE - CRAFTSMAN
SCALE: 12" = 1'-0"



2 EXTERIOR PERSPECTIVE - MONTEREY
SCALE: 12" = 1'-0"



3 EXTERIOR PERSPECTIVE - MODERN FARMHOUSE
SCALE: 12" = 1'-0"

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STATE OF CALIFORNIA

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

EXTERIOR VIEWS - STYLE OPTIONS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.1

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FINAL DESIGN - 02/27/2026

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom 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.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.2

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269. European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) 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 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. 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 - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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DESIGN PATH STUDIO

Consultant

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

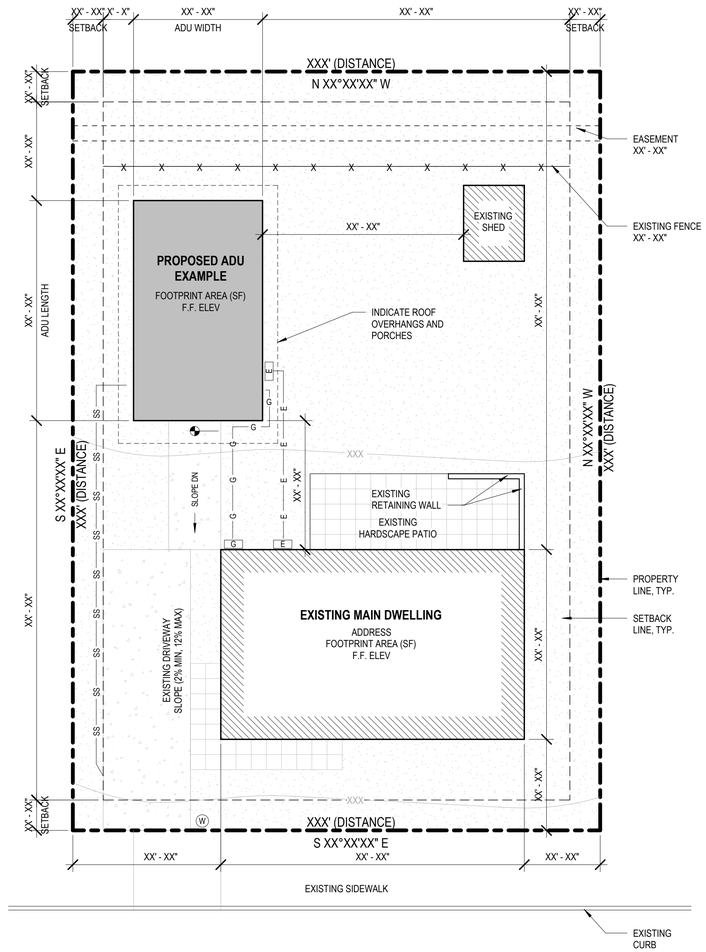
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.3

FINAL DESIGN - 02/27/2026

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STREET NAME ℄

1 SAMPLE SITE PLAN
SCALE: 1" = 10'-0"

PLAN NORTH

0 5' - 0" 10' - 0" 20' - 0"
SCALE: 1" = 10' - 0"

LEGEND

CONCRETE PAVING	FENCE LINE	ELECTRICAL PANEL (SIZE)
LANDSCAPE AREA	EASEMENT	GAS METER
PROPERTY LINE	ELECTRICAL UTILITY LINE	WATER METER
SETBACK	GAS UTILITY LINE	
EXISTING CONTOURS	WATER UTILITY LINE	
NEW CONTOURS	SEWER LINE	
RETAINING WALL	SPOT ELEVATION	

SITE PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT OF CALIFORNIA AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING, NOT INCLUDING THE DATE OF NOTIFICATION.
3. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 IN WITHIN THE FIRST 10 FT (5% MIN).
4. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIER PROHIBIT 6 IN OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
5. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING.
6. DWELLING UNITS 150 FT OR MORE FROM A PUBLIC RIGHT-OF-WAY SHALL BE REQUIRED TO PROVIDE "ALL-WEATHER ACCESS" FOR EMERGENCY VEHICLES AS REQUIRED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.
7. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING THAT IS MORE THAN100 FEET IN TOTAL DEVELOPED LENGTH SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. (CPC 2022 SECTION 707.4)
8. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 - 4.303.1.4.4 OF CRC 2022.
9. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CPC 2022 AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS.

SITE PLAN CHECKLIST REQUIREMENTS

- ☐ APPLICANT NAME, ADDRESS, AND CONTACT INFORMATION
- ☐ PROPERTY OWNER NAME, ADDRESS, AND CONTACT INFORMATION IF DIFFERENT FROM APPLICANT
- ☐ ACCESSOR'S PARCEL NUMBER OF PROPERTY WHERE THE ADU IS PROPOSED
- ☐ PROPERTY LINE METES AND BOUNDS
- ☐ FOOTPRINT AND AREA OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
- ☐ BUILDING SEPARATION DIMENSIONS BETWEEN THE PROPOSED ADU AND ANY EXISTING BUILDING AND STRUCTURES
- ☐ LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
- ☐ INDICATE AND DIMENSION ALL REQUIRED AND PROPOSED SETBACKS AND LABEL YARDS
- ☐ PROVIDE LOT AREA
- ☐ LOT COVERAGE CALCULATION
- ☐ LOCATION AND SIZE OF EXISTING AND NEW UTILITIES INCLUDING LATERAL LINES, WELLS, SEPTIC TANKS, LEACH LINES, EXISTING SEEPAGE PITS, AND DRAINAGE STRUCTURES.
- ☐ PROVIDE LOCATION OF SEWER CLEANOUTS.
- ☐ IDENTIFY THE PIPING MATERIALS FOR EACH PLUMBING SYSTEM.
- ☐ LOCATION AND DIMENSIONS OF ALL EASEMENTS
- ☐ INDICATE ALL METHODS OF CIRCULATION INCLUDING SIDEWALKS, STREETS, DRIVEWAYS, OFF-STREET PARKING, PATHWAYS, AND ANY HARDSCAPING.
- ☐ LOCATION OF EXISTING AND NEW METERS
- ☐ INDICATE SUBPANEL SIZE AND PROVIDE AN ELECTRICAL LOAD CALCULATION FOR THE EXISTING PANEL TO VERIFY THE CAPCITY OF THE EXISTING PANEL IS SUFFICIENT TO CARRY THE LOAD OF THE EXISTING LOAD AND NEW SUBPANEL.
- ☐ SITE CONTOURS, SPOT ELEVATIONS AT ALL STAIRS, RAMPS & LANDINGS, AND FINISH FLOOR ELEVATIONS
- ☐ LOCATION OF PROPOSED VEGETATION
- ☐ LEGEND OF SYMBOLS, LINE TYPES, AND ABBREVIATIONS
- ☐ DRAWING SCALE
- ☐ NORTH ARROW

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ARCHITECTURAL - SITE PLAN

Project Number: 208026

Date: 02/27/2026

Scale: AS NOTED

Sheet # AS-1.1

FINAL DESIGN - 02/27/2026

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GENERAL NOTES

1. CONSTRUCTION AND CONSTRUCTION DOCUMENTATION MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
2. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. [CRC R105.3.2]
3. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED COMMENCES WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. [CRC R105.5]
4. ALL DIMENSIONS ARE IN FEET / INCHES UNLESS NOTED OTHERWISE.
5. DO NOT SCALE DIMENSIONS FROM DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF A DISCREPANCY IS FOUND.
6. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL NON-DIMENSIONED DOOR LOCATIONS SHALL BE LOCATED 3 ½ " FROM THE ADJACENT WALL TO THE HINGE SIDE OF THE DOOR OPENING.
8. DETAILS SHOWN ON DRAWINGS ARE TYPICAL FOR ALL SIMILAR CONDITIONS.
9. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND ARE TO BE REVIEWED AND APPROVED BY THE CTIY OF WILDOMAR.
10. VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS. STAKE OUT STRUCTURE FOR OWNER 'S APPROVAL PRIOR TO STARTING ANY WORK.
11. CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
12. CONTRACTOR SHALL PREPARE ALL WALLS AND PARTITIONS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
13. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR ALL SURFACES DAMAGED BY DEMOLITION, ALTERATION OR INSTALLATION OF THE WORK.
14. CONTRACTOR AND SUBCONTRACTOR SHALL ALL BE LICENSED TO PERFORM THEIR REQUESTED DUTIES AS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS.
15. PRINCIPAL OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR REQUIRED OPENINGS. GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
16. APPLICANT IS RESPONSIBLE FOR PROVIDING SITE PLAN TO THE CITY FOR REVIEW AND APPROVAL.
17. PHOTOVOLTAIC SYSTEM (PV) SHALL BE SUBMITTED UNDER A SEPARATE PERMIT APPLICATION.
18. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT-OF-WAY.
19. PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

GENERAL ARCHITECTURAL NOTES

1. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, UNLESS OTHERWISE NOTED.
2. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED, TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
3. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE.
4. SILICONE SEALANT AT GLAZING TO BE CLEAR, UNLESS OTHERWISE NOTED.
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CRC 803.13 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY. ALL FINISHES MUST COMPLY WITH ALL APPLICABLE FIRE, LIFE SAFETY, AND BUILDING CODES.
7. PROVIDE REINFORCEMENT FOR GRAB BARS IN AT LEAST ONE BATHROOM [CRC SECTION R327.1.1, AGING-IN-PLACE DESIGN AND FALL PREVENTION]
    1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
    2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 ¼ " INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
    3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
    4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
    5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
8. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO SHELVING AND BATHROOM FIXTURES.
9. PROVIDE REQUIRED CLEARANCES FOR BATHROOM FIXTURES, INCLUDING WATER CLOSETS AND SHOWER COMPARTMENTS AS ILLUSTRATED ON SHEET A5.1 [CPC 402.5 AND CPC 408]
10. SEE DETAILS FOR LOCATIONS OF MISCELLANEOUS IRON AND STEEL WORK, INCLUDING BUT NOT LIMITED TO ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, AND POST ANCHORS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO PROVIDE A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO COMPLY WITH ASTM A3.
11. ATTIC ACCESS [CRC R807.1]
    1. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENINGS TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SF. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS
    2. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 IN BY 30 IN AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 IN AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.
12. WOOD SOFFIT/CEILING, SIDING & TRIM
    ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
13. PROVIDE A WATER-RESISTIVE BARRIER APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS BARRIER BEHIND THE EXTERIOR WALL VENEER [CRC SECTION R703.2]
14. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENT AND COMPLY WITH CRC SECTION 703.4.
15. FLASHING AND SHEET METAL
    ALL FLASHING AND COUNTER FLASHING SHALL BE GALVANIZED AND INSTALLED PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE, AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

GENERAL ARCHITECTURAL ROOF NOTES

1. INSTALL CLASS A ROOF ASSEMBLY PER SPECIFICATION BELOW. (CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING)
2. ROOF COVERING SHALL COMPLY WITH CRC R902 AND CRC R905.
3. ROOF MATERIAL SPECIFICATIONS
    A. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER 'S SPECIFICATIONS
    B. ASPHALT SHINGLE ROOF - CERTAINTEED (ICC-ES ER ESR-3537)
        a. 2"/12" SLOPE (17%) MINIMUM
        b. FOR ROOF SLOPES 2"/12" (17%) UP TO 4"/12" (33%), DOUBLE UNDERLAMENT APPLICATION IS REQUIRED [CRC R905.1.1]
    C. STANDING SEAM METAL ROOF - METAL SALES MAGNA-LOC (ICC ES REPORT ESR-2385)
        a. ¼"/12" SLOPE (2%) MINIMUM
        b. 24 GA
    D. CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS (IAMP UES-ER 1900)
        a. 2 ½"/12" SLOPE (25%) MINIMUM
        b. FOR ROOF SLOPES 2 ½"/12" (2%) UP TO 4"/12" (33%), INSTALL DOUBLE UNDERLAYMENT APPLICATION [CRC R905.3.3]
4. ROOF GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL. SIZE AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS.
5. PROVIDE PLAIN RECTANGULAR ROOF GUTTER.
6. GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.
7. ROOF VENTS
    1. ROOF VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
    2. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH.

GENERAL ARCHITECTURAL ROOF NOTES CONTINUED

8. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER CRC SECTION 903.2.
9. NOT LESS THAN 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENTS [CRC SECTION R806.3].
10. INSTALL INSULATION PER CRC SECTION R806.5:
    (REFER TO DETAILS A, B, AND C ON SHEET A5.2)
    1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
    2. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL.
    3. WHERE BOTH AIR-IMPERMEABLE INSULATION AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
    4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHIGN ABOVE 45 DEG F. FOR CLACULATION PURPOSES, AN INTERIOR AIR TEMPATURE OF 68 DEG IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMEPRATURE OF THE THREE COLDEST MONTHS.

GENERAL FIRE NOTES

1. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSESMBLIES SHALL BE MAINTAINED
2. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
3. SEE SHEET A-6.1 FOR FIRE RATED GLAZING REQUIREMENTS.
4. THE ADU SHALL COMPLY WITH CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE OF THE 2022 CALIFORNIA BUILDING CODE IF IT IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ).

REQUIREMENTS OF CHAPTER 7A OF THE 2022 CALIFORNIA BUILDING CODE INCLUDE:

1. 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
2. 705.A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL-SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. 705A.4 ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
    1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
    2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
    3. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
5. 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING:
    1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 - INCH AND SHALL NOT EXCEED 1/8 - INCH IN DIAMETER
    2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
    3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
6. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.
    3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.
7. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
    1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE , OR SET CLOSE TOGETHER AND WELL SPIKED.
    2. LOG WALL CONSTRUCTION ASSEMBLY
    3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1.
    4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
    5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITHA 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
    6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF 5/8 -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
    7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
9. 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
    1. NON COMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOFDECK.
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL. EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

GENERAL FIRE NOTES CONTINUED

10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE,OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
    7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
    8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.
11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
    1. NON COMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
    8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
    8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3. EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
    8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
14. 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
    8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHERAND WELL SPIKED.

ABBREVIATIONS

ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
AVG	AVERAGE
B	
BC	BASE CABINET
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF
C	
C/	CENTER OF
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
E	
E	EAST
EA	EACH
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSE(URE)
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FL	FLOOR
FP	FIRE PROTECTION
FPRF	FIREPROOF(ING)
FR	FIRE RATED OR FRAME
FT	FOOT/FEET
G	
GA	GAUGE
GL	GLASS OR GLAZING
GRD	GROUND
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIBB
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HTR	HEATER
I	
ID	INSIDE DIAMETER
IN	INCH(ES)
INT	INTERIOR
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LAN	LOCAL AREA NETWORK CONNECTION
LAV	LAVATORY
LB	POUND
LF	LINEAL FOOT
LP	LOW POINT
LTL	LINTEL
M	
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL

ABB	DESCRIPTION
MFR	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
Q	
QTY	QUANTITY
R	
R	RISER OR RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCING
REQ'D	REQUIRED
REQMT	REQUIREMENTS
RG	RANGE
RM	ROOM
RO	ROUGH OPENING
RTS	RUBBER TRANSITION STRIP
RWC	RAIN WATER CONDUCTOR
S	
S	SOUTH
SAN	SANITARY
SCHD	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFIED OR SPECIFICATIONS
SPKLR	SPRINKLER
SQ	SQUARE
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAINED
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND, SUSPENDED, OR SUSPENSION
SYS	SYSTEM
T	
"T"	TEE (BAR OR W)
T/	TOP OF
TEMP	TEMPERED OR TEMPERATURE
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WP	WATERPROOF(ING)
WT	WEIGHT

ARCHITECTURAL MATERIALS LEGEND

- CONCRETE
- EARTH
- BATT INSULATION
- ROOF, TAPERED, CAVITY OR RIGID INSULATION
- PLYWOOD
- STUCCO
- HORIZONTAL FIBER CEMENT SIDING
- BOARD AND BATTEN SIDING
- STONE VENEER
- TILE ROOF
- STANDING SEAM METAL ROOF
- SHINGLE ROOF

ARCHITECTURAL SYMBOLS

- # VIEW TITLE / SCALE: — VIEW CALLOUT
- # / # — ELEVATIONS
- # / # — BUILDING SECTION
- # / # — CALLOUT PLAN, SECTION OR DETAIL
- # — COLUMN GRID
- # — DOOR TAG - SEE SCHEDULE
- ##.## — KEYNOTE
- # — WINDOW TYPE
- DENOTES ABOVE, BELOW, OR BEHIND
- ℄ — CENTER LINE
- LEVEL LINE
- GLAZING

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

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DESIGN PATH STUDIO

Consultant

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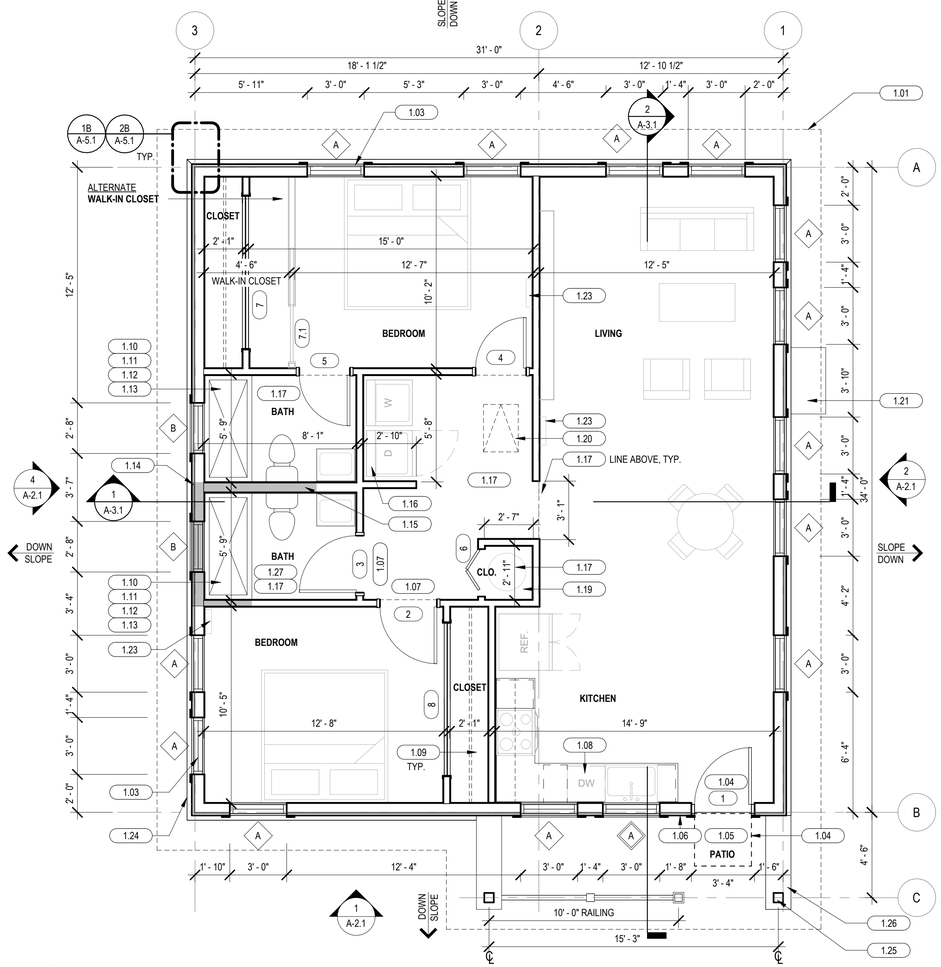
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-1.0

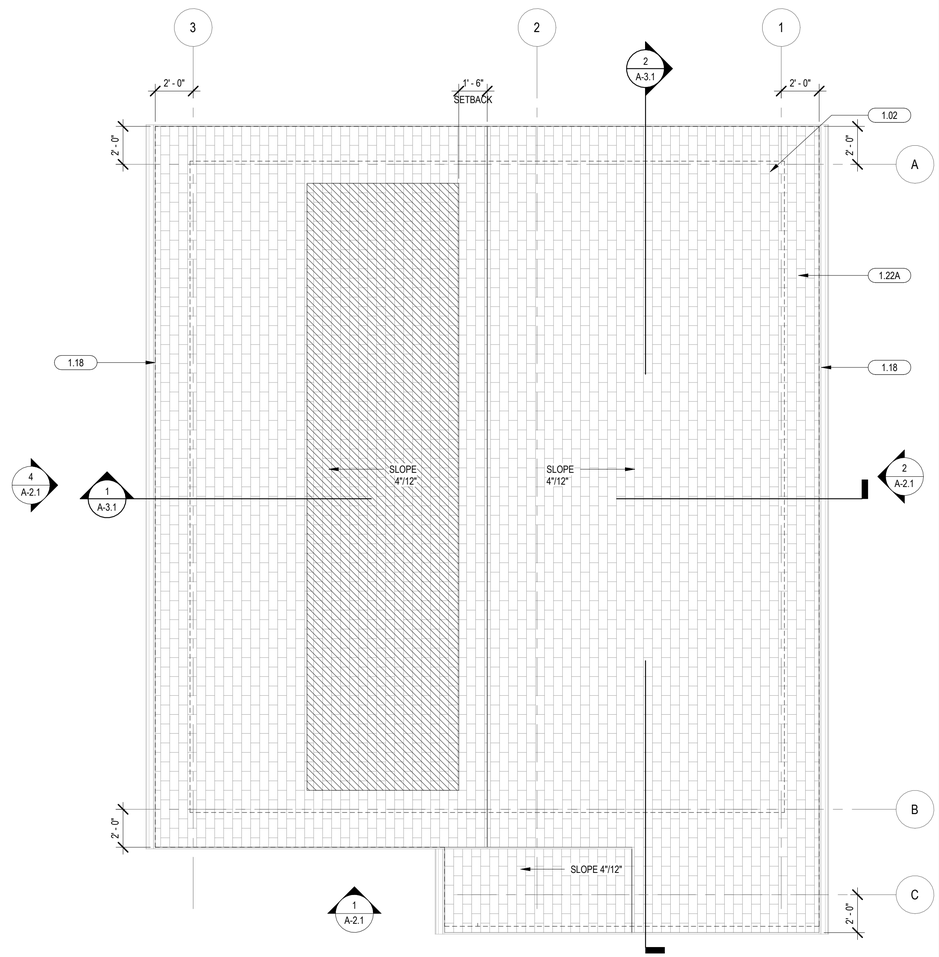
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FINAL DESIGN - 02/27/2026



1 FLOOR PLAN - CRAFTSMAN
SCALE: 1/4" = 1'-0"

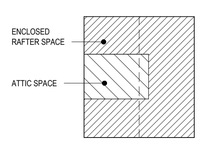
AREA: 1139 SF



2 ROOF PLAN - CRAFTSMAN
SCALE: 1/4" = 1'-0"

ROOF VENTING KEY PLAN

N.T.S



LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

A — PROVIDE SAFETY GLAZING PER CRC R308.4.2

ROOF VENTING CALCULATIONS

VENT TYPE A: 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

VENT TYPE B: 1" X 120" (50 SQ. IN. VENTING AREA), CENTERED. VULCAN CONTINUOUS RIDGE VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE (229 SF / 150) = 1.52 SF MIN. [220 SQ. IN.] **(5) TYPE A VENTS (2) TYPE B VENTS**

ENCLOSED RAFTER SPACE (825 SF / 150) = 5.50 SF MIN. [792 SQ. IN.] **(33) TYPE A VENTS**

WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

KEYNOTES

1.01	LINE OF ROOF ABOVE
1.02	LINE OF BUILDING
1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ". AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
1.05	EXTERIOR LANDING SURFACE SLOPE NOT TO EXCEED ¼ "/FOOT AWAY FROM BUILDING
1.06	DOOR BELL, 48" MAX ABOVE EXTERIOR LANDING.
1.07	DOOR MUST PROVIDE NET CLEAR OPENING OF 32 "
1.08	36" HIGH COUNTERTOP
1.09	SHELF AND HANGING ROD AT CLOSET
1.10	WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72 " MIN.
1.11	PROVIDE TEMPERED GLAZED ENCLOSURE AT OR ADJACENT TO BATHTUBS AND/OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 " ABOVE ANY STANDING OR WALKING SURFACE.
1.12	PROVIDE REINFORCEMENT FOR GRAB BARS [CRC R327.1]. SEE FLOOR PLAN GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
1.13	PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14	DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
1.15	2X6 STUD WALL
1.16	SIDE BY SIDE WASHER/DRYER MACHINE LOCATION
1.17	CEILING AT 8'-0" A.F.F.
1.18	GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
1.19	WATER HEATER, REFER TO MEP.
1.20	ATTIC ACCESS, ABOVE. MINIMUM 22 " X 30" CLEAR OPENING. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE [CENC 150.0(A)2]
1.21	A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.22A	ASPHALT SHINGLE ROOF
1.23	INDOOR UNIT, REFER TO MEP.
1.24	ELECTRICAL SUBPANEL, REFER TO MEP.
1.25	WOOD FRAMING, REFER TO STRUCTURAL.
1.26	STONE VENEER KNEE WALL
1.27	BATHROOM SHALL COMPLY WITH AGING-IN-PLACE REQMT

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 " IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
   THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

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

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DESIGN PATH STUDIO

Consultant

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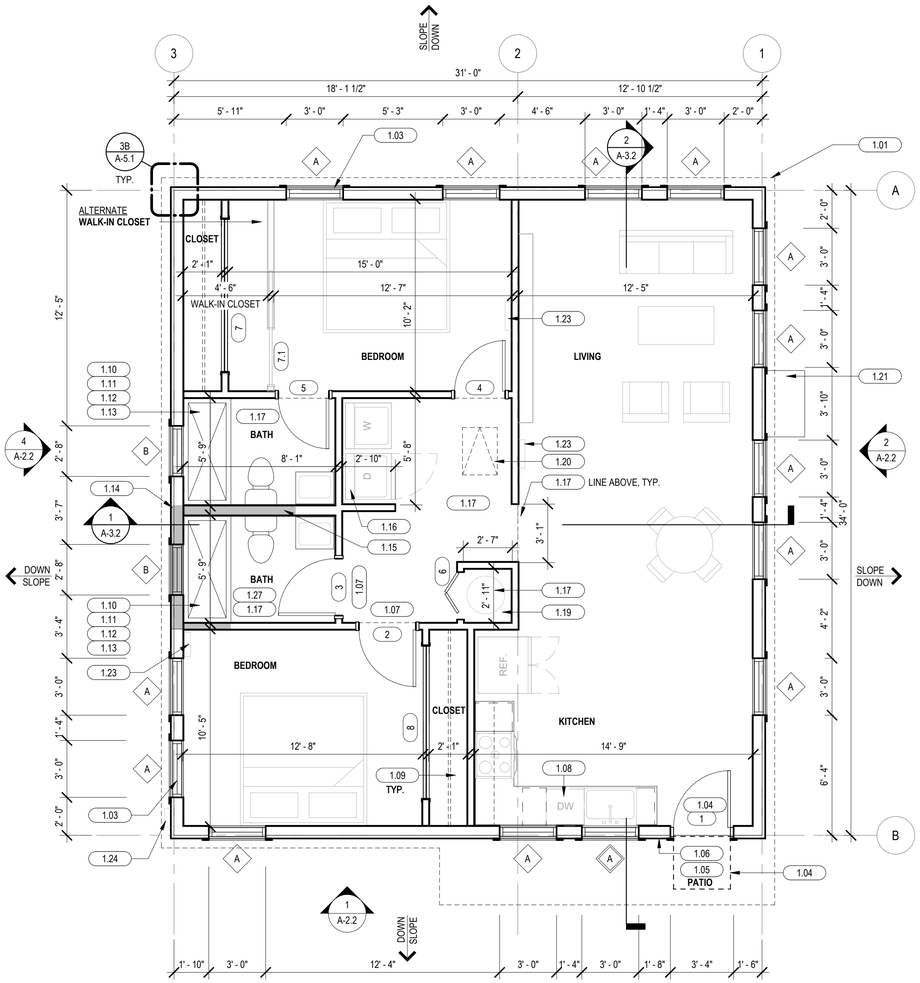
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CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

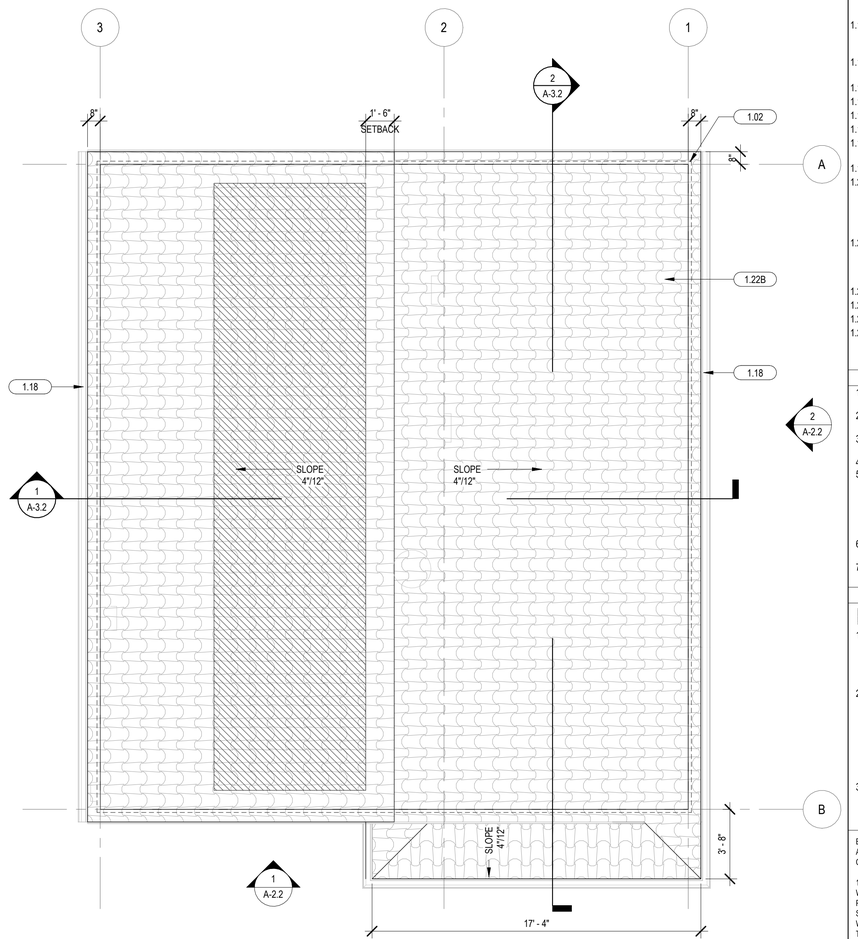
2 BEDROOM B - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)

FINAL DESIGN - 02/27/2026



1 FLOOR PLAN - MONTEREY
SCALE: 1/4" = 1'-0"

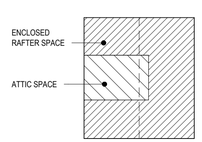
AREA: 1054 SF



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

ROOF VENTING KEY PLAN

N.T.S



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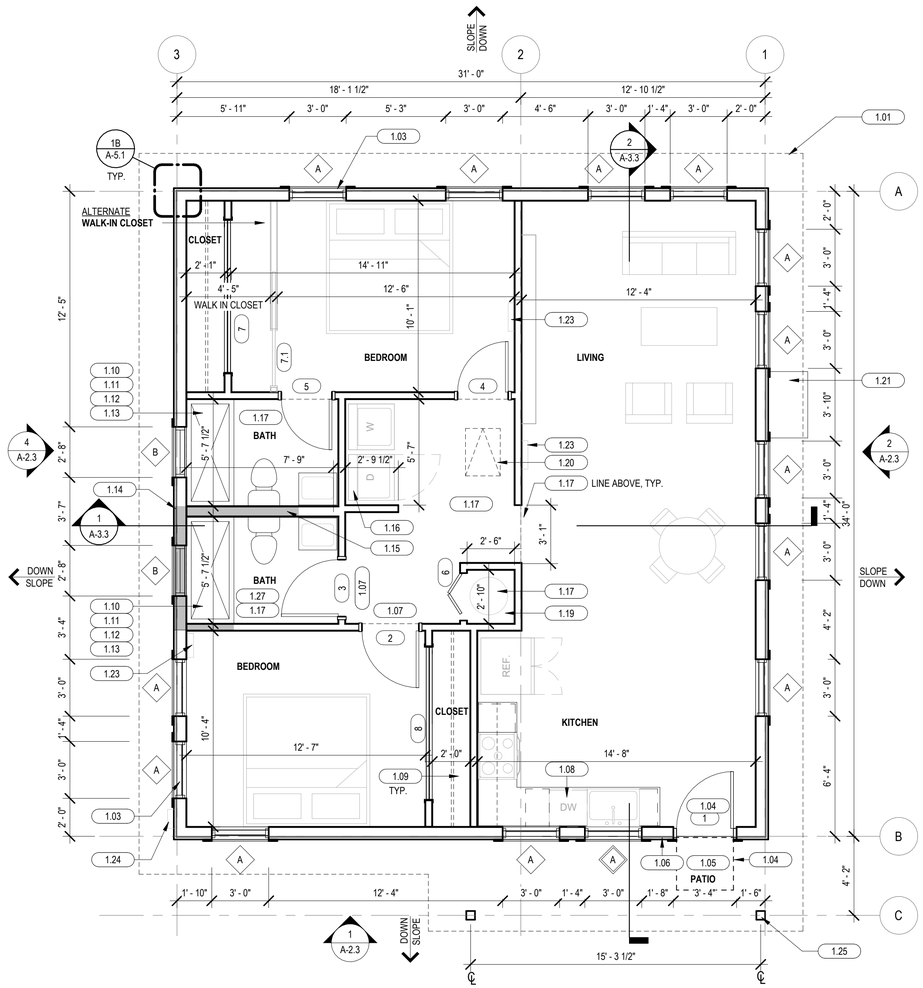
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Date: 02/27/2026
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CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM B - FLOOR PLAN AND ROOF PLAN (MONTEREY)

FINAL DESIGN - 02/27/2026

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1 FLOOR PLAN - MODERN FARMHOUSE
SCALE: 1/4" = 1'-0"

AREA: 1123 SF

2 ROOF PLAN - MODERN FARMHOUSE
SCALE: 1/4" = 1'-0"

KEYNOTES

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1.12	PROVIDE REINFORCEMENT FOR GRAB BARS [CRC R327.1]. SEE FLOOR PLAN GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
1.13	PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14	DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
1.15	2X6 STUD WALL
1.16	SIDE BY SIDE WASHER/DRYER MACHINE LOCATION
1.17	CEILING AT 8'-0" A.F.F.
1.18	GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
1.19	WATER HEATER, REFER TO MEP.
1.20	ATTIC ACCESS, ABOVE. MINIMUM 22 " X 30" CLEAR OPENING. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE [CENC 150.0(A)2]
1.21	A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.22C	STANDING SEAM METAL ROOF
1.23	INDOOR UNIT, REFER TO MEP.
1.24	ELECTRICAL SUBPANEL, REFER TO MEP.
1.25	WOOD FRAMING, REFER TO STRUCTURAL.
1.27	BATHROOM SHALL COMPLY WITH AGING-IN-PLACE REQMT

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 " IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
   THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

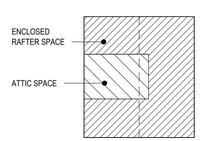
LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

A PROVIDE SAFETY GLAZING PER CRC R308.4.2

ROOF VENTING KEY PLAN

N.T.S



ROOF VENTING CALCULATIONS

VENT TYPE A: 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

VENT TYPE B: 1" X 120" (50 SQ. IN. VENTING AREA), CENTERED. VULCAN CONTINUOUS RIDGE VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE (229 SF / 150) = 1.52 SF MIN. [220 SQ. IN.] **(5) TYPE A VENTS (2) TYPE B VENTS**

ENCLOSED RAFTER SPACE (825 SF / 150) = 5.50 SF MIN. [792 SQ. IN.] **(33) TYPE A VENTS**

WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

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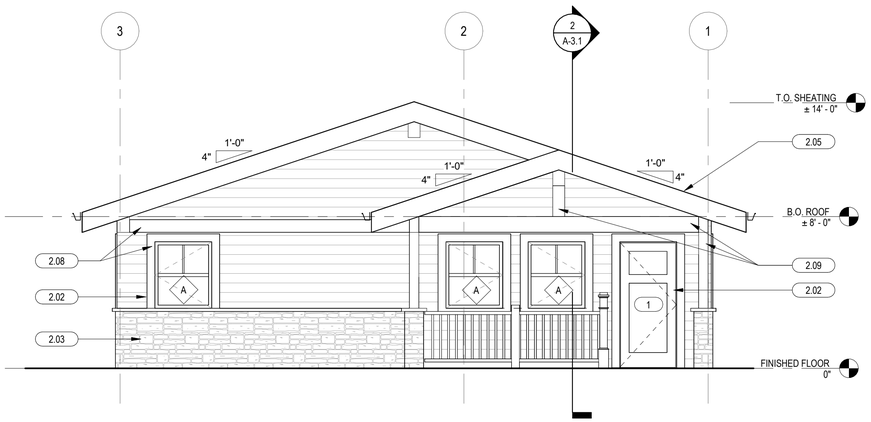
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM B - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)

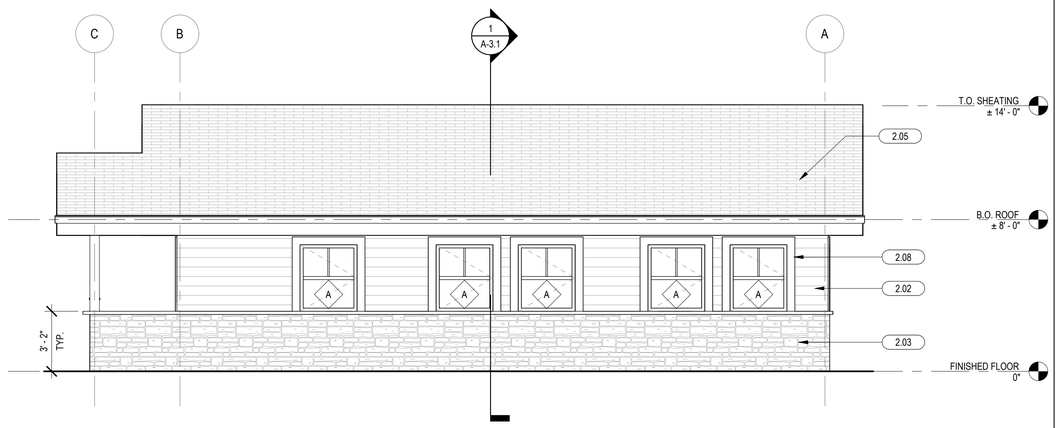
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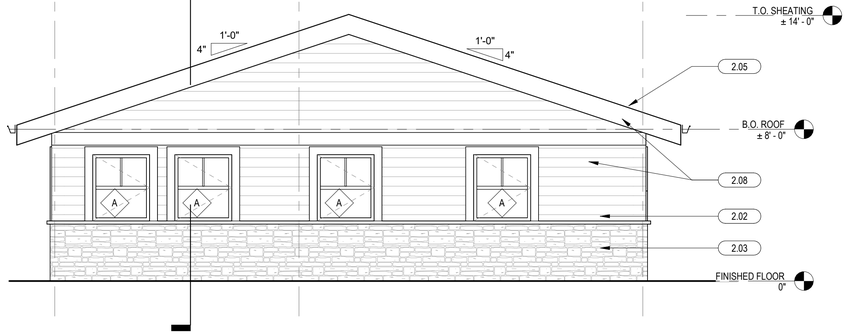
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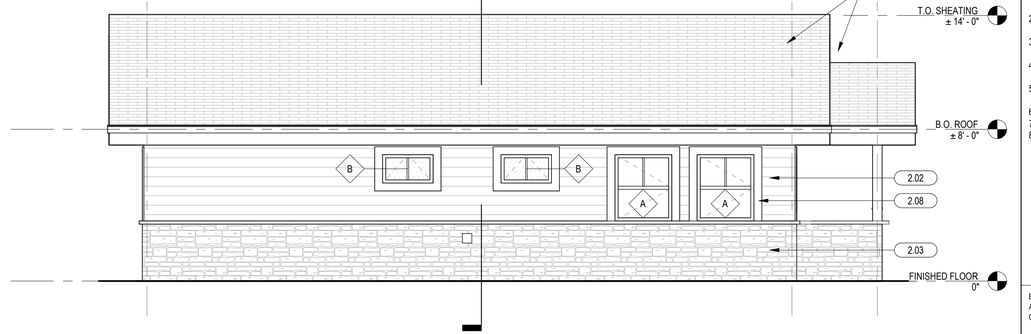
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3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.02	HORIZONTAL FIBER CEMENT SIDING
2.03	STONE VENEER, MATERIAL SHALL COMPLY WITH CRC R703.8
2.05	ASPHALT SHINGLES
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

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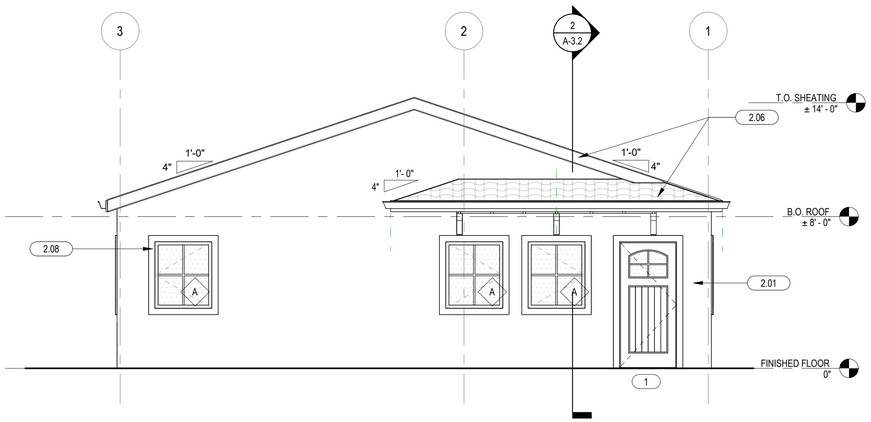
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM B - EXTERIOR ELEVATIONS (CRAFTSMAN)

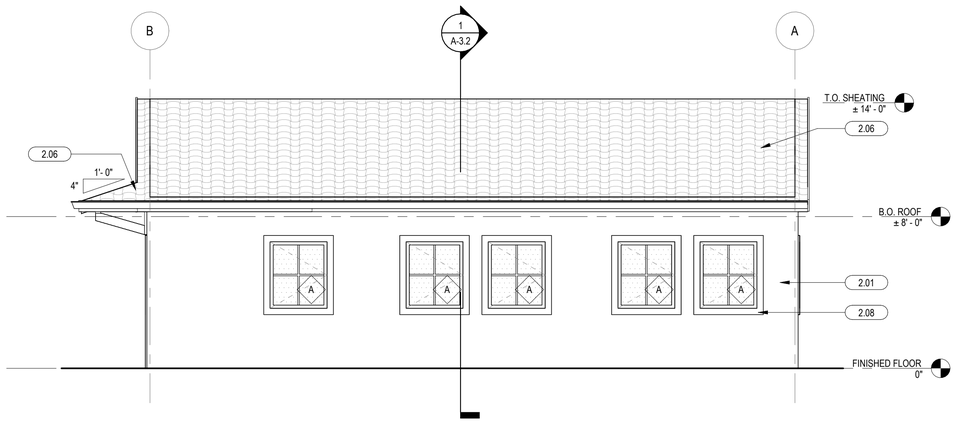
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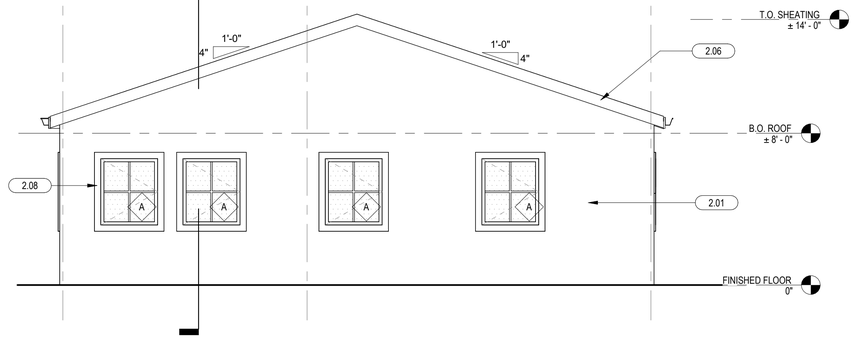
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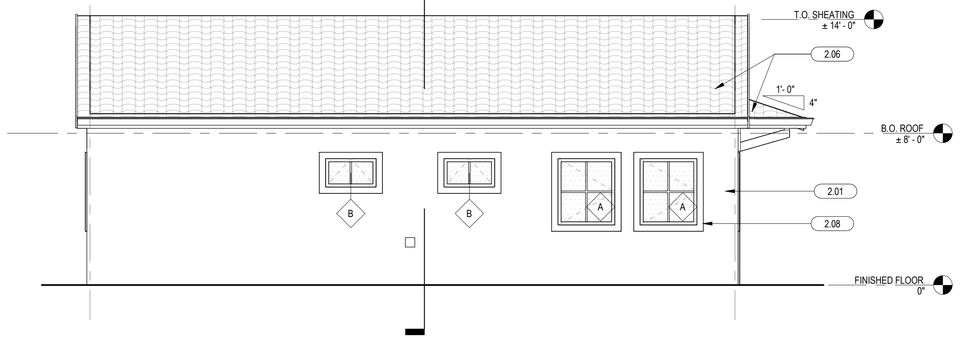
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4 ELEVATION D
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KEYNOTES

2.01	STUCCO. PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]
2.06	TILE ROOF
2.08	TRIM

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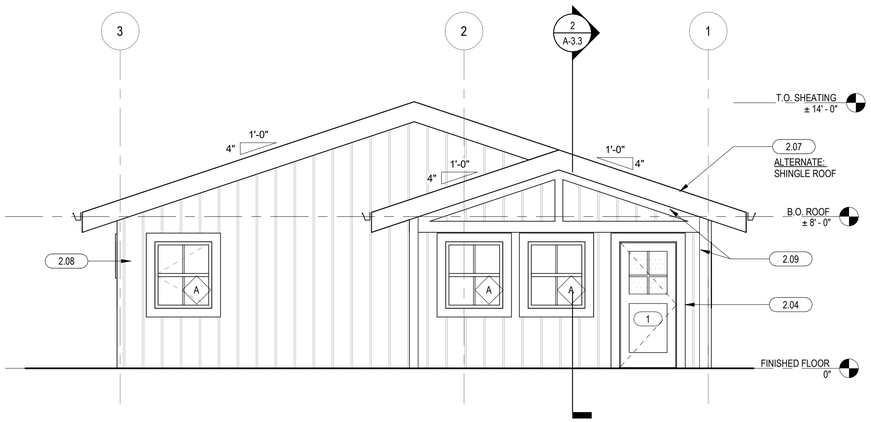
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM B - EXTERIOR ELEVATIONS (MONTEREY)

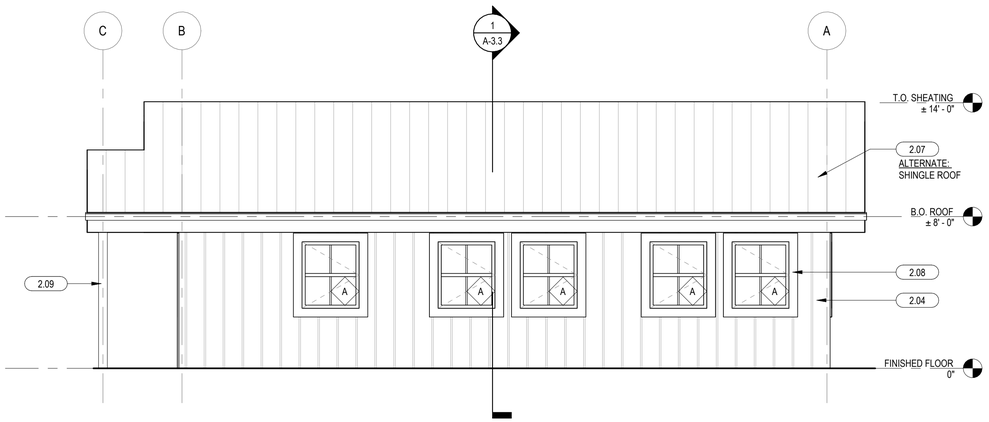
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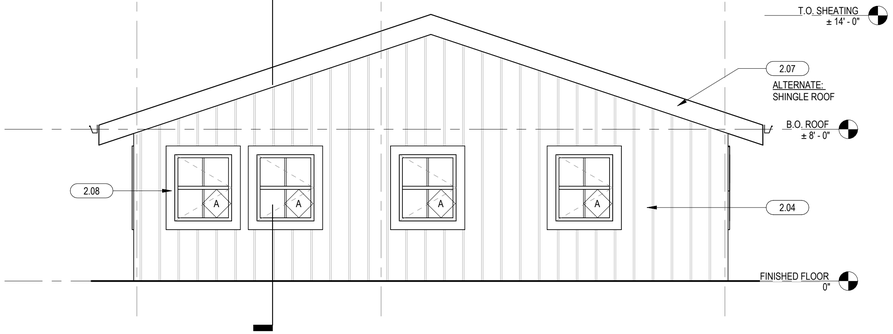
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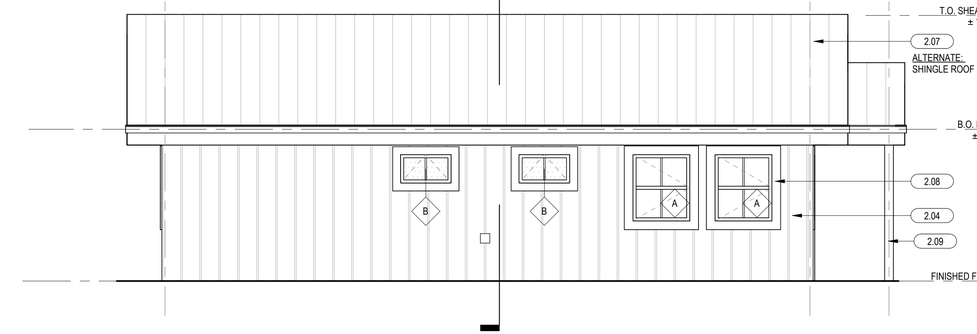
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2 ELEVATION B
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4 ELEVATION D
SCALE: 1/4" = 1'-0"

KEYNOTES

2.04	BOARD AND BATTEN FIBER CEMENT SIDING
2.07	STANDING SEAM METAL ROOF
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

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

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO
Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA
SEAL

NO.	DATE	DESCRIPTION

REVISIONS

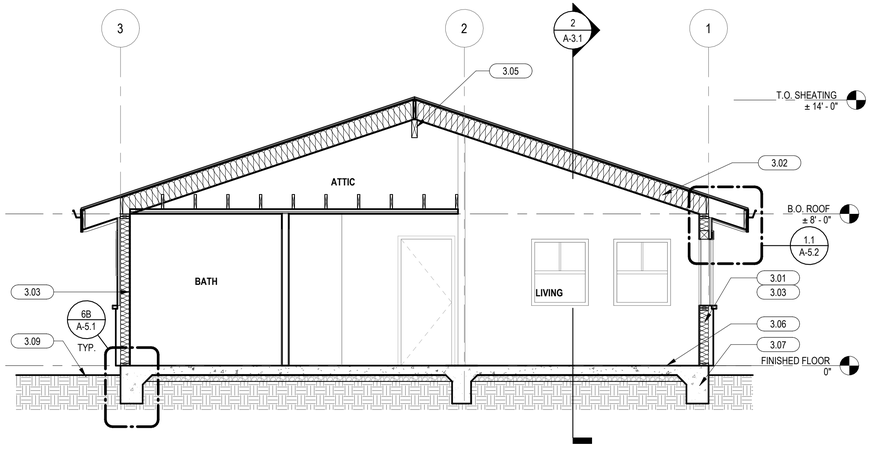
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2 BEDROOM B - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)

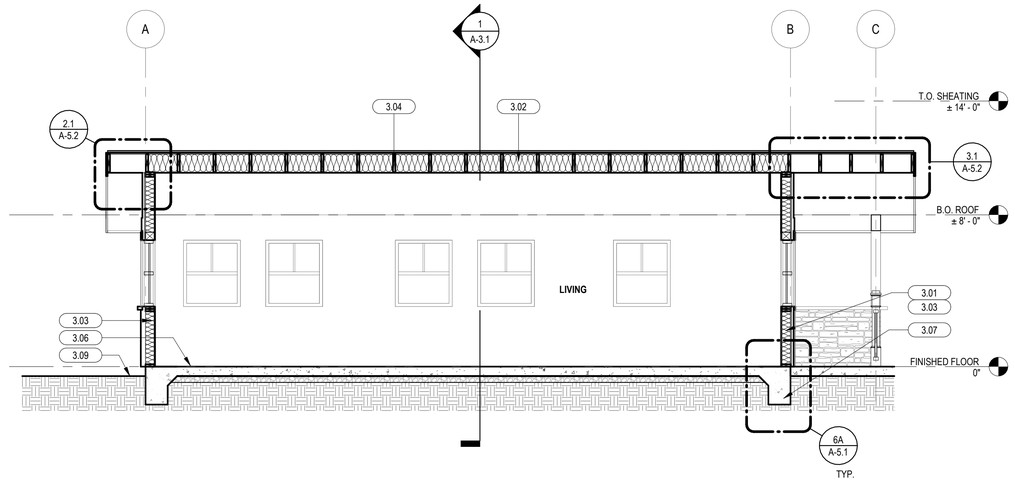
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Sheet # A-2.3

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



2 SECTION B
SCALE: 1/4" = 1'-0"

KEYNOTES

3.01	WALL INSULATION, REFER TO TITLE 24 REPORT
3.02	ROOF INSULATION, REFER TO TITLE 24 REPORT. REFER TO DETAILS A, B, AND C ON SHEET A5.2
3.03	WOOD STUD WALL, REFER TO STRUCTURAL DRAWINGS.
3.04	RAFTERS, REFER TO STRUCTURAL DRAWINGS.
3.05	RIDGE BEAM, REFER TO STRUCTURAL DRAWINGS.
3.06	CONCRETE SLAB ON GRADE, REFER TO STRUCTURAL DRAWINGS
3.07	STRUCTURAL CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS.
3.09	FINISHED GRADE, TYP. FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE. [CRC R404.1.6]

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      1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
   2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
   4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
   5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

   B. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF THE FOLLOWING MATERIALS:
   1. TWO-INCH NOMINAL LUMBER
   2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
   3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
   4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
   5. ONE-HALF-INCH GYPSUM BOARD
   6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
   7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
   8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
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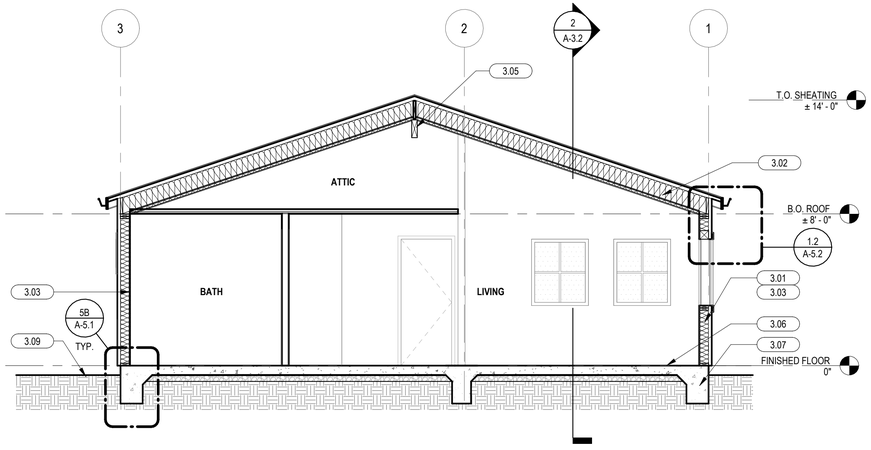
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM B - BUILDING SECTIONS (CRAFTSMAN)

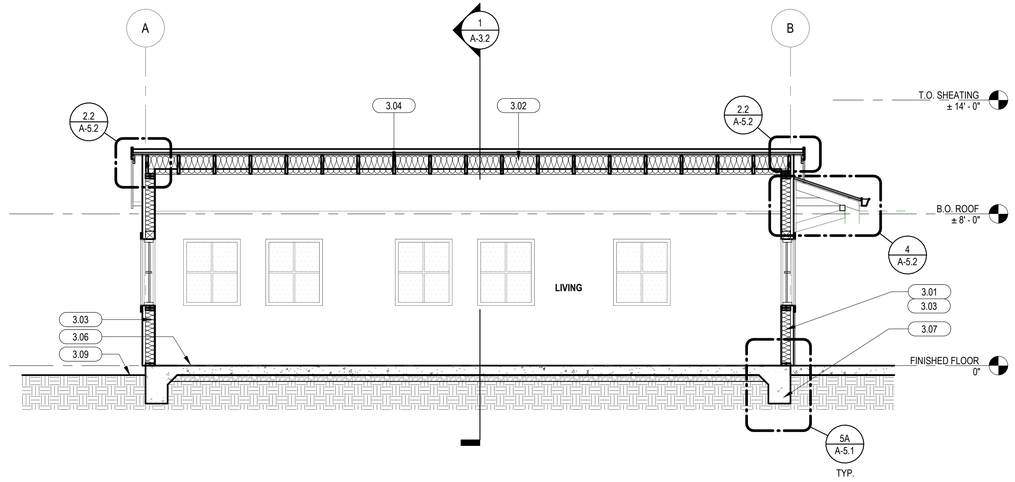
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1 SECTION A
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2 SECTION B
SCALE: 1/4" = 1'-0"

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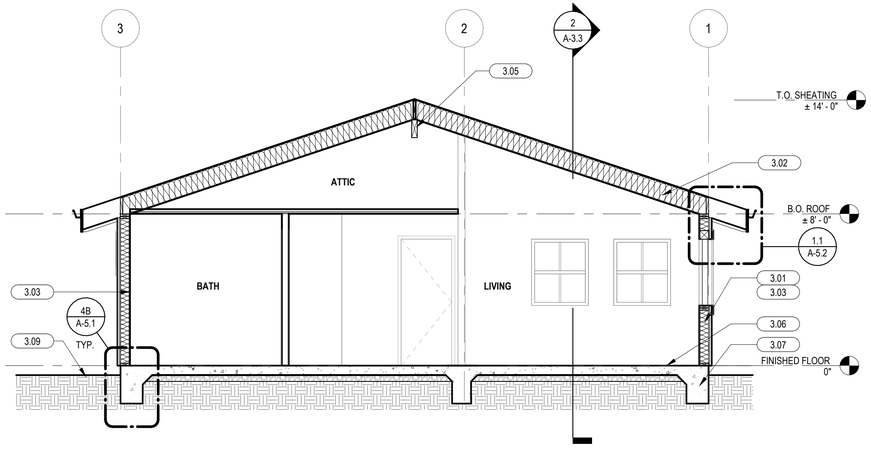
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

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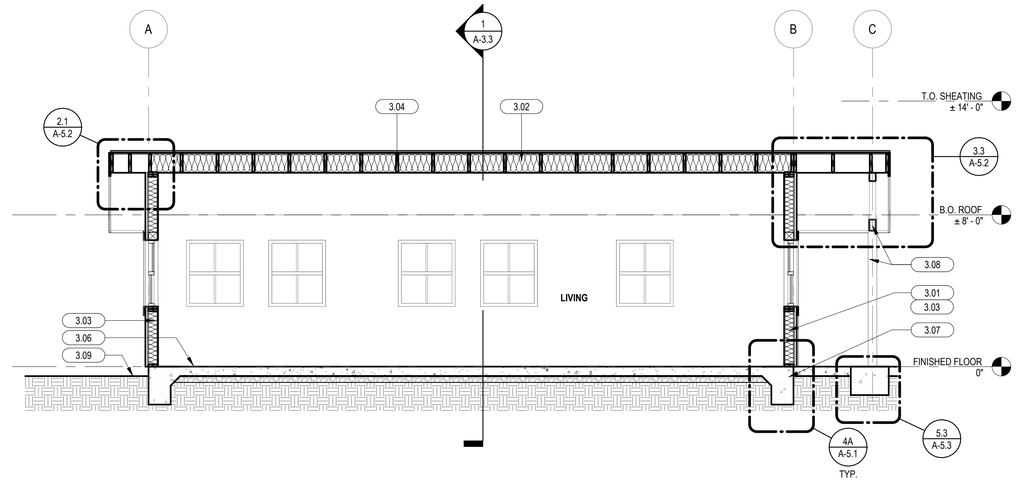
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1 SECTION A
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0 2' - 0" 4' - 0" 8' - 0"
SCALE: 1/4" = 1' - 0"

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Consultant

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EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA
SEAL

NO.	DATE	DESCRIPTION
		REVISIONS

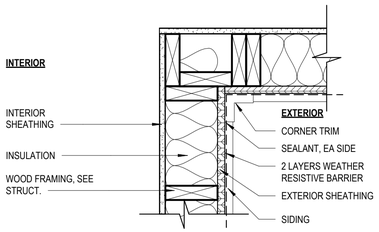
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

2 BEDROOM B - BUILDING SECTIONS (MODERN FARMHOUSE)

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-3.3

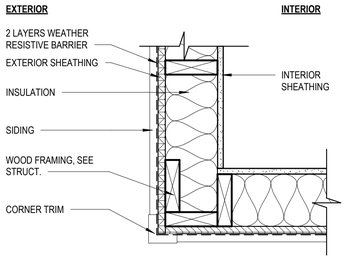
FINAL DESIGN - 02/27/2026

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SIDING AT INSIDE CORNER

1A PLAN DETAIL - SIDING (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



SIDING AT OUTSIDE CORNER

1B PLAN DETAIL - SIDING (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

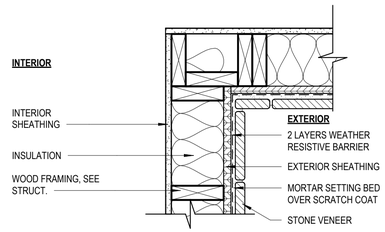
STUCCO AT INTSIDE CORNER

2A PLAN DETAIL - STUCCO (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

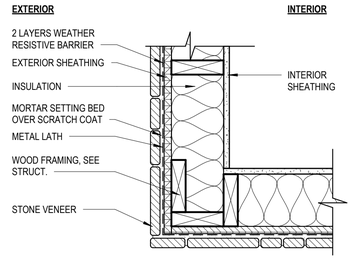
STUCCO AT OUTSIDE CORNER

2B PLAN DETAIL - STUCCO (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



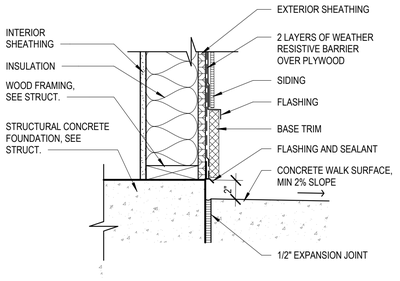
STONE VENEER AT INSIDE CORNER

3A PLAN DETAIL - STONE VENEER (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

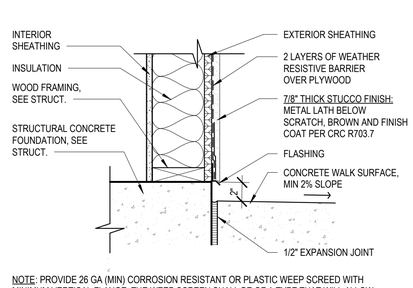


STONE VENEER AT OUTSIDE CORNER

3B PLAN DETAIL - STONE VENEER (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

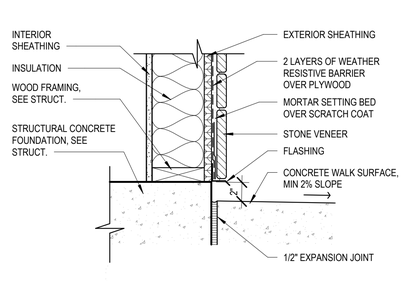


4A BASE DETAILS - SIDING AT PAVED WALK
SCALE: 1 1/2" = 1'-0"

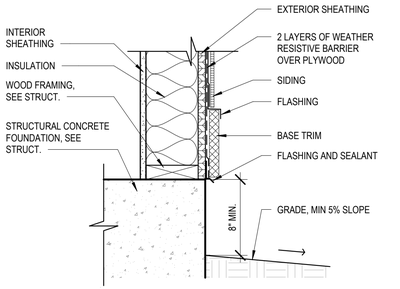


NOTE: PROVIDE 26 GA (MIN) CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH MINIMUM VERTICAL FLANGE. THE WEEP SCREEN SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING [CRC R703.7.2.1]

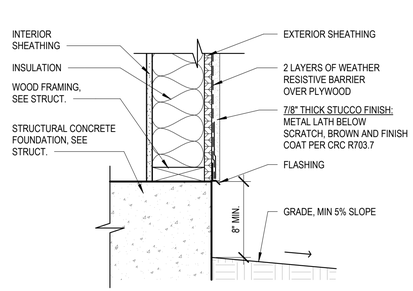
5A BASE DETAILS - STUCCO AT PAVED WALK
SCALE: 1 1/2" = 1'-0"



6A BASE DETAILS - STONE VENEER AT PAVED WALK
SCALE: 1 1/2" = 1'-0"

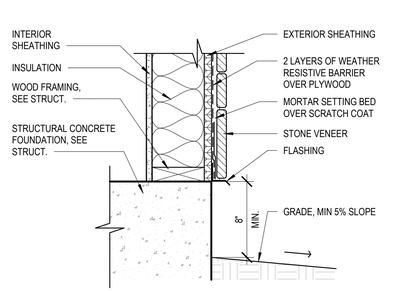


4B BASE DETAILS - SIDING AT GRADE
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE 26 GA (MIN) CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH MINIMUM VERTICAL FLANGE. THE WEEP SCREEN SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING [CRC R703.7.2.1]

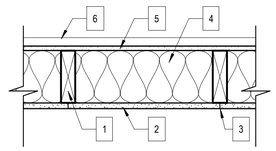
5B BASE DETAILS - STUCCO AT GRADE
SCALE: 1 1/2" = 1'-0"



6B BASE DETAILS - STONE VENEER AT GRADE
SCALE: 1 1/2" = 1'-0"

THROUGH PENTRATION @ WALL

DESIGN NO. U356
BEARING WALL RATING - 1 HR RATING



1 **WOOD STUDS**
NOMINAL 2X6 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2 **GYPSUM BOARD**
ANY 5/8 IN. THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512 OR U305. NOM 5/8 IN. THICK, 4 FT WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7 IN. OC WITH 6D CEMENT-COATED NAILS, 1-7/8 IN. LONG WITH 1/4 IN. DIAM HEAD.

3 **JOINTS AND FASTENER HEADS**
GYPSUM BOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. FASTENER HEADS COVERED WITH JOINT COMPOUND.

4 **BATTS AND BLANKETS**
MINERAL FIBER OR GLASS FIBER INSULATION, 3-1/2 IN. THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR KRAFT PAPER AND TO HAVE A MIN DENSITY OF 0.9 PCF (MIN R-13 THERMAL INSULATION RATING)

5 **WOOD STRUCTURAL PANEL SHEATHING**
MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2 BY 4 IN. WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6 IN. OC AT PERIMETER OF PANELS AND 12 IN. OC ALONG INTERIOR STUDS.

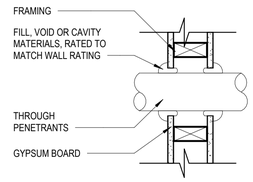
6 **EXTERIOR FACINGS**
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

D. CEMENTITIOUS STUCCO — PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8 TO 3/4 IN., DEPENDING ON SYSTEM.

H. FIBER-CEMENT SIDING — FIBER-CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

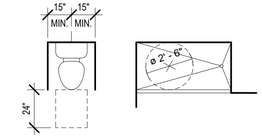
I. WALL AND PARTITION FACINGS AND ACCESSORIES* — STONE VENEER IS MORTAR BONDED TO A LATH, SCRATCH COAT AND WATER RESISTANT BARRIER APPLIED TO SHEATHING, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, AND MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES.

NON-BEARING WALL PARTITION INTERSECTION — (OPTIONAL) TWO NOMINAL 2 BY 4 IN. STUD OR NOMINAL 2 BY 6 IN. STUD NAILED TOGETHER WITH TWO 3IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY AND FASTENED TO ONE SIDE OF THE MINIMUM 2 BY 4 IN. STUD WITH 3 IN. LONG 10D NAILS SPACED A MAX 16 IN. OC. VERTICALLY. INTERSECTION BETWEEN PARTITION WOOD STUDS TO BE FLUSH WITH THE 2 BY 4 IN. STUDS. THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED BY WITH A SECOND 2 BY 4 IN. WOOD STUD FASTENED WITH 3 IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY. MAXIMUM ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MINIMUM EQUAL TO THE DEPTH OF THE BEARING WALL.



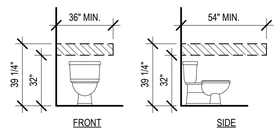
THROUGH PENTRATION @ WALL

7 FIRE RESISTIVE 1- HOUR WOOD FRAMED WALLS
SCALE: 1 1/2" = 1'-0"

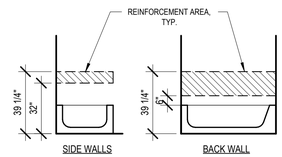


NOTES:
1. WATER CLOSETS SHALL HAVE 15 INCHES TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24-INCH CLEAR SPACE IN FRONT. [402.5 CPC]
2. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1,024 SQUARE INCHES AND ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. [408.6 CPC]

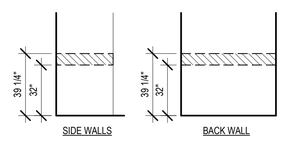
8 BATHROOM CLEARANCE DIAGRAMS
SCALE: 1/4" = 1'-0"



TOILET



BATHTUB



SHOWER

NOTES:
1. PROVIDE REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION AS REQUIRED BY CRC R327.1.1
2. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. [R327.1.1.1 CRC]

9 REINFORCEMENT DETAILS
SCALE: 1/4" = 1'-0"

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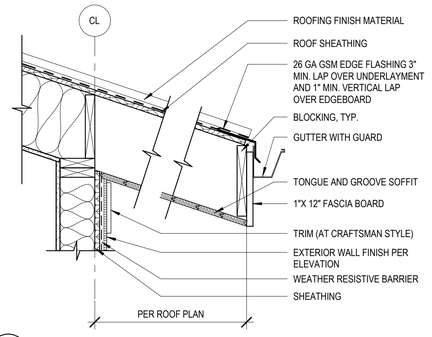
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

DETAILS

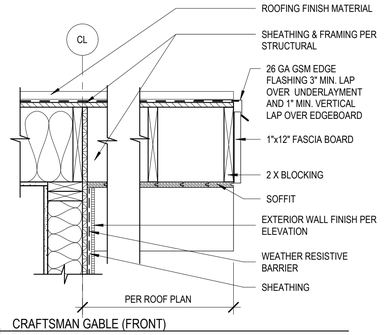
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Date: 02/27/2026
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FINAL DESIGN - 02/27/2026

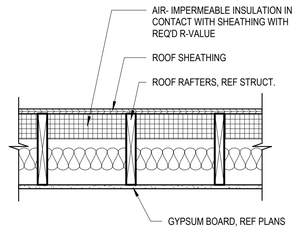
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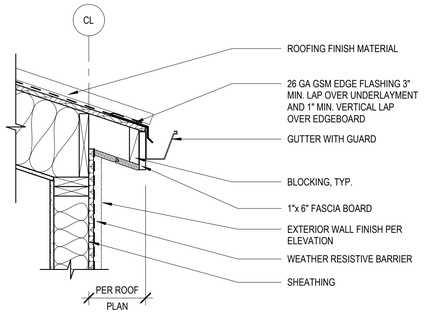
1.1 CRAFTSMAN/ MODERN FARMHOUSE EAVE
SCALE: 1" = 1'-0"



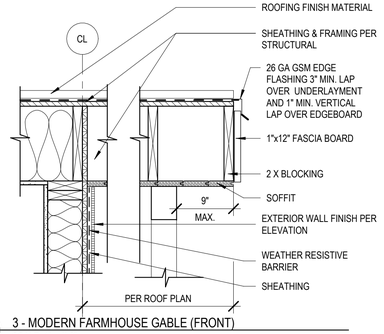
3.1 CRAFTSMAN GABLE (FRONT)
SCALE: 1" = 1'-0"



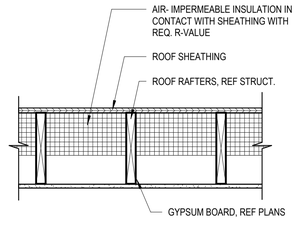
A INSULATION @ UNVENTED ROOF ASSEMBLY - BOTH TYPES
SCALE: 1" = 1'-0"



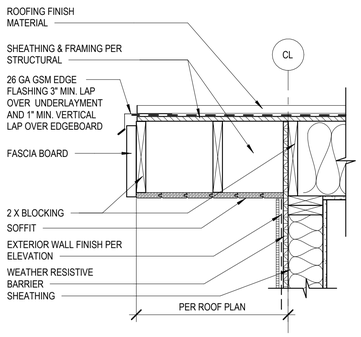
1.2 MONTEREY EAVE
SCALE: 1" = 1'-0"



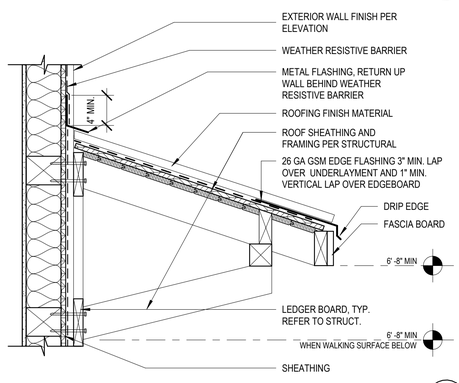
3.3 3 - MODERN FARMHOUSE GABLE (FRONT)
SCALE: 1" = 1'-0"



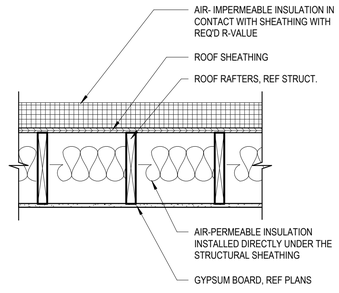
B INSULATION AT UNVENTED ROOF ASSEMBLY - IMPERMEABLE INSULATION ONLY
SCALE: 1" = 1'-0"



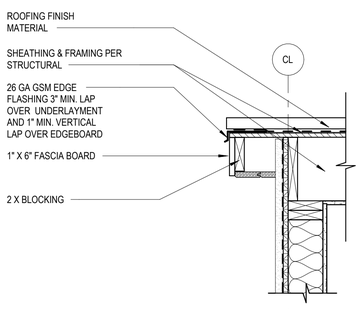
2.1 CRAFTSMAN/ MODERN FARMHOUSE GABLE
SCALE: 1" = 1'-0"



4 4 - MONTEREY AWNING
SCALE: 1" = 1'-0"



C INSULATION @ UNVENTED ROOF ASSEMBLY - OVER/ UNDER
SCALE: 1" = 1'-0"



2.2 MONTEREY GABLE
SCALE: 1" = 1'-0"

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SCALE: 1" = 1' - 0"

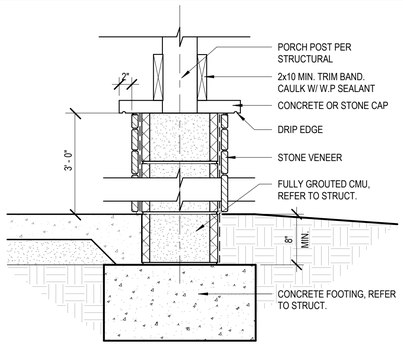
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ROOF DETAILS

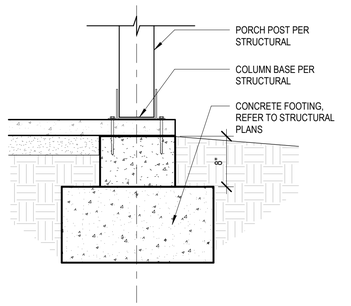
Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-5.2

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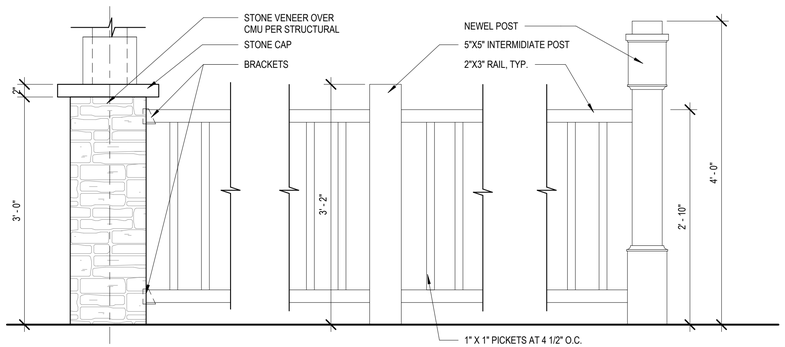
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5.1 CRAFTSMAN PORCH POST BASE
SCALE: 1" = 1'-0"



5.3 MODERN FARMHOUSE POST BASE
SCALE: 1" = 1'-0"



NOTE: RAILING SHALL NOT HAVE OPENINGS THAN ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER

7 7 - RAILING - CRAFTSMAN
SCALE: 1" = 1'-0"

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

DETAILS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-5.3

FINAL DESIGN - 02/27/2026

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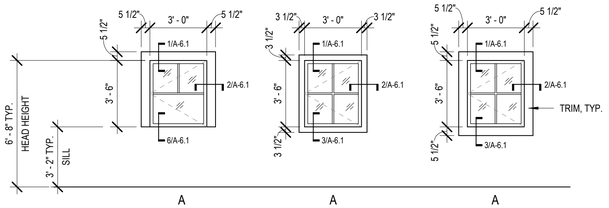
DOOR SCHEDULE

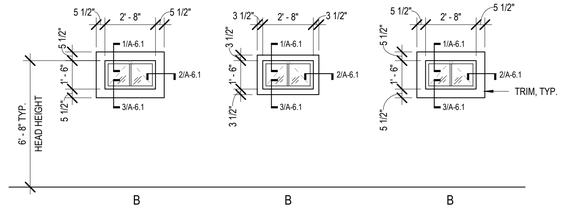
DOOR NUMBER	TYPE	SIZE HEIGHT	SIZE WIDTH	THICK.	DOOR MATERIAL	FRAME MATERIAL	U-FACTOR	SHGC	COMMENTS
1	A	6' - 8"	3' - 0"	1 3/4"	VINYL/ GLASSV	VINYL	0.300	0.23	EXTERIOR, REF GENERAL DOOR NOTE #7
2	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
3	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
4	B	6' - 8"	2' - 8"	1 3/4"	HOLLOW WD	WD			
5	B	6' - 8"	2' - 8"	1 3/4"	HOLLOW WD	WD			
6	C	6' - 8"	2' - 6"	1 3/4"	HOLLOW WD	WD			LOUVERED*
7	D	6' - 8"	8' - 0"	1 3/4"	HOLLOW WD	WD			
7.1	E	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			DOOR ALTERNATIVE FOR WALK-IN CLOSET SELECTION
8	D	6' - 8"	8' - 0"	1 3/4"	HOLLOW WD	WD			

* LOUVER SHALL PROVIDE MINIMUM 100 SQUARE INCHES FOR MAKEUP AIR (CMC 504.4.1)

WINDOW SCHEDULE

TYPE	HEIGHT	WIDTH	HEAD HEIGHT	FRAME MATERIAL	OPERATION	FACTOR	SHGC	COMMENTS
A	3' - 6"	3' - 0"	6' - 8"	VINYL	CASEMENT	0.300	0.23	
B	1' - 6"	2' - 8"	6' - 8"	VINYL	AWNING	0.300	0.23	

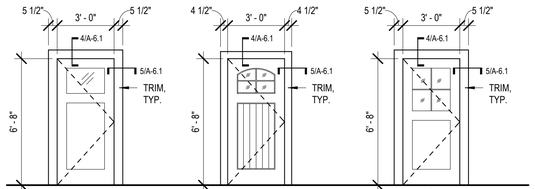


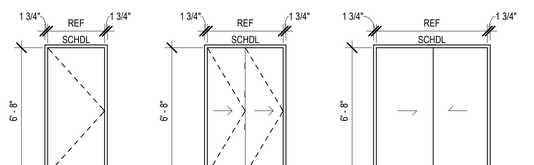


NOTE: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FINISH FLOOR. [CRC R310.2]

WINDOW ELEVATIONS

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



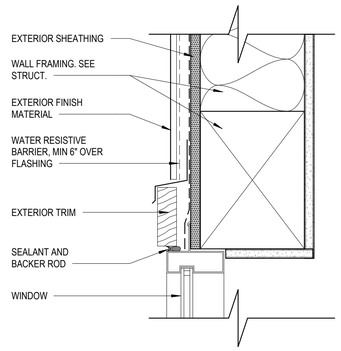




DOOR ELEVATIONS

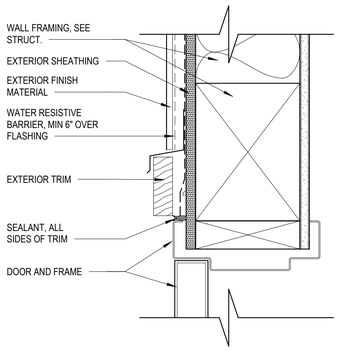
SCALE: 1/4" = 1'-0"

EXTERIOR **INTERIOR**



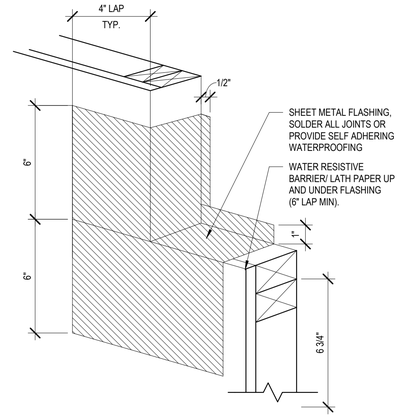
1 WINDOW HEAD
SCALE: 3" = 1'-0"

EXTERIOR **INTERIOR**

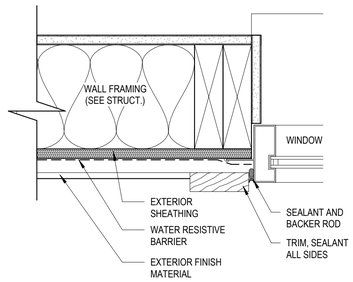


4 DOOR HEAD
SCALE: 3" = 1'-0"

INTERIOR

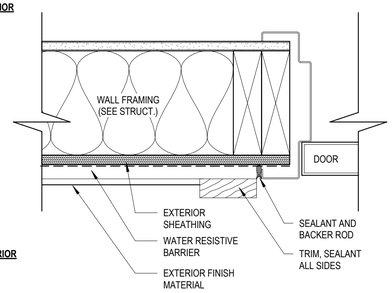


7 WINDOW SILL FLASHING
SCALE: 3" = 1'-0"



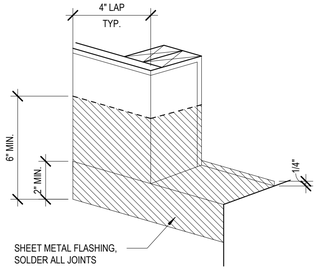
2 WINDOW JAMB
SCALE: 3" = 1'-0"

INTERIOR

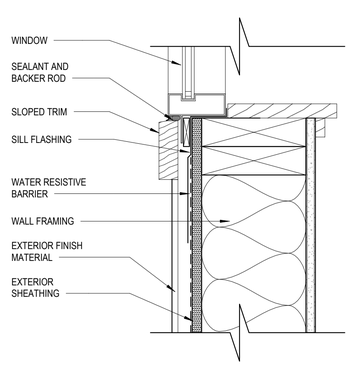


EXTERIOR

5 DOOR JAMB
SCALE: 3" = 1'-0"

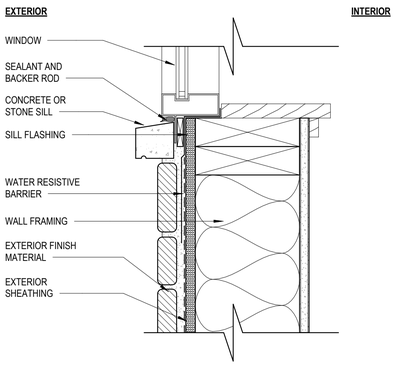


8 DOOR THRESHOLD FLASHING
SCALE: 3" = 1'-0"



3 WINDOW SILL
SCALE: 3" = 1'-0"

EXTERIOR **INTERIOR**

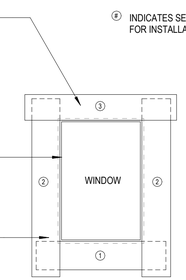


6 WINDOW SILL - CRAFTSMAN
SCALE: 3" = 1'-0"

FLASHING PAPER, MOISTOP FLASHING OR EQUAL (9" WIDE MIN.) O/ NAILING FIN @ TOP OF WINDOWS (HEAD) TYP. TWO CONTINUOUS BEADS OF MOISTOP SEALANT OR EQUAL UNDER FLASHING PAPER (1) O/ NAILING FIN AND (1) AT TOP OF FLSHING PAPER TYP.

NAILING FIN.

FLASHING PAPER, SELF SEALING MEMBRANE, (9" WIDE MIN., 12" WIDE TYP. AT JAMBS) O/ WOOD FRAMING AND UNDER NAILING FIN AT SIDE OF WINDOWS (JAMB) TYP.



NOTES:

- 9" MOIST STOP FLASHING PAPER TYP. OF FLASHING PAPER
- THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING. (9" WIDE FLASHING MIN.)
- APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
- AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C.
- FASTENERS SHALL BE WITHIN 10" FROM CORNERS.
- NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW
- REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS
- PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

9 WINDOW FLASHING
SCALE: 3" = 1'-0"

GENERAL WINDOW NOTES

1. REFER TO GENERAL NOTES SHEET A-1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
3. REFER TO ELEVATIONS FOR DIRECTION OF OPERATION OF WINDOWS.
4. PROVIDE ALL OPERABLE WINDOWS WITH SCREENS.
5. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
6. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
7. WINDOWS MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA.
8. ALL GLAZING SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
9. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
10. GLAZING IN WALLS ADJACENT TO BATHTUB AND OR SHOWER, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE SAFETY GLAZING. [CRC SECTION R308.4.5]
11. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF, MIN. THE NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. (5 S.F. MIN. AT GROUND FLOOR). MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". [CRC SECTION R310.2]
12. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT HAVING A MINIMUM WIDTH OF 36" THAT OPENS TO A PUBLIC WALL [CRC SECTION 310.1]
13. ALL GLAZING SHALL MEET TITLE 24 ENERGY REQUIREMENTS.
14. FIRE RATED EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIRMENTS PER CBC 708A.2.1:
    - A. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING
    - B. BE CONSTRUCTED OF GLASS BLOCK UNITS
    - C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
    - D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
15. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

GENERAL DOOR NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR LOCATION OF DOORS AND DIRECTION OF DOOR SWING.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. ALL GLAZING, INCLUDING GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS, SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
5. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
6. EXTERIOR FIRE RATED DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CBC 2022 708A.3:
    - A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCUMBUSTIBLE MATERIAL
    - B. THE EXTERIOR SURFACE CLADDING SHALL BE OF IGNITION-RESISTANT MATERIALS
    - C. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
        - a. THICK
        - b. PANELS SHALL NOT BE LESS THAN 1 ⅛ " THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 " THICK.
    - D. THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES WHEN TEST ACCORDING TO NFPA 252.
    - E. THE EXTERIOR SURFACE CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ASTM E2707
    - F. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
7. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION [CRC SECTION R308.4]. PROVIDE SAFETY GLAZING.
8. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE HAZARDOUS WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE [CRC SECTION R308.4.2]

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SCALE: 3" = 1' - 0"

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

WINDOW AND DOOR SCHEDULES & DETAILS

Project Number:	208026
Date:	02/27/2026
Scale:	AS NOTED
Sheet #	A-6.1

FINAL DESIGN - 02/27/2026

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MECHANICAL/PLUMBING NOTES

1. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5
4. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)
5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)
8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)
9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 5. (CPC TABLE 703.2)
10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).
12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).
14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.
18. ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]

ELECTRICAL NOTES

1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). MINIMUM OF 2–20-AMP CIRCUITS ARE REQUIRED TO SERVE THE KITCHEN COUNTERTOP OUTLETS. THESE CIRCUITS MAY ALSO SERVE THE PANTRY, BREAKFAST ROOM, DINING ROOM OR OTHER SIMILAR AREAS (210.52(B)(1) CEC)
3. BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).
5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH AND THE FIXTURE NEEDS TO BE HIGH EFFICACY.
7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY AND CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
8. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)
9. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
12. A MINIMUM OF ONE HIGH EFFICIENCY LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT AND VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21)
13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)
14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)
15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A $\frac{120}{240}$ -VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)
16. PER CEC 2022 150.0(N).1.A.:
    IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
    - BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
    - A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
    - A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRICAL SERVICE CHECKLIST

electrical service information:

X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN (LOAD CALCS FOR THE EXISTING DWELLING IS REQUIRED)
☐	NEW SERVICE (NEW ADDRESS REQUIRED)

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

CONTACT SERVICE PROVIDER. REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU. EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF EASTVALE.

GAS SERVICE CHECKLIST

gas service information:

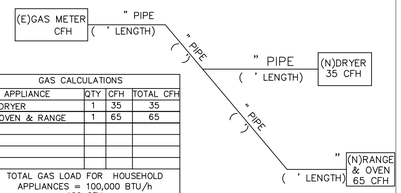
X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN
☐	NEW SERVICE
☐	ALL ELECTRICAL
☐	PROPANE "FIRE CLEARANCE REQUIRED"

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

EXAMPLE GAS PIPE DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.



GAS CALCULATIONS			
APPLIANCE	QTY	CFH	TOTAL CFH
(NEW) DRYER	1	35	35
(NEW) OVEN & RANGE	1	65	65

TOTAL GAS LOAD FOR HOUSEHOLD APPLIANCES = 100,000 BTU/h
100 CFH

PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE

SIZE	½"	¾"	1"	1¼"	1½"	2"
CFH	44	92	173	355	532	1,020

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF EASTVALE BUILDING INSPECTOR

DRAINAGE AND VENT PIPE DIAGRAM

TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1¼	1½	2	3	4	5	6	8	10	12
Maximum Units Drainage Piping[1]										
Vertical	1	2[2]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1	8[3]	35[4]	216[5]	428[5]	720[5]	2640[5]	4680[5]	8200[5]
Maximum Length Drainage Piping										
Vertical, (feet)	45	65	85	212	300	390	510	750	—	—
Horizontal (unlimited)										
Vent **Piping** Horizontal and Vertical[6]										
Maximum Units	1	8[3]	24	84	256	600	1380	3600	—	—
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

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LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA
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project
City of Wildomar Accessory Dwelling Units

revisions
△
△
△
△
△

description
Mechanical/ Electrical/ Plumbing General Notes

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no.
MEP.0

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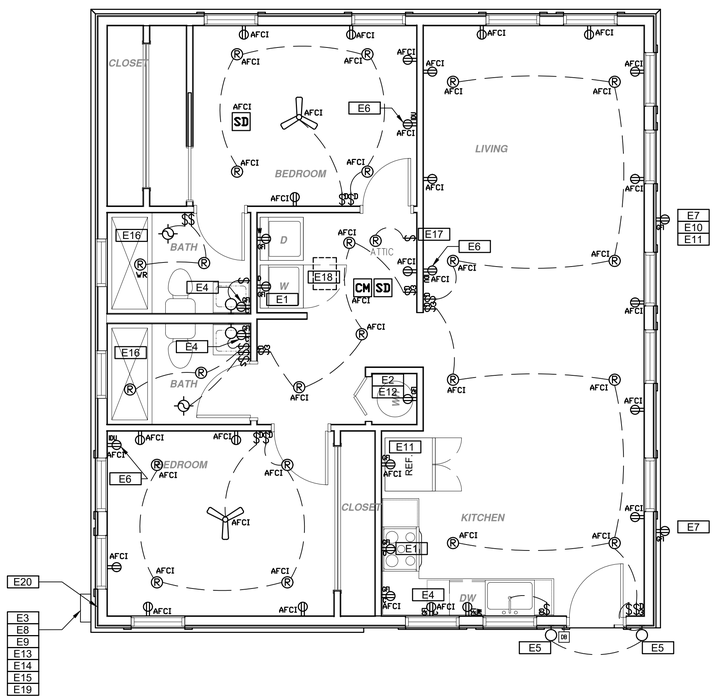
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Consultant

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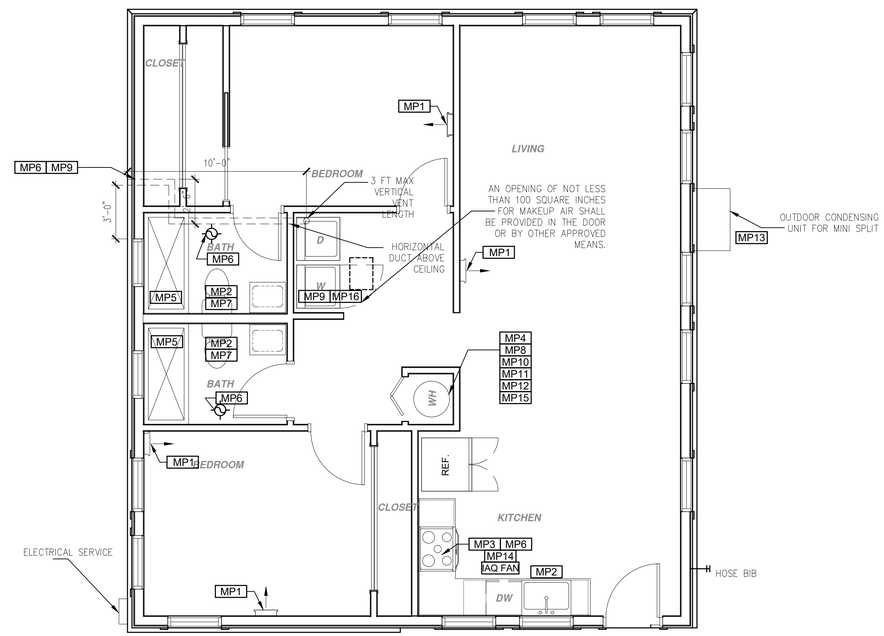
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ELECTRICAL PLAN

1/4"=1'-0"



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- MP1 INDOOR UNIT MINI SPLIT SYSTEM.
- MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI., AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)
- MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)
- MP4 NEW NEEA RATED 40 GAL. HEAT PUMP WATER HEATER, RHEEM PROPH40-T2-RH37S-SO (40 GA, JA13), TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXHAUST DIRECTLY TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER TO BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR. CLEARANCES EQUAL TO ONE OPENING WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE AND ONE OPENING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. EACH OPENING SHALL HAVE A MINIMUM FREE AREA OF 1 INQ PER 1,000 BTU, BUT NOT LESS THAN 100 IN2. FOR ENCLOSURES OPENING INDOORS. (506.3 (1) CPC), AND ALL OTHER SPECIFICATIONS PER MANUFACTURER REQUIREMENTS.
- MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  - ½" PIPE (½" INSULATION);
  - ¾" PIPE (1" INSULATION);
  - 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL TO BE PIPED TO INDOOR HVAC UNIT
- MP14 A MINIMUM RATING HOOD OVER ELECTRICAL RANGE. INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED PER CEC TABLE 150.0-G: 160 cfm OR 65% CE AT <750 s.f, 130 cfm OR 55% CE AT 750-1000 s.f., 110 cfm OR 50% CE AT 1000-1500 s.f., OR 110 cfm OR 50% CE AT >1500 s.f. PROVIDE PLACARD AT THE IAQ SWITCH WHICH STATES "THIS FAN TO REMAIN ON DURING ALL HOURS THE HOUSE IS OCCUPIED"
- MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
- MP16 MAKEUP AIR SHALL BE PROVIDED FOR TYPE I CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

ELECTRICAL KEYNOTES

- E1 DEDICATED DUAL GFCI AND AFCI 30 AMP/ 240V POWER FOR ELECTRIC DRYER AND 50 AMP MINIMUM FOR DEDICATED COOKTOP BRANCH CIRCUIT CONDUCTOR. EACH APPLIANCE COVER PLATE IS TO BE LABELED AS ELECTRIC READY. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET MEP.0, ELECTRIC READY 150.0(u) FOR REQUIREMENTS
- E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. SEE ELECTRICAL NOTE #16 ON MEP.0 FOR MORE INFORMATION
- E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24", ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR
- E6 OUTLET DEDICATED FOR INDOOR MINISPLIT UNIT
- E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED AND SHALL HAVE EXTRA DUTY COVERS
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE 125-VOLT, SINGLE PHASE, 15 OR 20 AMP RATED GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11
- E12 PER CEC 2022 150.0(N).1.A.: THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET MEP.0
- E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET MEP.0, ELECTRIC READY 150.0(s) FOR REQUIREMENTS
- E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY
- E17 LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH OR WALL MOUNTED CONTROL DEVICE AT EACH ATTIC ACCESS (210.70 (C) CEC)
- E18 ATTIC ACCESS PANEL MIN SIZE TO BE 22"X30" AND TO HAVE ONE LIGHTING OUTLET WITH A SWITCH OR CONTROLLED BY A WALL SWITCH OR LISTED WALL MOUNTED CONTROL DEVICE
- E19 THE ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR THE FUTURE SOLAR ELECTRIC INSTALLATION. (CEnC 110.10 (b)&4(e))
- E20 LOCATION RESERVED FOR ROUTING OF CONDUIT FOR SOLAR ZONE

MECHANICAL LEGEND

MECHANICAL

EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR: SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IAQ FAN SWITCH. A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR.
DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS.:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT .

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:
- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE
WALL MOUNTED, 110 V DUPLEX U.O.N.
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 MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER 30AMP/ 240AMP
AFCI = ARC FAULT CIRCUIT INTERRUPTER 120-VOLT SINGLE PHASE, 15- AND 20 20-AMP BRANCH CIRCUIT PER CEC 210.12 (A)

PHONE / DATA / MEDIA

CEILING, WATERPROOF OUTLET

FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.

SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)

SUB PANEL

SWITCHING

$ SWITCH, MOUNT AT 43" AFF
$3 THREE-WAY SWITCH
$4 FOUR-WAY SWITCH
$D DIMMER SWITCH MOUNT 6" ABV COUNTER
$C OCCUPANCY/VACANCY SENSOR
$S ARC-FAULT CIRCUIT
$AFCI INTERRUPTEPER CEC 210.12 (A)

MISC.

CEILING FAN/LIGHT COMBO

CIRCUIT WIRING

DOOR BELL BUTTON

LIGHTING

DR CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB

R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB

RWR CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB

RAFCI ARC-FAULT CIRCUIT INTERRUPTER CEC 210.12 (A)

WALL MOUNTED LIGHT

JUNCTION BOX FLUSH CEILING MOUNTED

UNDER COUNTER LIGHTING

LV LOW VOLTAGE, LANDSCAPE LIGHT

FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

BATHROOM EXHAUST FAN REQUIREMENTS:PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS:ES 150.0(K)/160.5(a)
*IN THE KITCHEN, ALL OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.
*BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
*ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.
*OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (W/ OVERIDE).

project

City of Wildomar Accessory Dwelling Units

revisions

description

Mechanical/ Electrical/ Plumbing Plans

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no.

MEP.1

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SEAL

2. CONCRETE FOUNDATION CONSTRUCTION

200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.

201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.

202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S2.1, CENTERED IN SLAB.

203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER

204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.

205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{16}$", LENGTH<=1$\frac{3}{4}$") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1$\frac{3}{4}$" FROM THE EDGE OF CONCRETE.

206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE $\frac{5}{8}$" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.

207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.

208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.

209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S2.1 FROM EXTERIOR CORNER OF SLAB.

210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF WILDOMAR OF ANY DISCREPANCY, TYPICAL.

211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.

212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.

213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:

MISPLACED HOLDOWN	RETROFIT BOLT	MIN EDGE DISTANCE	REPLACEMENT HD
HDU2	5/8" ALL-THREAD, EMBED 6"	2"	HDU2
HDU4	5/8" ALL-THREAD, EMBED 6"	4.5"	HDU4
HDU5	5/8" ALL-THREAD, EMBED 9"	6"	HDU5
HDU8	7/8" ALL-THREAD, EMBED 9"	6"	HDU8
HDU11	1" ALL-THREAD, EMBED 12"	7"	HDU11

214. RETROFIT $\frac{5}{8}$" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.

LOCATION	TYPE	REPLACEMENT
SLAB EDGE, 1 3/4" DIST.	SHEARWALL	$\frac{5}{8}$" ALL-THREAD, EPOXY, EMBED 3" OR $\frac{5}{8}$" TITEN HD, EMBED 5$\frac{1}{2}$" MIN.
INTERIOR > 6," EDGE DIST.	SHEARWALL OR NON-SHEAR	$\frac{5}{8}$" TITEN HD, EMBED 5$\frac{1}{2}$" MIN.
ANY OTHER	NON-SHEAR	0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:
A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF WILDOMAR APPROVAL.
B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.
C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF WILDOMAR RECOMMENDATIONS .

216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE $\frac{19}{32}$" OR $\frac{5}{8}$" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:
INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. $\frac{5}{8}$" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{7}{8}$" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{7}{16}$" STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC PS1 OR PS2 IN ACCORDANCE WITH NDS SDPWS.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.

SILL PLATE ANCHORS:

306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.

307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.

308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.

ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

310. ENGINEERED BEAMS ARE AS FOLLOWS:
"PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
"LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
"LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
"IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:

2X4 FRAMING LUMBER NOT LISTED BELOW	STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS	STUD GRADE OR BETTER
2X4 STUDS OVER 10'	#2 OR BETTER
2X4 SILLS & PLATES	STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES	#2 OR BETTER
4X4 STUDS & POSTS	STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS	#1 OR BETTER
4X4, 4X6 BEAMS & HEADERS	#2 OR BETTER
4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS	#1 OR BETTER
6X4 BEAMS & HEADERS	#2 OR BETTER
6X6 & LARGER BEAM & HEADERS	#1 OR BETTER
2X10 AND LARGER RAFTERS AND JOISTS	#1 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.

STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S2.1 FOR NOTCHING AND BORING.

313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.

314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.

315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.

316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.

317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.

320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.

322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

BEAM OR JOIST	SIMPSON/USP HANGER
I-JOIST FLOOR JOISTS	IUS, IUT, OR ITT HANGERS
1.75 X LSL AND LVL	HU, HUS, OR WPU
2.69 X PSL AND LVL	HU OR HWU
3.5 X PSL AND LVL	HHUS OR HWU
5.25 X PSL AND LVL	HHUS OR HWU
7 X PSL AND LVL	HHUS OR HWU

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.

323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:
A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)
C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG

400. PLYWOOD AND OSB PANELS:
APA PLYWOOD & OSB--ESR-2586

401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403
ROSEBURG JOISTS & BEAMS--ESR-1210, 1251
GLU-LAM BEAMS-- ESR-1940
PACIFIC WOOD TECH - ESR 2909

402. WOOD CONNECTORS:
SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472

403. ADHESIVES & ANCHORS:
SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771
SIMPSON TITEN HD--ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D 2$\frac{1}{2}$" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D 2$\frac{1}{2}$" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D 2$\frac{1}{2}$" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

NAIL SIZES

SIZE OF NAIL	STANDARD LENGTH	WIRE GAUGE	SIZE (INCHES)	PENETRATION REQUIRED
BOX NAILS				
6D	2"	12	0.099	1"
8D	2 "	11	0.113	1"
10D	3"	10	0.128	1"
12D	3"	10	0.128	1 "
16D	3 "	10	0.135	1 "
16D SINKER	3"	9	0.148	1"
COMMON NAILS				
6D	2"	11	0.113	1"
8D	2$\frac{1}{2}$ "	10	0.131	1"
10D	3"	9	0.148	1$\frac{1}{4}$"
12D	3"	9	0.148	1$\frac{1}{4}$"
16D	3 "	8	0.162	1$\frac{1}{2}$"

C&C PRESSURES

ROOF: GABLE ROOF, PITCH α = 18.3°

$A_{EFFECTIVE}$ =	10 sf	28 sf	30 sf
(-) ZONE 1	-42.0 psf	-39.5 psf	-39.3 psf
(-) ZONE 2	-50.6 psf	-45.5 psf	-45.1 psf
(-) ZONE 3	-87.5 psf	-76.0 psf	-75.2 psf
(+) ALL ZONES	16.5 psf	16.0 psf	16.0 psf

WALLS

$A_{EFFECTIVE}$ =	10 sf	21 sf	48 sf
(-) ZONE 4	-1.28 psf	-34.7 psf	-32.9 psf
(-) ZONE 5	-1.58 psf	-41.6 psf	-38.0 psf
(+) ZONE 4&5	1.00 psf	31.9 psf	30.1 psf

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.	4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N.	2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N.	2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples
FLAT BLKNG TO TRUSS AND WEB, F.N.	16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c
CEILING JOISTS TO TOP PLATE, T.N.	4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
COLLAR TIE TO RAFTER, F.N.	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples
RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM	
TOENAIL	4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
ENDNAIL	2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN
STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)	16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN
BUILT-UP HEADER (2" TO 2"), FN EA. EDGE	16d Com @ 16" o.c OR 16d Box @ 12" o.c.
CONT. HEADER TO STUD, T.N.	4-8d Com, 4-10d Box, 5-8d box
TOP PLATE TO TOP PLATE	16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN
TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL 24" MIN LAP SPLICE EA. SIDE	8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples
BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL	
UNBRACED WALL: 16" o.c. FN	16d Com
UNBRACED WALL: 12" o.c. FN	16d Box, 3" x 0.131" nails, 3" 14 gage staples
BRACED WALL: 16"o.c. FN	2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples
STUD TO TOP OR BOTTOM PLATE	
TOENAIL	4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples
ENDNAIL	3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.	2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
1" BRACE TO EACH STUD AND PLATE, F.N.	3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
1"x6" SHEATHING TO EACH BEARING, F.N.	3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box
1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.	4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box
JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.	4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER	8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN
1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.	2-1.75" Gage Staples, 2-8d Com, 3-10d Box
2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND	3-16d Box, 2-16d Com
2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING	3-16d Box, 2-16d Com
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	
32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES	20d Com
24" o.c. FN Top & BTTM	10d Box, 3"x0.131" nails, 3" 14 gage staples
ENDS & SPLICES, FN	2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
LEDGER SUPPORTING JOISTS/RAFTERS	4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
JOIST TO BAND OR RIM JOIST, END NAIL	3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.	2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples

WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND PARTICLEBOARD WALL SHEATHING TO FRAMING		EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
$\frac{3}{8}$"-$\frac{1}{2}$"	16d Com or deformed; or 2$\frac{3}{8}$"x.113" nail (subfloor and wall)	6	12
	8d Com or deformed (roof) or 2$\frac{3}{8}$" x.113" nail (roof)	6[e]	6[e]
	1$\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (subfloor and wall)	4	8
	2$\frac{3}{8}$" x.113"x.266" head nail (roof)	3[f]	3[f]
	1$\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (roof)	3[f]	3[f]
$\frac{19}{32}$"-$\frac{3}{4}$"	8d Com or deformed (subfloor and wall)	6	12
	8d Com or deformed (roof) or 2$\frac{3}{8}$" x.113" nail (roof)[d]	6[e]	6[e]
	2$\frac{3}{8}$" x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$" crown	4	8
$\frac{7}{8}$"-1$\frac{1}{4}$"	10d Com or (3"x0.148"); or deformed (2$\frac{1}{2}$ x.131"x.281 head)	6	12
OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)			
$\frac{1}{2}$"[b]	1$\frac{1}{2}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or 1$\frac{1}{4}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
$\frac{25}{32}$"[b]	1$\frac{3}{4}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or 1$\frac{1}{2}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
$\frac{3}{4}$" & LESS	8d COMMON (2$\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
$\frac{7}{8}$"-1"	8d COMMON (2$\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
1$\frac{1}{8}$"-1$\frac{1}{4}$"	10d COMMON (3"x0.148"); or deformed (2$\frac{1}{2}$"x0.131"); or deformed (2$\frac{1}{2}$"x0.120")	6	12
PANEL SIDING TO FRAMING			
$\frac{1}{2}$" & LESS	6d corrosion-resistant siding (1$\frac{7}{8}$"x.106"); or 6d corrosion-resistant (2"x.099")	6	12
$\frac{5}{8}$"	8d corrosion-resistant siding (2$\frac{3}{8}$"x0.128"); or 8d corrosion-resistant casing (2$\frac{1}{2}$"x0.113")	6	12
INTERIOR PANELING			
$\frac{1}{4}$"	4d casing (1$\frac{1}{2}$"x0.080"); or 4d finish (1$\frac{1}{2}$"x0.072")	6	12
$\frac{3}{8}$"	6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)	6	12

FOOTNOTES:

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. 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. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph
g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA RESIDENTIAL CODE.

701. SEISMIC DESIGN CRITERIA:

SOIL BEARING VALUE					1,500 psf
SITE CLASS					D (Default)
SEISMIC DESIGN CATEGORY					D
RISK CATEGORY					II
SEISMIC IMPORTANCE FACTOR					1
Ss:	1.850	Sds:	1.480	Cs:	0.207
S1:	0.670	Sd1:	0.759	R:	6.5

BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.

702. WIND DESIGN CRITERIA :

WIND SPEED	126 mph
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEF	0.18

703. DESIGN LOADING - WORST CASE LOADING:

ROOF DL	18 psf	I	ROOF LL	20 psf
PORCH DL	26 psf	I	PORCH LL	20 psf
TRELLIS DL	6 psf	I	TRELLIS LL	10 psf
SOLAR PANELS	3 psf			

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A HOLDOWN ATTACHED.)

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

9. SOILS REPORT

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
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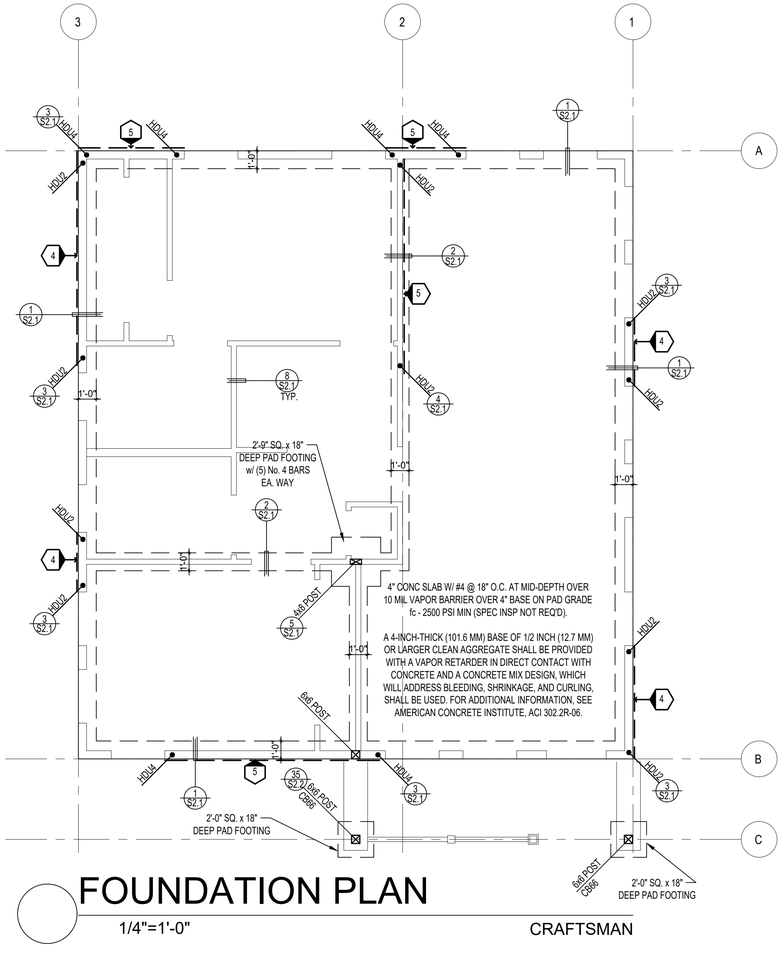
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City of Wildomar Accessory Dwelling Units

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Structural Notes & Specifications

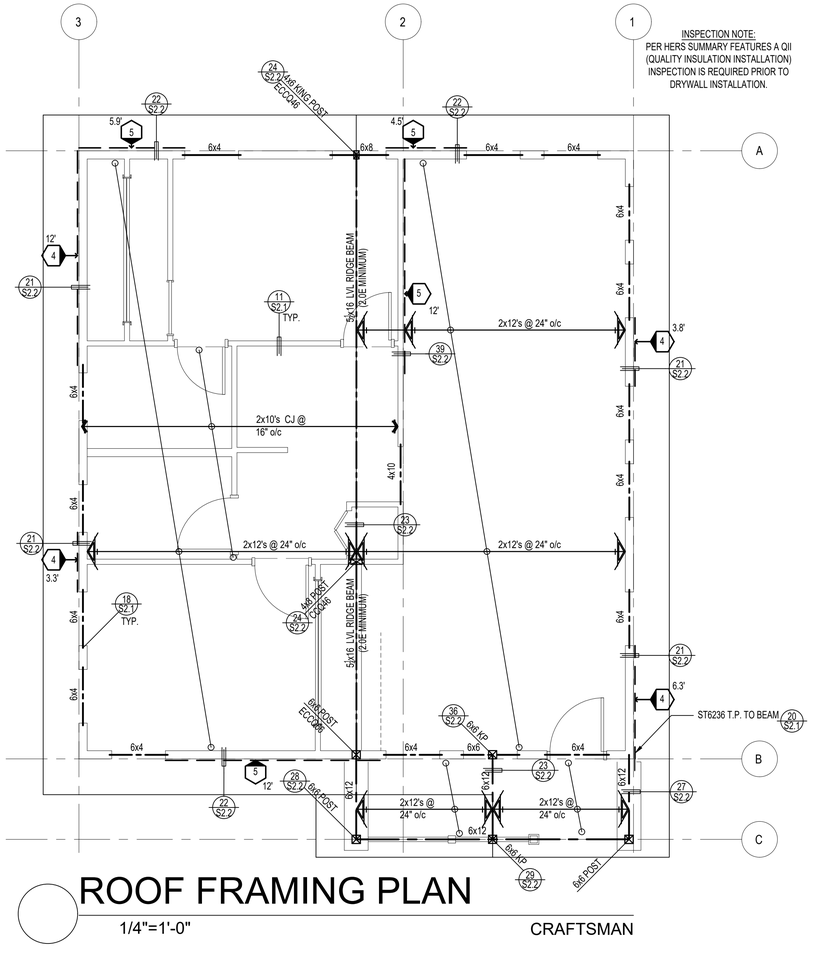
date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S0.1

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
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FOUNDATION PLAN

1/4"=1'-0" CRAFTSMAN



ROOF FRAMING PLAN

1/4"=1'-0" CRAFTSMAN

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

LEGEND

- X — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

description

CRAFTSMAN FOUNDATION & FRAMING PLAN

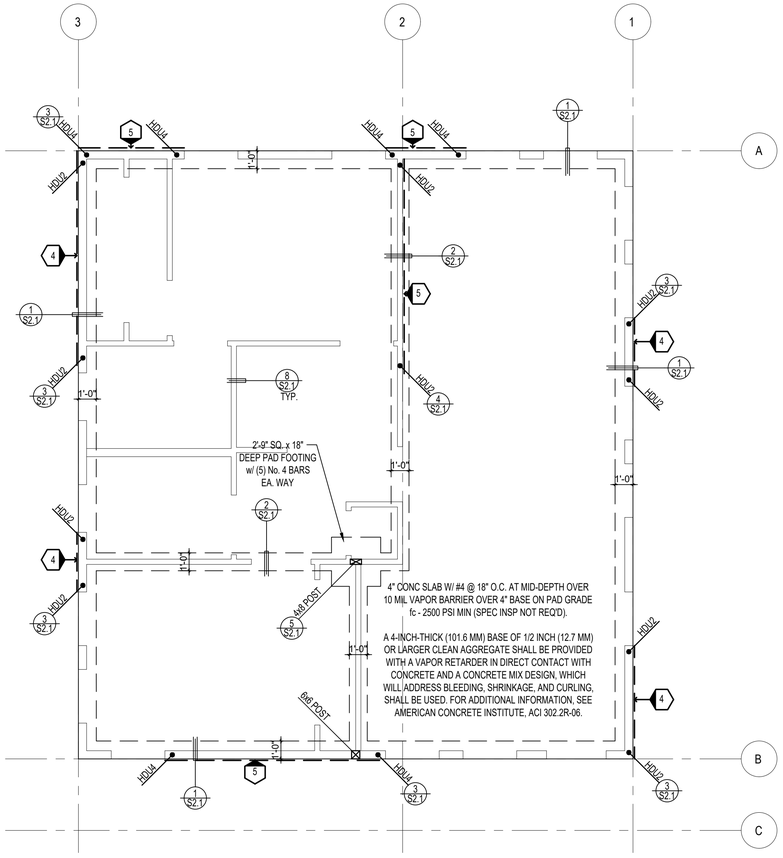
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project no. 2025_Wildomar

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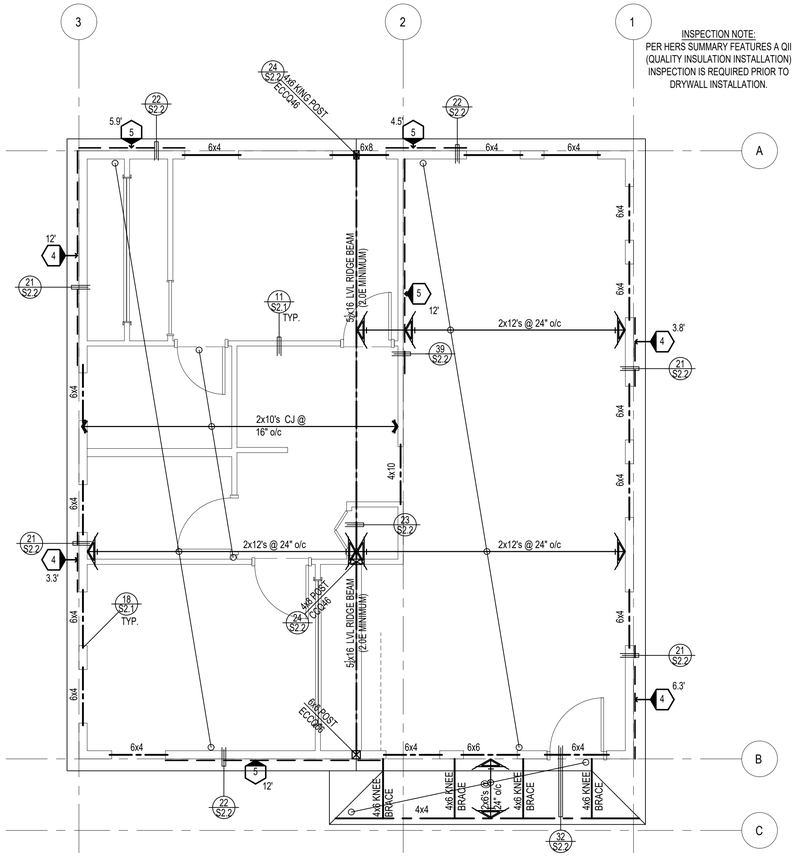
sheet no. S1.1

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591



FOUNDATION PLAN

1/4"=1'-0" MONTEREY



ROOF FRAMING PLAN

1/4"=1'-0" MONTEREY

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/4" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

LEGEND

- X' — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

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description

MONTEREY FOUNDATION & FRAMING PLAN

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. S1.2

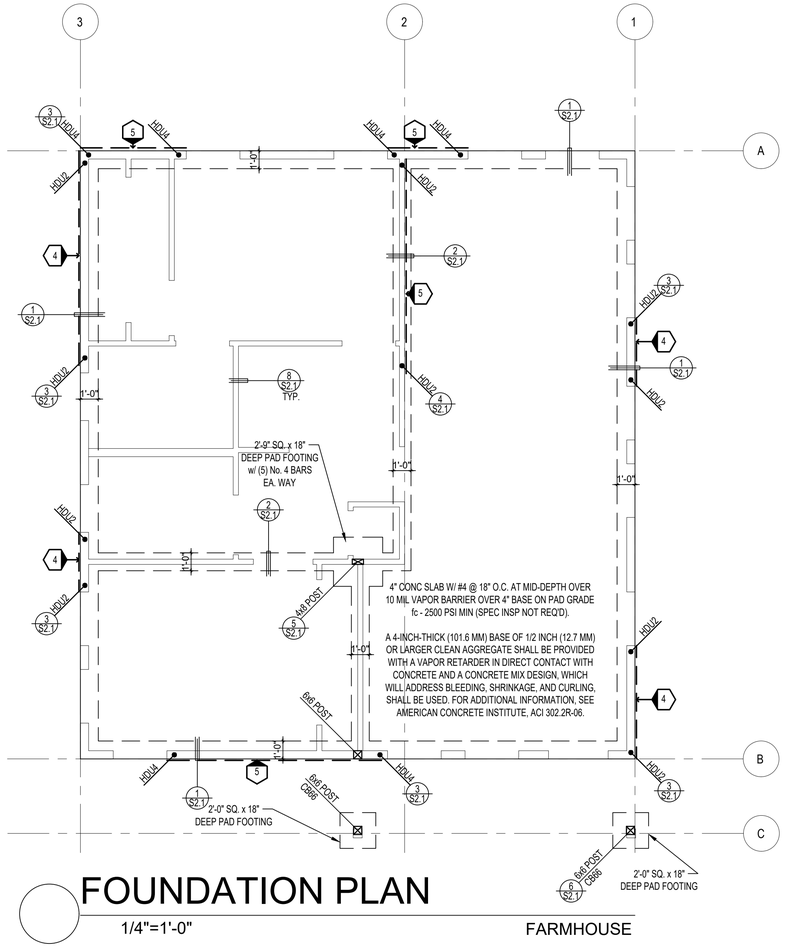
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DESIGN PATH STUDIO

Consultant



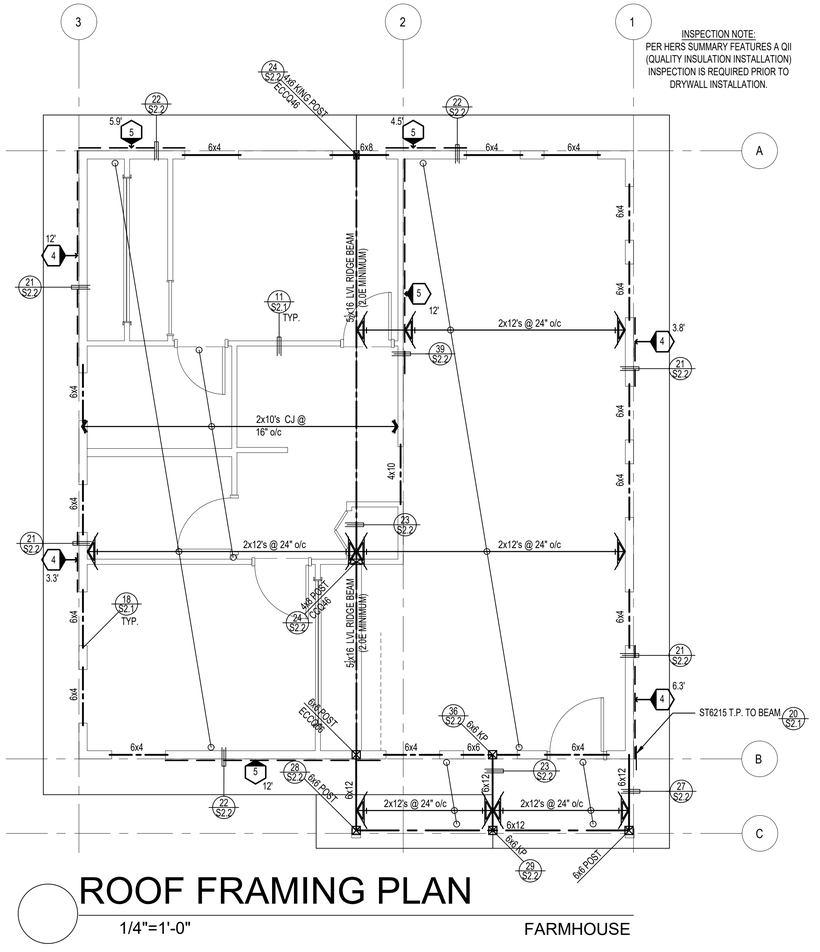
SEAL



FOUNDATION PLAN

1/4"=1'-0" FARMHOUSE

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.



ROOF FRAMING PLAN

1/4"=1'-0" FARMHOUSE

SHEAR WALL SCHEDULE (ASD VALUES)

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SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/4" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
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revisions

description
FARMHOUSE FOUNDATION & FRAMING PLAN

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. S1.3

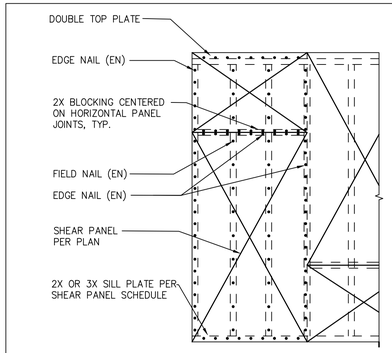
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DESIGN PATH STUDIO

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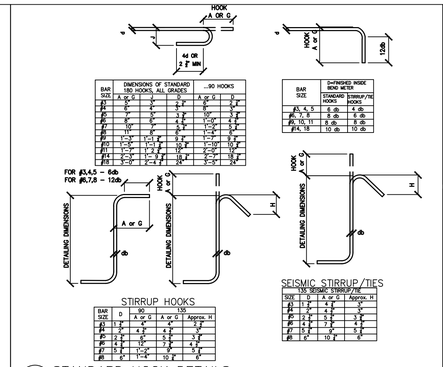
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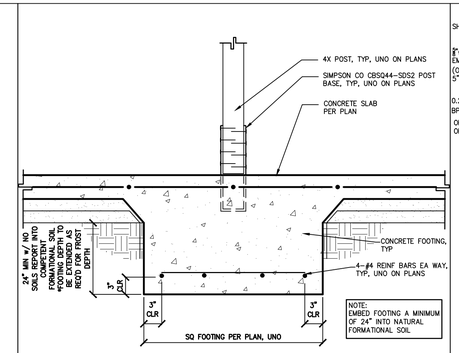


17 TYPICAL SHEAR PANEL — SCALE: NTS

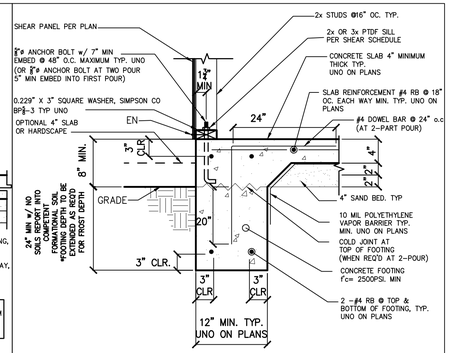
13 — SCALE: 1"=1'-0"



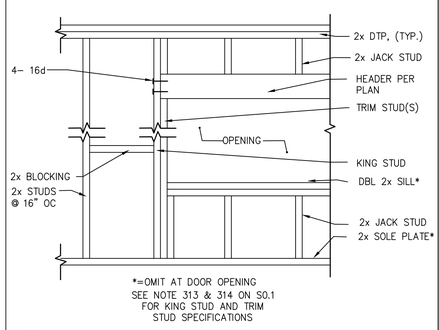
9 STANDARD HOOK DETAILS — SCALE: NTS



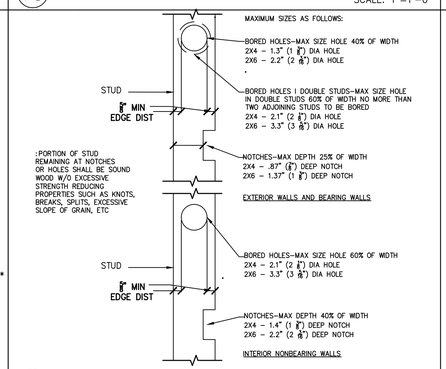
5 POST FOOTING WITHIN SLAB — SCALE: 1"=1'-0"



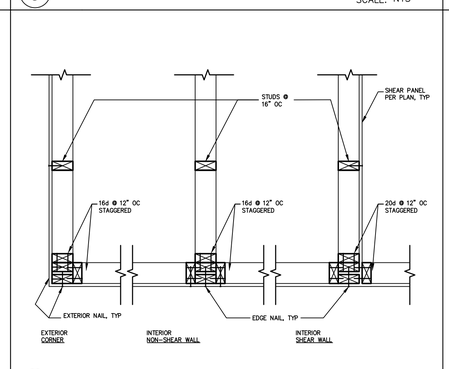
1 EXTERIOR FOOTING, TYPICAL — SCALE: 1"=1'-0"



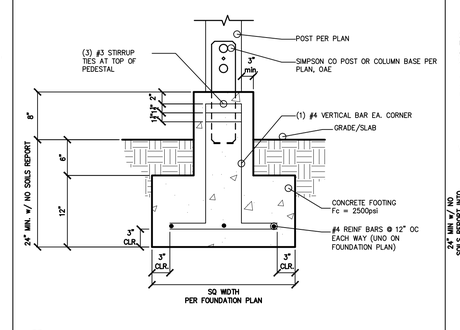
18 FRAMING FOR ROUGH WINDOW OR DOOR OPENING — SCALE: 1½"=1'-0"



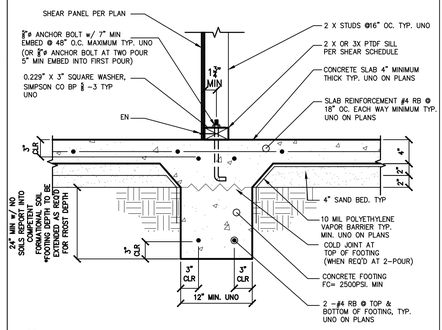
14 STUD CUTTING, BORING AND NOTCHING — SCALE: 1"=1'-0"



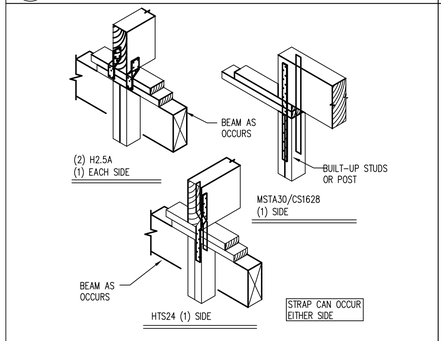
10 STUD WALL INTERSECTION — SCALE: 1"=1'-0"



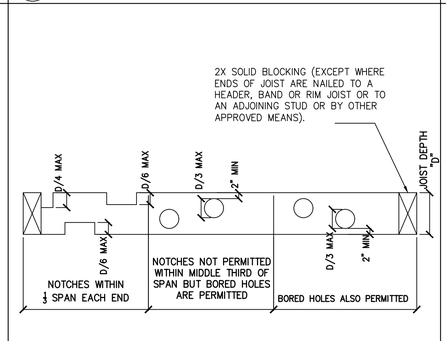
6 TYPICAL POST FOOTING — SCALE: 1"=1'-0"



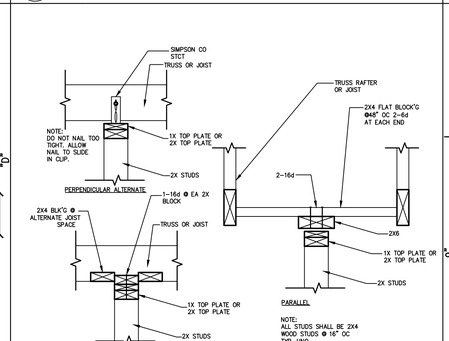
2 SLAB ON GRADE ONE STORY INTERIOR FOOTING — SCALE: 1"=1'-0"



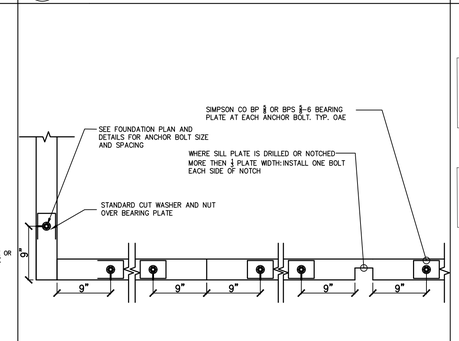
19 SUPPORT COLUMN TO BEAM — SCALE: 1"=1'-0"



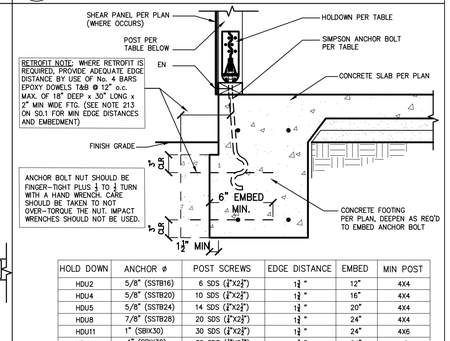
15 JOIST CUTTING, BORING AND NOTCHING — SCALE: NTS



11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE — SCALE: 1"=1'-0"

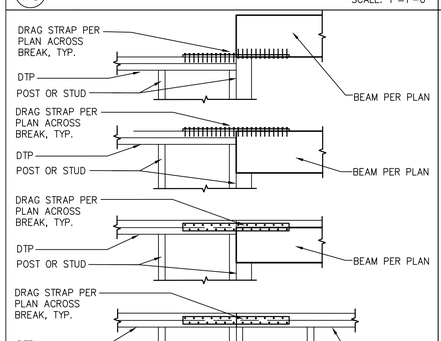


7 SILL PLATE ANCHOR BOLTING — SCALE: 1"=1'-0"

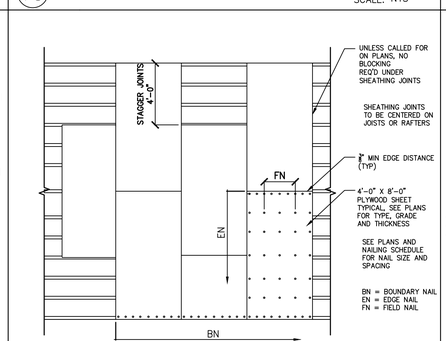


HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

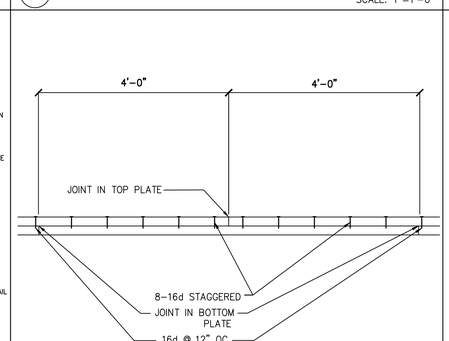
3 HOLDOWN – PERIMETER FOOTING — SCALE: 1"=1'-0"



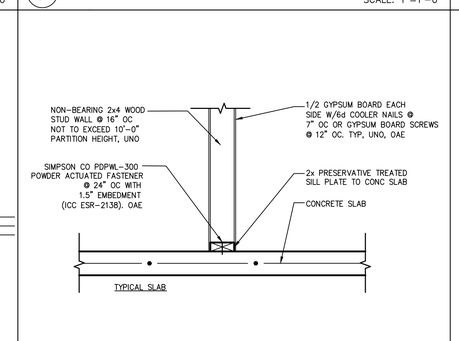
20 DRAG STRAP AT TP TO BM OR TP — SCALE: 1"=1'-0"



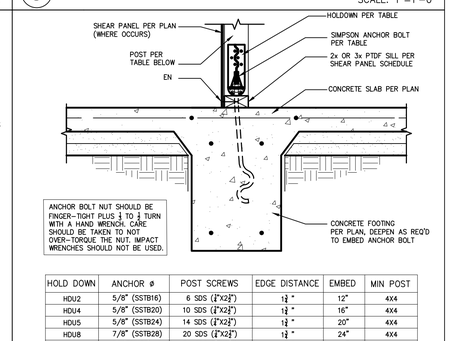
16 WOOD ROOF AND FLOOR SHEATHING LAYOUT — SCALE: 1"=1'-0"



12 DOUBLE TOP-PLATE SPLICE — SCALE: NTS



8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB — SCALE: 1"=1'-0"



HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

4 HOLDOWN – INTERIOR FOOTING — SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

revisions

description
Structural Details

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. S2.1

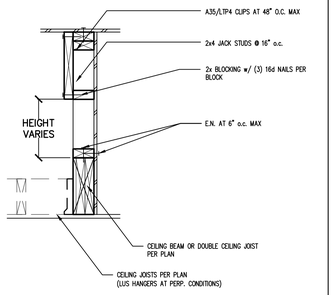
Michael Baker
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40810 COUNTY CENTER DRIVE
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DESIGN PATH STUDIO

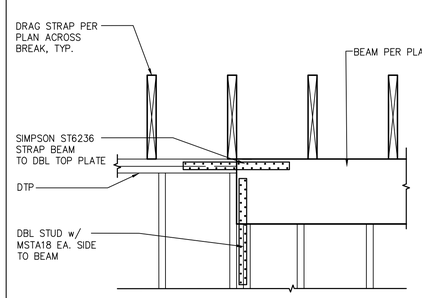
Consultant



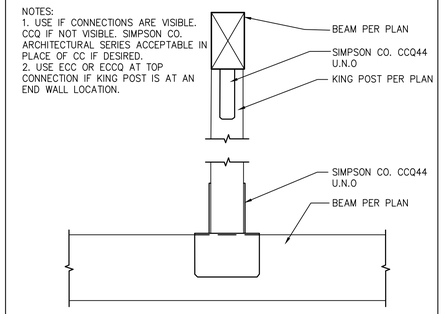
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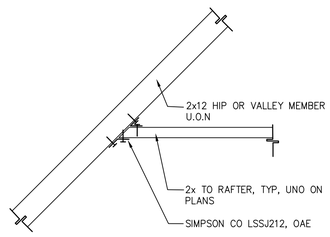
37 VAULTED ROOF TO FLAT CEILING CONNECTION
SCALE: 1"=1'-0"



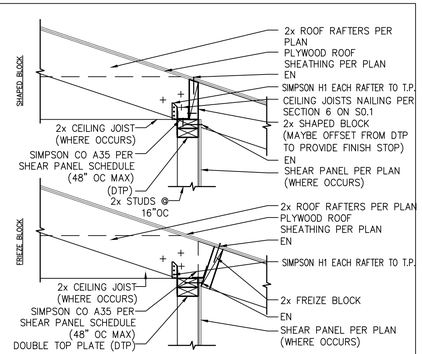
33 CANTILEVER PORCH BEAM CONNECTION TO WALL
SCALE: 1"=1'-0"



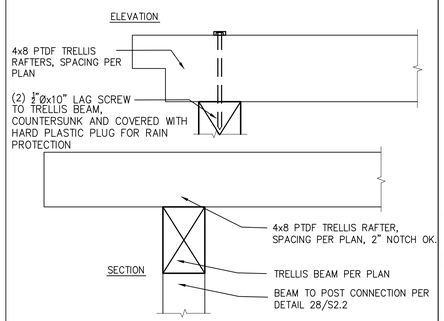
29 KING POST
SCALE: 1"=1'-0"



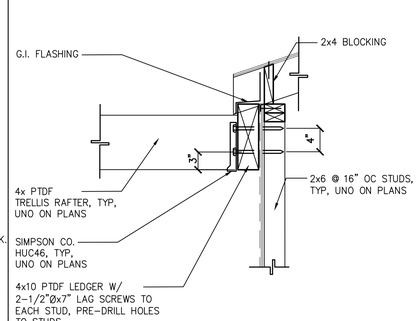
25 RAFTER TO HIP OR VALLEY
SCALE: 1"=1'-0"



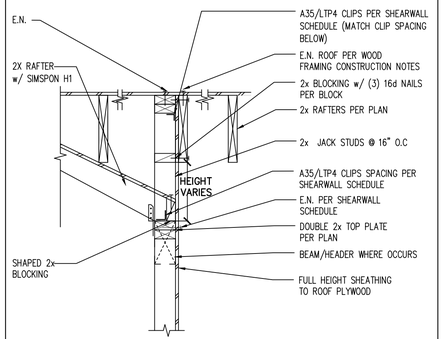
21 SHEAR TRANSFER AT EAVE
SCALE: 1"=1'-0"



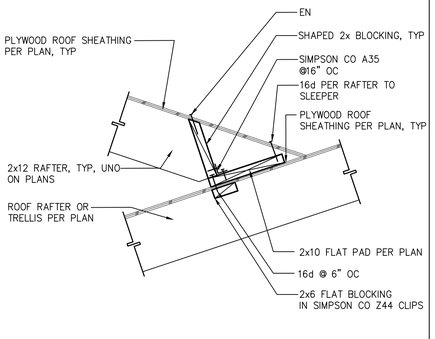
38 POST/BEAM/RAFTER/TRELLIS CONNECTIONS
SCALE: 1"=1'-0"



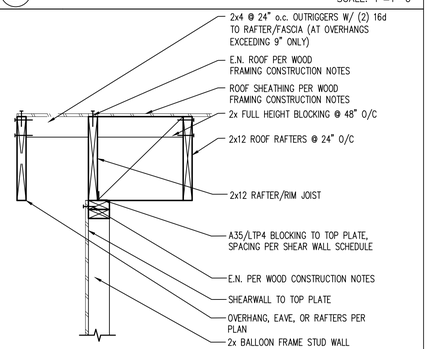
34 TRELLIS LEDGER AT WALL
SCALE: 1"=1'-0"



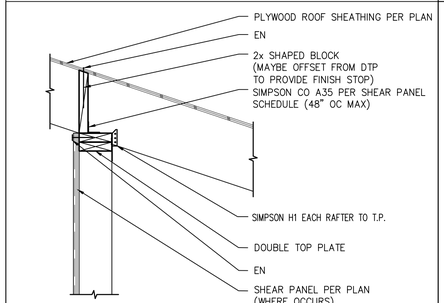
30 ROOF TRANSITION @ WALL/HEADER
SCALE: 1"=1'-0"



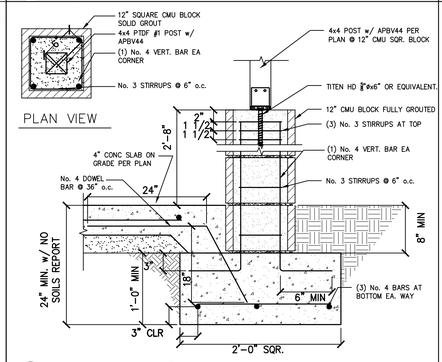
26 CALIFORNIA ROOF FILL CONNECTION
SCALE: 1"=1'-0"



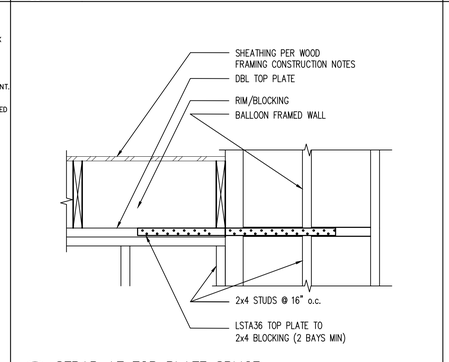
22 PARALLEL RAFTERS AT SHEAR WALL
SCALE: 1"=1'-0"



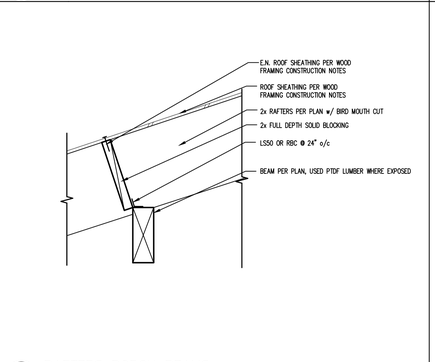
39 SHEAR TRANSFER AT BEARING WALL
SCALE: 1"=1'-0"



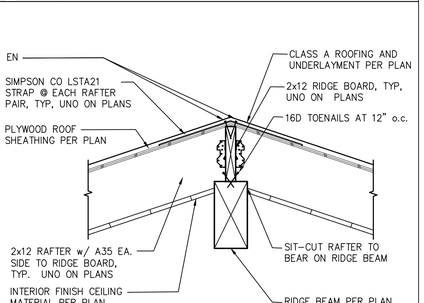
35 4x4 POST AT 12" CMU PILASTER
SCALE: 1"=1'-0"



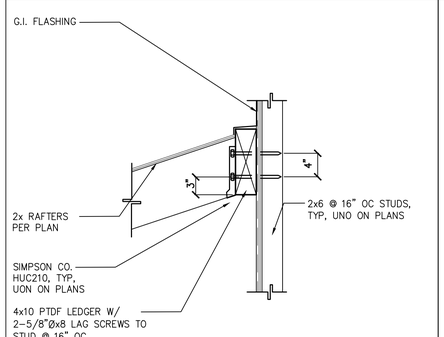
31 STRAP AT TOP PLATE SPLICE
SCALE: 1"=1'-0"



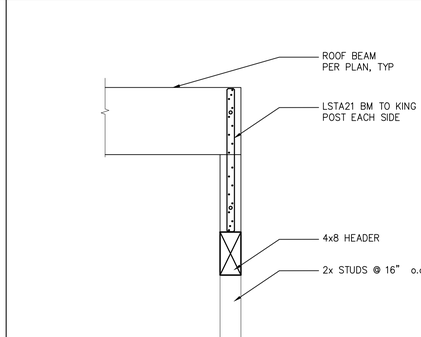
27 RAFTERS PORCH BEAMS
SCALE: 1"=1'-0"



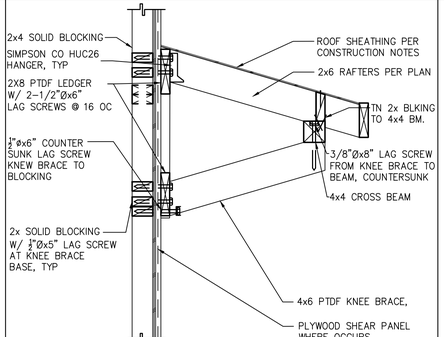
23 RAFTER AT RIDGE BOARD OVER RIDGE BEAM
SCALE: 1"=1'-0"



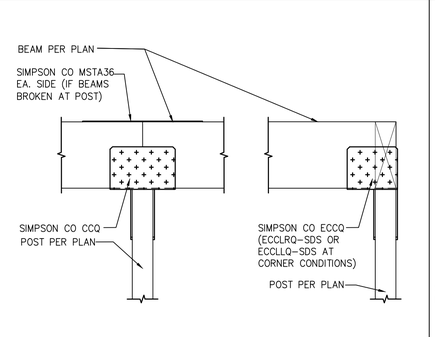
40 LEDGER AT MONTEREY PORCH WALL



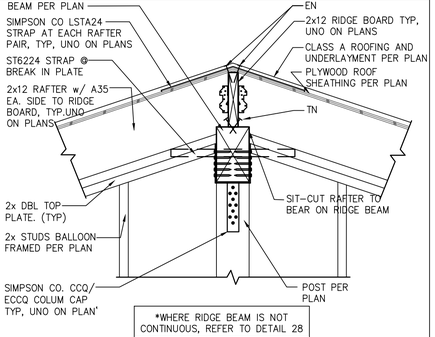
36 KING POST – OPTION B
SCALE: 1"=1'-0"



32 KNEE BRACE TRELLIS OPENING CAP
SCALE: 1"=1'-0"



28 POST TO BEAM WITH CCQ/ECCQ
SCALE: 1"=1'-0"



24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE
SCALE: 1"=1'-0"

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project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.2

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Wildomar ADU 2 Bed B

Wildomar, CA 92595

Project Designer:

Design Path Studio
P.O. Box 230165
Encinitas, CA 92023
619-292-8807

Report Prepared by:

Design Path Studio

,

Job Number:

Date:

2/23/2026

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC – www.energysoft.com.

GENERAL INFORMATION					
01	Project Name	Wildomar ADU 2 Bed B			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Wildomar	05	Standards Version	2022
06	Zip code	92595	07	Software Version	EnergyPro 9.4
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1054	19	Glazing Percentage (%)	16.60%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

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

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	35.5	39.7	29.9			
Proposed Design						
North Facing	32.9	35.9	27.9	2.6	3.8	2
East Facing	33.2	36.3	28	2.3	3.4	1.9
South Facing	32.6	35.3	27.5	2.9	4.4	2.4
West Facing	32.6	36	27.9	2.9	3.7	2
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.13 kWdc
- Proposed PV Capacity Scaling: North (2.13 kWdc) East (2.13 kWdc) South (2.13 kWdc) West (2.13 kWdc)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.58	7.23	1.73	12.37	-0.15	-5.14
Space Cooling	1.28	28.03	0.89	23.94	0.39	4.09
IAQ Ventilation	0.39	4.11	0.39	4.11	0	0
Water Heating	2.04	20.68	1.35	13.98	0.69	6.7
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**5.29**	**60.05**	**4.36**	**54.4**	**0.93**	**5.65**
Space Heating	1.58	7.23	1.85	13.17	-0.27	-5.94
Space Cooling	1.28	28.03	0.88	23.65	0.4	4.38
IAQ Ventilation	0.39	4.11	0.39	4.11	0	0
Water Heating	2.04	20.68	1.35	13.99	0.69	6.69
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**5.29**	**60.05**	**4.47**	**54.92**	**0.82**	**5.13**

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.58	7.23	1.67	11.84	-0.09	-4.61
Space Cooling	1.28	28.03	0.85	23.47	0.43	4.56
IAQ Ventilation	0.39	4.11	0.39	4.11	0	0
Water Heating	2.04	20.68	1.35	13.96	0.69	6.72
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**5.29**	**60.05**	**4.26**	**53.38**	**1.03**	**6.67**
Space Heating	1.58	7.23	1.6	11.33	-0.02	-4.1
Space Cooling	1.28	28.03	0.93	25.13	0.35	2.9
IAQ Ventilation	0.39	4.11	0.39	4.11	0	0
Water Heating	2.04	20.68	1.34	13.94	0.7	6.74
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**5.29**	**60.05**	**4.26**	**54.51**	**1.03**	**5.54**

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	19.46	17.82	1.64	8.43
Net EUI[2]	7.69	6.05	1.64	21.33
East Facing				
Gross EUI[1]	19.46	17.95	1.51	7.76
Net EUI[2]	7.69	6.19	1.5	19.51
South Facing				
Gross EUI[1]	19.46	17.83	1.63	8.38
Net EUI[2]	7.69	6.07	1.62	21.07
West Facing				
Gross EUI[1]	19.46	17.87	1.59	8.17
Net EUI[2]	7.69	6.11	1.58	20.55

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.13	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Exposed slab floor in conditioned zone
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Wildomar ADU 2 Bed B	1054	1	2	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU - 2 Bed B	Conditioned	Minisplit ADU-2 Bed B1	1054	9	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall ADU-2 Bed B	ADU - 2 Bed B	R-19 Wall	0	Front	341	51.5	90
Right Wall ADU-2 Bed B	ADU - 2 Bed B	R-19 Wall	270	Right	272	52.5	90
Back Wall ADU-2 Bed B	ADU - 2 Bed B	R-19 Wall	180	Back	341	42	90
Left Wall ADU-2 Bed B	ADU - 2 Bed B	R-19 Wall	90	Left	272	29	90
Roof Ceiling --2 Bed B	ADU - 2 Bed B	R-30 Roof Attic	n/a	n/a	216	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof (cath) ADU--2 Bed B	ADU - 2 Bed B	R-30 Roof No Attic	270	Right	838	0	3	0.1	0.85	No

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic ADU - 2 Bed B	Attic RoofADU - 2 Bed B	Ventilated	3	0.1	0.85	No	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Door #1	Window	Front Wall ADU-2 Bed B	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A	Window	Front Wall ADU-2 Bed B	Front	0			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (5) #A	Window	Right Wall ADU-2 Bed B	Right	270			1	52.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (4) #A	Window	Back Wall ADU-2 Bed B	Back	180			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
Window (2) #B	Window	Left Wall ADU-2 Bed B	Left	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window (2) #A	Window	Left Wall ADU-2 Bed B	Left	90			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade ADU-2 Bed B	ADU - 2 Bed B	1054	130	none	0	0%	No

DESIGN PATH STUDIO

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SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

△
△
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△

description

Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

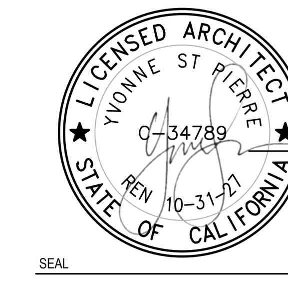
sheet no. T24.1

Michael Baker INTERNATIONAL

40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

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SEAL

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Wildomar ADU 2 Bed B **Calculation Date/Time:** 2026-02-23T11:36:21-08:00 (Page 9 of 12)

Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 2 Bed B.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.034	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Attic RoofADU - 2 Bed B	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Wildomar ADU 2 Bed B **Calculation Date/Time:** 2026-02-23T11:36:21-08:00 (Page 10 of 12)

Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 2 Bed B.ribd22x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH375SO (40 gal, JA13)	TankZone	ADU - 2 Bed B	ADU - 2 Bed B

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Minisplit ADU-2 Bed B1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Wildomar ADU 2 Bed B **Calculation Date/Time:** 2026-02-23T11:36:21-08:00 (Page 11 of 12)

Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 2 Bed B.ribd22x

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF	8.2	24000	14880	EERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	53	0.35	Exhaust	No	n/a / n/a	No	Yes	

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Wildomar ADU 2 Bed B **Calculation Date/Time:** 2026-02-23T11:36:21-08:00 (Page 12 of 12)

Calculation Description: Title 24 Analysis **Input File Name:** Wildomar ADU 2 Bed B.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Yvonne St. Pierre	Documentation Author Signature: Yvonne St. Pierre
Company: Design Path Studio	Signature Date: 02/23/2026
Address: P.O. Box 230165	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Yvonne St. Pierre	Responsible Designer Signature: Yvonne St. Pierre
Company: Design Path Studio	Date Signed: 02/23/2026
Address: P.O. Box 230165	License:
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

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

RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name	Building Type	Date
Wildomar ADU 2 Bed B	☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	2/23/2026

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
Wildomar	CA Climate Zone 10	1,054	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Wall	Wood Framed	R 19	1,051		New
Roof	Wood Framed Attic	R 30	216		New
Roof	Wood Framed Rafter	R 30	838		New
Slab	Unheated Slab-on-Grade	- no insulation	1,054	Perim = 130'	New

FENESTRATION Total Area: 175 Glazing Percentage: 16.6% New/Altered Average U-Factor: 0.30

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N)	51.5	0.300	0.23	none	none	N/A	New
Right (W)	52.5	0.300	0.23	none	none	N/A	New
Rear (S)	42.0	0.300	0.23	none	none	N/A	New
Left (E)	29.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.20 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Minisplit ADU-2 Bed B	Ductless / with Fan	Ductless	Conditioned	8.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.10	Standard	New

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

project
City of Wildomar Accessory Dwelling Units

revisions

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△
△
△
△

description
Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. **T24.2**

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Wildomar ADU 2 Bed B
System Name	Minisplit ADU-2 Bed B
Date	2/23/2026
Floor Area	1,054

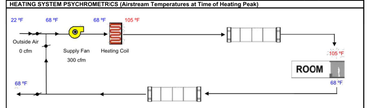
ENGINEERING CHECKS	
Number of Systems	1
Heating System	
Output per System	24,000
Total Output (Btuh)	24,000
Output (Btuh/sqft)	22.8
Cooling System	
Output per System	24,000
Total Output (Btuh)	24,000
Total Output (Tons)	2.0
Total Output (Btuh/sqft)	22.8
Total Output (sqft/Ton)	527.0
Air System	
CFM per System	300
Airflow (cfm)	300
Airflow (cfm/sqft)	0.28
Airflow (cfm/Ton)	150.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00

SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Total Room Loads	466	10,211	322	372	14,078
Return Vented Lighting		0			0
Return Air Ducts		0			0
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		0			0
TOTAL SYSTEM LOAD		10,211	322		14,078

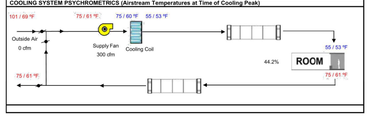
HVAC EQUIPMENT SELECTION			
Fujitsu AOUG24RLWXH	20,866	124	13,378
Total Adjusted System Output (Adjusted for Peak Design conditions)	20,866	124	13,378
TIME OF SYSTEM PEAK	Aug 3 PM		Jan 1 AM

Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant



SEAL

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
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2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
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project

City of Wildomar Accessory Dwelling Units

revisions

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△

description

Example Energy Calculations

date	27 February 2026
project no.	2025_Wildomar
drawn by	YSP/CRP/JDJG
sheet no.	T24.3

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A

WILDOMAR, CALIFORNIA

FINAL DESIGN - 02/27/2026

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT-READY DOCUMENTS PROVIDED BY MICHAEL BAKER INTERNATIONAL ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRE EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT-READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN THAT COMPLIES WITH THE RECOMMENDATION OF THE GEOGRAPHIC ENGINEER 'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

PROJECT DIRECTORY

APPLICANT
NAME:
ADDRESS:
PHONE:
EMAIL:

OWNER
NAME:
ADDRESS:
PHONE:
EMAIL:

SITE PLAN & TITLE SHEET PREPARATION
COMPANY:
CONTACT:
ADDRESS:
PHONE:
EMAIL:

CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT
23300 WILDOMAR TRAIL
WILDOMAR, CA 92595
(951) 677-4400

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY 994 SF DETACHED 3 BEDROOM, 1 BATHROOM ACCESSORY DWELLING UNIT.

PORCH AREAS ARE AS FOLLOWS:
CRAFTSMAN PORCH: 110 SF (1,104 SF TOTAL)
MONTEREY PORCH: 73 SF (1,067 SF TOTAL)
MODERN FARMHOUSE PORCH: 92 SF (1,086 SF TOTAL)

BUILDING INFORMATION

APPLICABLE CODES AND STANDARDS:
WILDOMAR MUNICIPAL CODE
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
WILDOMAR ADMINISTRATIVE PROVISIONS
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA ENERGY CODE (CEEC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)

SITE ADDRESS:

OCCUPANCY GROUP: R3, U STORIES: 1
CONSTRUCTION TYPE: VB HEIGHT: 13' - 8"

VICINITY MAP

PROJECT INFORMATION

APN:
ZONING:
LOT SIZE:

LOT COVERAGE

	ALLOWABLE	PROPOSED

SETBACKS

	ALLOWABLE	PROPOSED
FRONT:		
REAR:		
SIDE (INTERIOR):		
SIDE (STREET):		
SIDE (CORNER):		

DISTANCE BETWEEN STRUCTURES

ALLOWABLE	PROPOSED

PARKING

REQUIRED	PROVIDED

HERS NOTES

1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(A)3, 10-103(B)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1 R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(0)3, 10-103(B)1.A.
3. CF1 R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. QUALITY INSULATION INSPECTION - HIRE HERS RATER EARLY BEFORE DRYWALL. VARIABLE CAPACITY HEAT PUMP - DUCTLESS UNITS ENTIRELY LOCATED IN CONDITIONED SPACE, AIRFLOW IN HABITABLE ROOMS, WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 S. F., VERIFY HEAT PUMP RATED CAPACITY, AND REFRIGERANT CHARGE. AT ADU -STUDIO, 1 BED, 2 BED & 2 BED 2 BATH - R-6 DUCTS IN CONDITIONED SPACE, VERIFIED EER/EER2, SEER/SEER2, HSPF; HEAT PUMP RATED HEATING CAPACITY, MIN AIRFLOW, REFRIGERANT CHARGE, & FAN WATT DRAW/FAN EFFICACY. REFERENCE KEYNOTE MP14 ON SHEET MEP.1 FOR KITCHEN RANGE HOOD CFM REQUIREMENTS.
4. FOR IAQ FAN - PLEASE SEE SITE SPECIFIC CALCULATIONS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
5. PV SYSTEM SOLAR: SEE SITE SPECIFIC T24 SHEETS FOR KWDC REQUIRED. POSSIBLE PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC(SECTION 150.1 (C)14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.
6. SPECIAL FEATURES: VCHP REQUIRED ITEMS LISTED ABOVE, EXPOSED SLAB FLOORING, AND NEEA RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL OR EQ., AND SOLAR EXEMPTION 2 WAS TAKEN AT STUDIO & 1 BED
7. NEW 2022 ELECTRIC READY REQUIREMENTS FOR NEW CONSTRUCTION: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

PROJECT CHECKLIST

OWNER OR APPLICANT TO MARK SELECTIONS WITH "X"

ADDITIONAL SUPPORTING DOCUMENTS (BY APPLICANT)
- ☐ COMPLETED COVER SHEET (G-0.0)
- ☐ SITE PLAN SHEET (AS-1.1) FOR CITY OF WILDOMAR REVIEW
- ☐ DEMOLITION PERMIT IF REQUIRED
- ☐ GRADING PERMIT IF REQUIRED AS DETERMINED BY CITY OF WILDOMAR ENGINEERING DEPARTMENT
- ☐ TITLE 24 ENERGY CALCULATION REPORT
- ☐ CONSTRUCTION WASTE MANAGEMENT PLAN
- ☐ HOLD HARMLESS AGREEMENT

FIRE SPRINKLERS
PROPOSED ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING PRIMARY RESIDENCE HAS FIRE SPRINKLERS
- ☐ EXISTING PRIMARY RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
- ☐ EXISTING PRIMARY RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
- ☐ PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
- ☐ PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE

SPRINKLERS REQUIRED:
- ☐ OPTION A - YES
- ☐ OPTION B - NO

FIRE RATED DETAILS

FIRE RATED DETAILS ARE REQUIRED WHEN:
1. THE PROPERTY IS LOCATED IN THE VHFSV
2. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 5 FT FROM THE PROPERTY LINE IN AN UNSPRINKLERED BUILDING
3. BUILDING WALLS AND/OR EAVES ARE LESS THAN 3 FT FROM THE PROPERTY LINE IN A SPRINKLERED BUILDING.
4. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 10 FT FROM THE MAIN DWELLING OR ADJACENT BUILDING/STRUCTURE UNIT IN AN UNSPRINKLERED BUILDINGBUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 6 FT FROM THE MAIN DWELLING UNIT ADJACENT BUILDING/STRUCTUREIN A SPRNKLERED BUILDING

FIRE RATED DETAILS REQUIRED:
- ☐ OPTION A - YES
- ☐ OPTION B - NO

WASTE WATER
- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECTO EXISTING RESIDENCE SEWER LATERAL
- ☐ SEPTIC (REQUIRES HEALTH DEPARTMENT APPROVAL)

GAS SERVICE
- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

SIZE OF EXISTING SERVICE: _____
SIZE OF PROPOSED SERVICE: _____

ELECTRICAL SERVICE
- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

SIZE OF EXISTING SERVICE: _____
SIZE OF PROPOSED SERVICE: _____

ROOF FRAMING
- ☐ ROOF FRAMING PER DRAWINGS
- ☐ ROOF TRUSSES
IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, OWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF WILDOMAR FOR APPROVAL. INDICATE ON THE CHECKLIST BELOW IF TRUSS PACKAGE WILL BE PROVIDED AS A SEPARATE SUBMITTAL.

ADDITIONAL PERMITS

ADDITIONAL PERMITS TO BE OBTAINED BY APPLICANT
- ☐ FIRE SPRINKLERS (WHEN REQUIRED)
- ☐ PHOTOVOLTAIC SYSTEM
  1. SYSTEM MUST BE INSTALLED AND OPERATIONAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR ADU (WHEN REQUIRED).
  2. FOR AN EXISTING PHOTOVOLATIC SYSTEM OF SUFFICIENT SIZE ON THE PRIMARY RESIDENCE TO ACCOMODATE THE NEW ADU, THE OWNER/APPLICANT IS TO PROVIDE A REPORT INDICATING THE EXISTING SIZE OF THE PV PANEL.

STYLE AND OPTION SELECTIONS

OWNER OR APPLICANT TO SELECT ONE OF THE FOLLOWING STYLES AND ONE OF EACH OF THE SUBSEQUENT OPTIONS WITHIN THE SELECTED STYLE. MARK SELECTIONS WITH "X". FINISH COLORS OF ADU TO MATCH PRINAICPAL DWELLING UNIT.

☐ CRAFTSMAN
FIBER CEMENT LAP SIDING
COLOR:
STONE VENEER
COLOR:
WINDOWS
COLOR:
FIBER CEMENT TRIM
COLOR:
ASPHALT SHINGLE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ CRAFTSMAN PORCH
FIBER CEMENT LAP SIDING
COLOR:
STONE VENEER
COLOR:
WINDOWS
COLOR:
FIBER CEMENT TRIM
COLOR:
ASPHALT SHINGLE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MONTEREY
STUCCO
COLOR:
WINDOWS
COLOR:
FIRE CEMENT TRIM
COLOR:
CONCRETE TILE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MONTEREY PORCH
STUCCO
COLOR:
WINDOWS
COLOR:
FIBER CEMENT TRIM
COLOR:
CONCRETE TILE ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MODERN FARMHOUSE
BOARD AND BATTEN FIBER CEMENT PANEL SIDING
COLOR:
WINDOWS
COLOR:
EXTERIOR FIBER CEMENT TRIM
COLOR:
ROOF MATERIAL
COLOR:
- ☐ OPTION A - ASPHALT SHINGLE ROOF
- ☐ OPTION B - STANDING SEAM METAL ROOF

EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MODERN FARMHOUSE PORCH
BOARD AND BATTEN FIBER CEMENT PANEL SIDING
COLOR:
WINDOWS
COLOR:
EXTERIOR FIBER CEMENT TRIM
COLOR:
ROOF MATERIAL
COLOR:
- ☐ OPTION A - ASPHALT SHINGLE ROOF
- ☐ OPTION B - STANDING SEAM METAL ROOF

POLYCARBONATE TRELLIS ROOF
COLOR:
EXTERIOR SOFFITS, RAKES & EAVES
COLOR:
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

SHEET INDEX

G-0.0	COVER SHEET
G-0.1	EXTERIOR VIEWS - STYLE OPTIONS
G-0.2	CALGREEN RESIDENTIAL CHECKLIST
G-0.3	CALGREEN RESIDENTIAL CHECKLIST
AS-1.1	ARCHITECTURAL - SITE PLAN
A-1.0	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS
A-1.1	3 BEDROOM A - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)
A-1.2	3 BEDROOM A - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN PORCH)
A-1.3	3 BEDROOM A - FLOOR PLAN AND ROOF PLAN (MONTEREY)
A-1.4	3 BEDROOM A - FLOOR PLAN AND ROOF PLAN (MONTEREY PORCH)
A-1.5	3 BEDROOM A - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)
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A-2.1	3 BEDROOM A - EXTERIOR ELEVATIONS (CRAFTSMAN)
A-2.2	3 BEDROOM A - EXTERIOR ELEVATIONS (CRAFTSMAN PORCH)
A-2.3	3 BEDROOM A - EXTERIOR ELEVATIONS (MONTEREY)
A-2.4	3 BEDROOM A - EXTERIOR ELEVATIONS (MONTEREY PORCH)
A-2.5	3 BEDROOM A - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)
A-2.6	3 BEDROOM A - EXTERIOR ELEVATIONS (MODERN FARMHOUSE PORCH)
A-3.1	3 BEDROOM A - BUILDING SECTIONS (CRAFTSMAN)
A-3.2	3 BEDROOM A - BUILDING SECTIONS (CRAFTSMAN PORCH)
A-3.3	3 BEDROOM A - BUILDING SECTIONS (MONTEREY)
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A-3.6	3 BEDROOM A - BUILDING SECTIONS (MODERN FARMHOUSE PORCH)
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A-5.3	DETAILS
A-6.1	WINDOW AND DOOR SCHEDULES & DETAILS
MEP.0	MECHANICAL/ELECTRICAL/PLUMBING GENERAL NOTES
MEP.1	MECHANICAL/ELECTRICAL/PLUMBING PLANS
S0.1	STRUCTURAL NOTES & SPECIFICATIONS
S1.1	CRAFTSMAN FOUNDATION & FRAMING PLAN
S1.2	CRAFTSMAN + PORCH FND & FRAMING PLAN
S1.3	MONTEREY FOUNDATION & FRAMING PLAN
S1.4	MONTEREY + PORCH FND & FRAMING PLAN
S1.5	FARMHOUSE FOUNDATION & FRAMING PLAN
S1.6	FARMHOUSE + PORCH FND & FRAMING PLAN
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
T24.1	EXAMPLE TITLE 24 CALCULATIONS
T24.2	EXAMPLE TITLE 24 CALCULATIONS
T24.3	EXAMPLE TITLE 24 CALCULATIONS

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT.
MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

REVISIONS

NO.	DATE	DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

COVER SHEET

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.0

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1 EXTERIOR PERSPECTIVE - CRAFTSMAN
SCALE: 12" = 1'-0"



3 EXTERIOR PERSPECTIVE - MONTEREY
SCALE: 12" = 1'-0"



5 EXTERIOR PERSPECTIVE - MODERN FARMHOUSE
SCALE: 12" = 1'-0"



2 EXTERIOR PERSPECTIVE - CRAFTSMAN PORCH
SCALE: 12" = 1'-0"



4 EXTERIOR PERSPECTIVE - MONTEREY PORCH
SCALE: 12" = 1'-0"



6 EXTERIOR PERSPECTIVE - MODERN FARMHOUSE PORCH
SCALE: 12" = 1'-0"

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

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4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

Michael Baker
INTERNATIONAL
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SUITE 200
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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

EXTERIOR VIEWS - STYLE OPTIONS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.1

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom 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.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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DESIGN PATH STUDIO

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STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.2

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269. European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) 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 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. 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 - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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Consultant

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NO.	DATE	DESCRIPTION
		REVISIONS

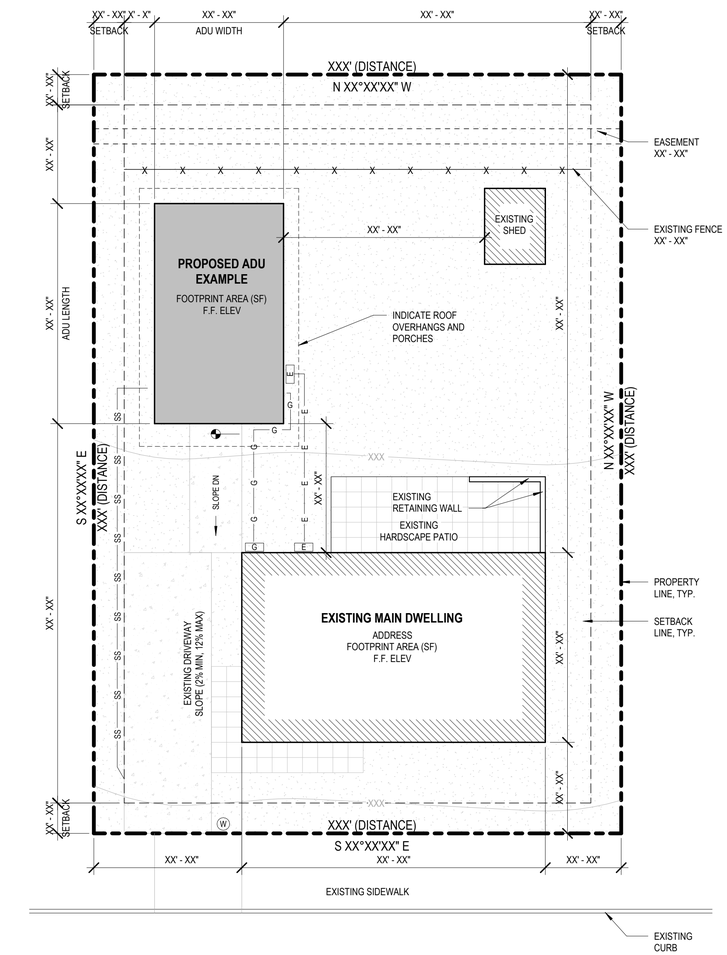
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.3

FINAL DESIGN - 02/27/2026

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STREET NAME ℄

1 SAMPLE SITE PLAN
SCALE: 1" = 10'-0"

PLAN NORTH

0 5' - 0" 10' - 0" 20' - 0"
SCALE: 1" = 10' - 0"

LEGEND

CONCRETE PAVING	FENCE LINE	E	ELECTRICAL PANEL (SIZE)
LANDSCAPE AREA	EASEMENT	G	GAS METER
PROPERTY LINE	ELECTRICAL UTILITY LINE	W	WATER METER
SETBACK	GAS UTILITY LINE		
XXX' EXISTING CONTOURS	WATER UTILITY LINE		
XXX' NEW CONTOURS	SEWER LINE		
RETAINING WALL	SPOT ELEVATION		

SITE PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT OF CALIFORNIA AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING, NOT INCLUDING THE DATE OF NOTIFICATION.
3. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 IN WITHIN THE FIRST 10 FT (5% MIN).
4. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIER PROHIBIT 6 IN OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
5. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING.
6. DWELLING UNITS 150 FT OR MORE FROM A PUBLIC RIGHT-OF-WAY SHALL BE REQUIRED TO PROVIDE "ALL-WEATHER ACCESS" FOR EMERGENCY VEHICLES AS REQUIRED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.
7. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING THAT IS MORE THAN100 FEET IN TOTAL DEVELOPED LENGTH SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. (CPC 2022 SECTION 707.4)
8. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 - 4.303.1.4.4 OF CRC 2022.
9. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CPC 2022 AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS.

SITE PLAN CHECKLIST REQUIREMENTS

- ☐ APPLICANT NAME, ADDRESS, AND CONTACT INFORMATION
- ☐ PROPERTY OWNER NAME, ADDRESS, AND CONTACT INFORMATION IF DIFFERENT FROM APPLICANT
- ☐ ACCESSOR'S PARCEL NUMBER OF PROPERTY WHERE THE ADU IS PROPOSED
- ☐ PROPERTY LINE METES AND BOUNDS
- ☐ FOOTPRINT AND AREA OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
- ☐ BUILDING SEPARATION DIMENSIONS BETWEEN THE PROPOSED ADU AND ANY EXISTING BUILDING AND STRUCTURES
- ☐ LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
- ☐ INDICATE AND DIMENSION ALL REQUIRED AND PROPOSED SETBACKS AND LABEL YARDS
- ☐ PROVIDE LOT AREA
- ☐ LOT COVERAGE CALCULATION
- ☐ LOCATION AND SIZE OF EXISTING AND NEW UTILITIES INCLUDING LATERAL LINES, WELLS, SEPTIC TANKS, LEACH LINES, EXISTING SEEPAGE PITS, AND DRAINAGE STRUCTURES.
- ☐ PROVIDE LOCATION OF SEWER CLEANOUTS.
- ☐ IDENTIFY THE PIPING MATERIALS FOR EACH PLUMBING SYSTEM.
- ☐ LOCATION AND DIMENSIONS OF ALL EASEMENTS
- ☐ INDICATE ALL METHODS OF CIRCULATION INCLUDING SIDEWALKS, STREETS, DRIVEWAYS, OFF-STREET PARKING, PATHWAYS, AND ANY HARDSCAPING.
- ☐ LOCATION OF EXISTING AND NEW METERS
- ☐ INDICATE SUBPANEL SIZE AND PROVIDE AN ELECTRICAL LOAD CALCULATION FOR THE EXISTING PANEL TO VERIFY THE CAPCITY OF THE EXISTING PANEL IS SUFFICIENT TO CARRY THE LOAD OF THE EXISTING LOAD AND NEW SUBPANEL.
- ☐ SITE CONTOURS, SPOT ELEVATIONS AT ALL STAIRS, RAMPS & LANDINGS, AND FINISH FLOOR ELEVATIONS
- ☐ LOCATION OF PROPOSED VEGETATION
- ☐ LEGEND OF SYMBOLS, LINE TYPES, AND ABBREVIATIONS
- ☐ DRAWING SCALE
- ☐ NORTH ARROW

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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SEAL

NO.	DATE	DESCRIPTION
		REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ARCHITECTURAL - SITE PLAN

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # AS-1.1

FINAL DESIGN - 02/27/2026

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GENERAL NOTES

1. CONSTRUCTION AND CONSTRUCTION DOCUMENTATION MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
2. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. [CRC R105.3.2]
3. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED COMMENCES WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. [CRC R105.5]
4. ALL DIMENSIONS ARE IN FEET / INCHES UNLESS NOTED OTHERWISE.
5. DO NOT SCALE DIMENSIONS FROM DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF A DISCREPANCY IS FOUND.
6. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL NON-DIMENSIONED DOOR LOCATIONS SHALL BE LOCATED 3 ½ " FROM THE ADJACENT WALL TO THE HINGE SIDE OF THE DOOR OPENING.
8. DETAILS SHOWN ON DRAWINGS ARE TYPICAL FOR ALL SIMILAR CONDITIONS.
9. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND ARE TO BE REVIEWED AND APPROVED BY THE CTIY OF WILDOMAR.
10. VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS. STAKE OUT STRUCTURE FOR OWNER 'S APPROVAL PRIOR TO STARTING ANY WORK.
11. CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
12. CONTRACTOR SHALL PREPARE ALL WALLS AND PARTITIONS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
13. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR ALL SURFACES DAMAGED BY DEMOLITION, ALTERATION OR INSTALLATION OF THE WORK.
14. CONTRACTOR AND SUBCONTRACTOR SHALL ALL BE LICENSED TO PERFORM THEIR REQUESTED DUTIES AS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS.
15. PRINCIPAL OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR REQUIRED OPENINGS. GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
16. APPLICANT IS RESPONSIBLE FOR PROVIDING SITE PLAN TO THE CITY FOR REVIEW AND APPROVAL.
17. PHOTOVOLTAIC SYSTEM (PV) SHALL BE SUBMITTED UNDER A SEPARATE PERMIT APPLICATION.
18. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT-OF-WAY.
19. PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

GENERAL ARCHITECTURAL NOTES

1. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, UNLESS OTHERWISE NOTED.
2. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED, TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
3. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE.
4. SILICONE SEALANT AT GLAZING TO BE CLEAR, UNLESS OTHERWISE NOTED.
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CRC 803.13 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY. ALL FINISHES MUST COMPLY WITH ALL APPLICABLE FIRE, LIFE SAFETY, AND BUILDING CODES.
7. PROVIDE REINFORCEMENT FOR GRAB BARS IN AT LEAST ONE BATHROOM [CRC SECTION R327.1.1, AGING-IN-PLACE DESIGN AND FALL PREVENTION]
   1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
   2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 ¼ " INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
   4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
   5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
8. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO SHELVING AND BATHROOM FIXTURES.
9. PROVIDE REQUIRED CLEARANCES FOR BATHROOM FIXTURES, INCLUDING WATER CLOSETS AND SHOWER COMPARTMENTS AS ILLUSTRATED ON SHEET A5.1 [CPC 402.5 AND CPC 408]
10. SEE DETAILS FOR LOCATIONS OF MISCELLANEOUS IRON AND STEEL WORK, INCLUDING BUT NOT LIMITED TO ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, AND POST ANCHORS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO PROVIDE A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO COMPLY WITH ASTM A3.
11. <u>ATTIC ACCESS</u> [CRC R807.1]
   1. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENINGS TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SF. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS
   2. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 IN BY 30 IN AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 IN AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.
12. <u>WOOD SOFFIT/CEILING, SIDING & TRIM</u>
    ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
13. PROVIDE A WATER-RESISTIVE BARRIER APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS BARRIER BEHIND THE EXTERIOR WALL VENEER [CRC SECTION R703.2]
14. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENT AND COMPLY WITH CRC SECTION 703.4.
15. <u>FLASHING AND SHEET METAL</u>
    ALL FLASHING AND COUNTER FLASHING SHALL BE GALVANIZED AND INSTALLED PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE, AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

GENERAL ARCHITECTURAL ROOF NOTES

1. INSTALL CLASS A ROOF ASSEMBLY PER SPECIFICATION BELOW. (CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING)
2. ROOF COVERING SHALL COMPLY WITH CRC R902 AND CRC R905.
3. ROOF MATERIAL SPECIFICATIONS
   A. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER 'S SPECIFICATIONS
   B. ASPHALT SHINGLE ROOF - CERTAINTEED (ICC-ES ER ESR-3537)
      a. 2"/12" SLOPE (17%) MINIMUM
      b. FOR ROOF SLOPES 2"/12" (17%) UP TO 4"/12" (33%), DOUBLE UNDERLAMENT APPLICATION IS REQUIRED [CRC R905.1.1]
   C. STANDING SEAM METAL ROOF - METAL SALES MAGNA-LOC (ICC ES REPORT ESR-2385)
      a. ¼"/12" SLOPE (2%) MINIMUM
      b. 24 GA
   D. CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS (IAMP UES-ER 1900)
      a. 2 ½"/12" SLOPE (25%) MINIMUM
      b. FOR ROOF SLOPES 2 ½"/12" (2%) UP TO 4"/12" (33%), INSTALL DOUBLE UNDERLAYMENT APPLICATION [CRC R905.3.3]
4. ROOF GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL. SIZE AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS.
5. PROVIDE PLAIN RECTANGULAR ROOF GUTTER.
6. GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.
7. ROOF VENTS
   1. ROOF VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
   2. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH.

GENERAL ARCHITECTURAL ROOF NOTES CONTINUED

8. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER CRC SECTION 903.2.
9. NOT LESS THAN 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENTS [CRC SECTION R806.3].
10. INSTALL INSULATION PER CRC SECTION R806.5:
    (REFER TO DETAILS A, B, AND C ON SHEET A5.2)
    1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
    2. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL.
    3. WHERE BOTH AIR-IMPERMEABLE INSULATION AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
    4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHIGN ABOVE 45 DEG F. FOR CLACULATION PURPOSES, AN INTERIOR AIR TEMPATURE OF 68 DEG IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMEPRATURE OF THE THREE COLDEST MONTHS.

GENERAL FIRE NOTES

1. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSESMBLIES SHALL BE MAINTAINED
2. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
3. SEE SHEET A-6.1 FOR FIRE RATED GLAZING REQUIREMENTS.
4. THE ADU SHALL COMPLY WITH CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE OF THE 2022 CALIFORNIA BUILDING CODE IF IT IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ).

<u>REQUIREMENTS OF CHAPTER 7A OF THE 2022 CALIFORNIA BUILDING CODE INCLUDE:</u>

1. 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. <u>EXCEPTION:</u> CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
2. 705.A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL-SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. 705A.4 ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
   1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
   2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
   3. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
5. 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING:
   1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 - INCH AND SHALL NOT EXCEED 1/8 - INCH IN DIAMETER
   2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
   3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
6. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.
7. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
   1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE , OR SET CLOSE TOGETHER AND WELL SPIKED.
   2. LOG WALL CONSTRUCTION ASSEMBLY
   3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1.
   4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
   5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITHA 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
   6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF 5/8 -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
   7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
9. 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
   1. NON COMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOFDECK.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL. EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

GENERAL FIRE NOTES CONTINUED

10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE,OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
    7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
    8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.
11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
    1. NON COMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
    8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
    8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3. EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
    8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
14. 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
    1. NONCOMBUSTIBLE MATERIAL
    2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
    3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
    4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
    5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION
    6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
    7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
    8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHERAND WELL SPIKED.

ABBREVIATIONS

ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
AVG	AVERAGE
B	
BC	BASE CABINET
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF
C	
C/	CENTER OF
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
E	
E	EAST
EA	EACH
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSE(URE)
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FL	FLOOR
FP	FIRE PROTECTION
FPRF	FIREPROOF(ING)
FR	FIRE RATED OR FRAME
FT	FOOT/FEET
G	
GA	GAUGE
GL	GLASS OR GLAZING
GRD	GROUND
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIBB
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HTR	HEATER
I	
ID	INSIDE DIAMETER
IN	INCH(ES)
INT	INTERIOR
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LAN	LOCAL AREA NETWORK CONNECTION
LAV	LAVATORY
LB	POUND
LF	LINEAL FOOT
LP	LOW POINT
LTL	LINTEL
M	
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFR	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
Q	
QTY	QUANTITY
R	
R	RISER OR RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCING
REQ'D	REQUIRED
REQMT	REQUIREMENTS
RG	RANGE
RM	ROOM
RO	ROUGH OPENING
RTS	RUBBER TRANSITION STRIP
RWC	RAIN WATER CONDUCTOR
S	
S	SOUTH
SAN	SANITARY
SCHD	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFIED OR SPECIFICATIONS
SPKLR	SPRINKLER
SQ	SQUARE
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAINED
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND, SUSPENDED, OR SUSPENSION
SYS	SYSTEM
T	
"T"	TEE (BAR OR W)
T/	TOP OF
TEMP	TEMPERED OR TEMPERATURE
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WP	WATERPROOF(ING)
WT	WEIGHT

ARCHITECTURAL MATERIALS LEGEND

- CONCRETE
- EARTH
- BATT INSULATION
- ROOF, TAPERED, CAVITY OR RIGID INSULATION
- PLYWOOD
- STUCCO
- HORIZONTAL FIBER CEMENT SIDING
- BOARD AND BATTEN SIDING
- STONE VENEER
- TILE ROOF
- STANDING SEAM METAL ROOF
- SHINGLE ROOF

ARCHITECTURAL SYMBOLS

- # VIEW TITLE SCALE: — VIEW CALLOUT
- ELEVATIONS
- BUILDING SECTION
- CALLOUT PLAN, SECTION OR DETAIL
- COLUMN GRID
- DOOR TAG - SEE SCHEDULE
- ##.## — KEYNOTE
- WINDOW TYPE
- DENOTES ABOVE, BELOW, OR BEHIND
- CENTER LINE
- LEVEL LINE
- GLAZING

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CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

Project Number: 208026

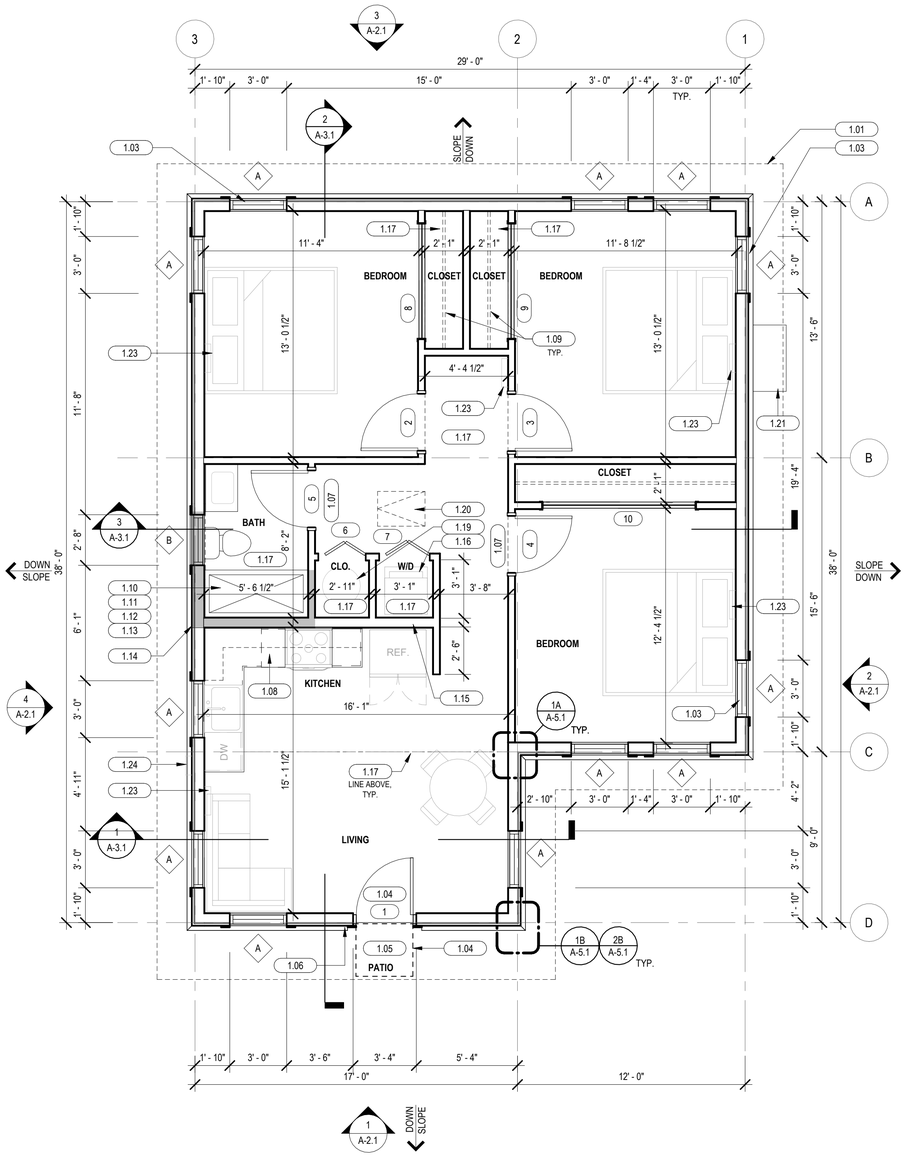
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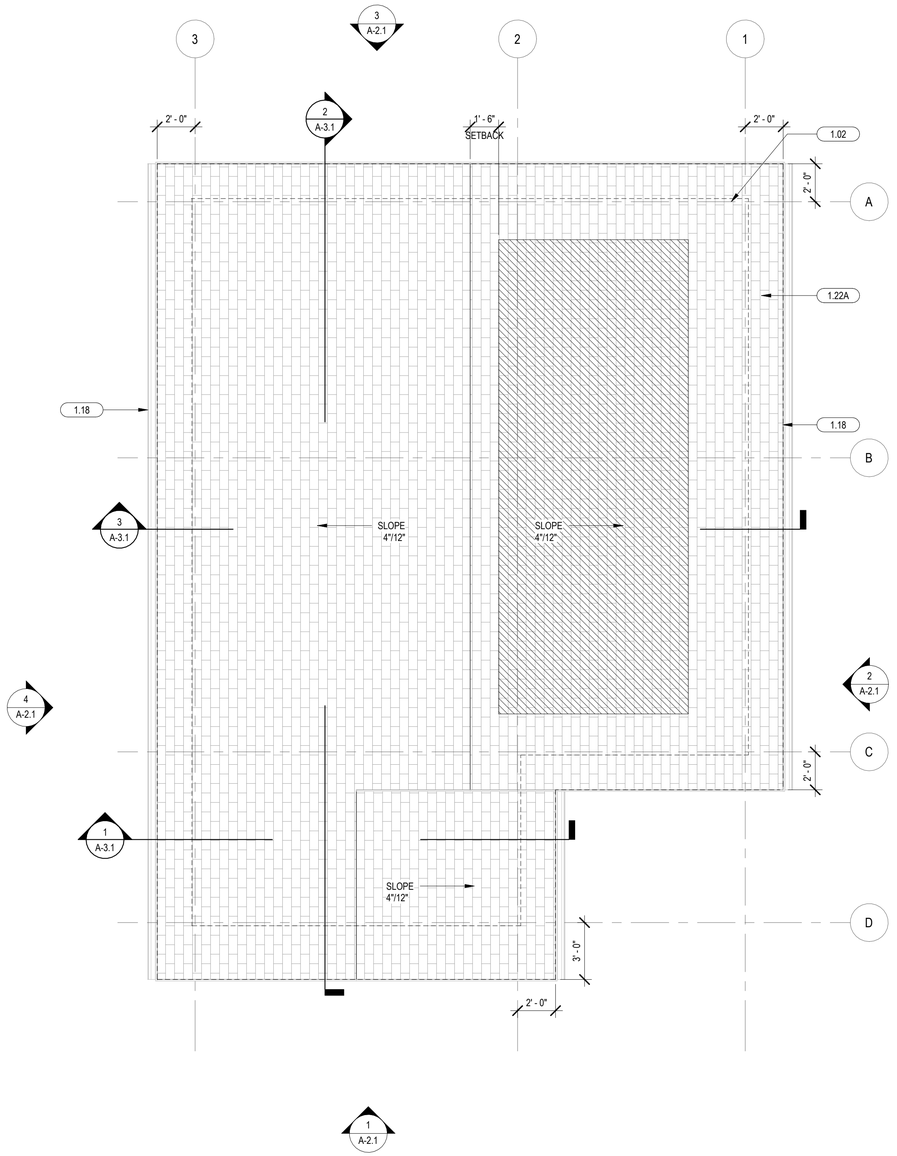
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1 FLOOR PLAN - CRAFTSMAN — AREA: 994 SF
SCALE: 1/4" = 1'-0"



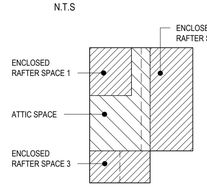
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SCALE: 1/4" = 1'-0"

LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

ROOF VENTING KEY PLAN

N.T.S



ROOF VENTING CALCULATIONS

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NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE (332 SF / 150) = 2.21 SF MIN. [319 SQ. IN.]	**(5) TYPE A VENTS (4) TYPE B VENTS**
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WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

KEYNOTES

1.01	LINE OF ROOF ABOVE
1.02	LINE OF BUILDING
1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ", AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
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1.10	WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72 " MIN.
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1.13	PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14	DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
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1.17	CEILING AT 8'-0" A.F.F.
1.18	GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
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1.20	ATTIC ACCESS, ABOVE. MINIMUM 22 " X 30" CLEAR OPENING. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE [CENC 150.0(A)2]
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1.23	INDOOR UNIT, REFER TO MEP.
1.24	ELECTRICAL SUBPANEL, REFER TO MEP.

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
   THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
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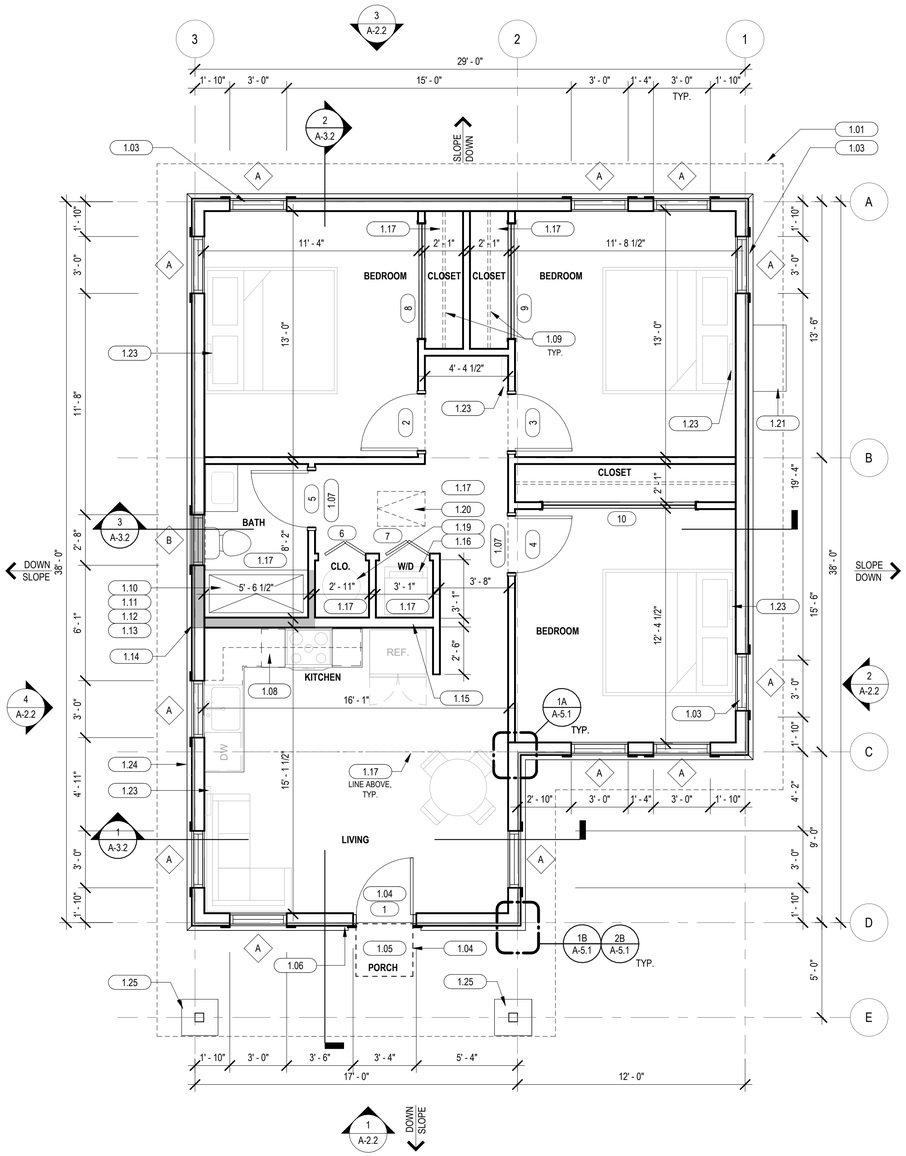
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)

FINAL DESIGN - 02/27/2026

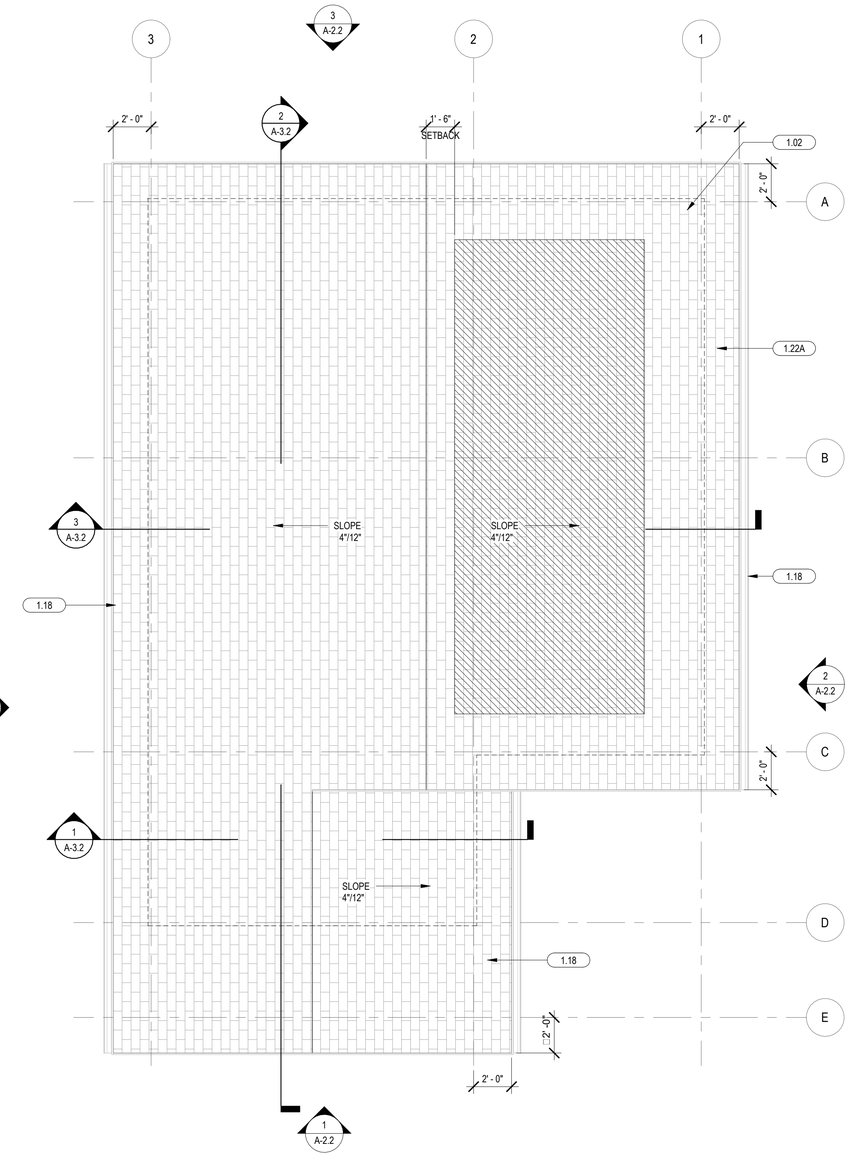
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1 FLOOR PLAN - CRAFTSMAN PORCH
SCALE: 1/4" = 1'-0"

AREA: 1104 SF



2 ROOF PLAN - CRAFTSMAN PORCH
SCALE: 1/4" = 1'-0"

KEYNOTES

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1.23	INDOOR UNIT, REFER TO MEP.
1.24	ELECTRICAL SUBPANEL, REFER TO MEP.
1.25	STRUCT PORCH POST WITH ARCHITECTURAL STONE BASE

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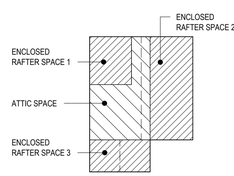
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ROOF VENTING KEY PLAN

N.T.S



ROOF VENTING CALCULATIONS

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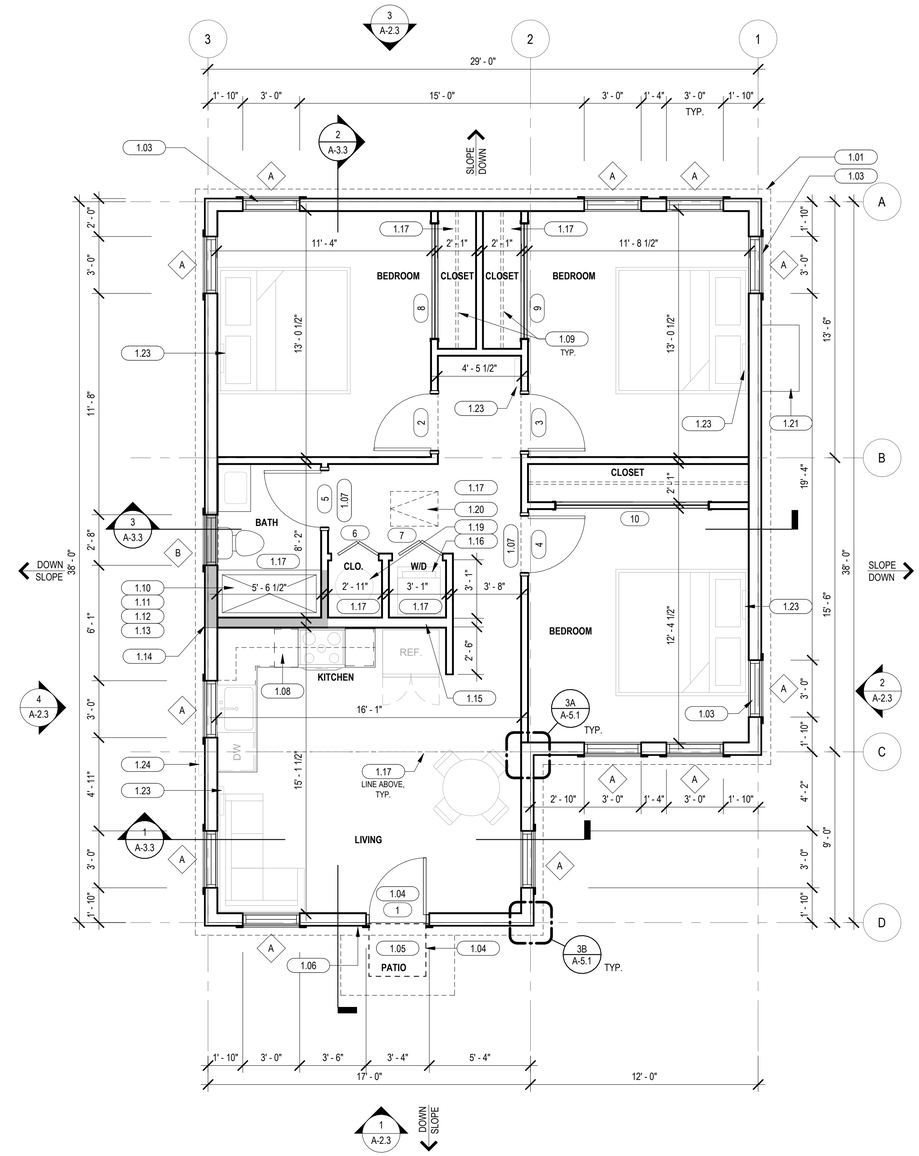
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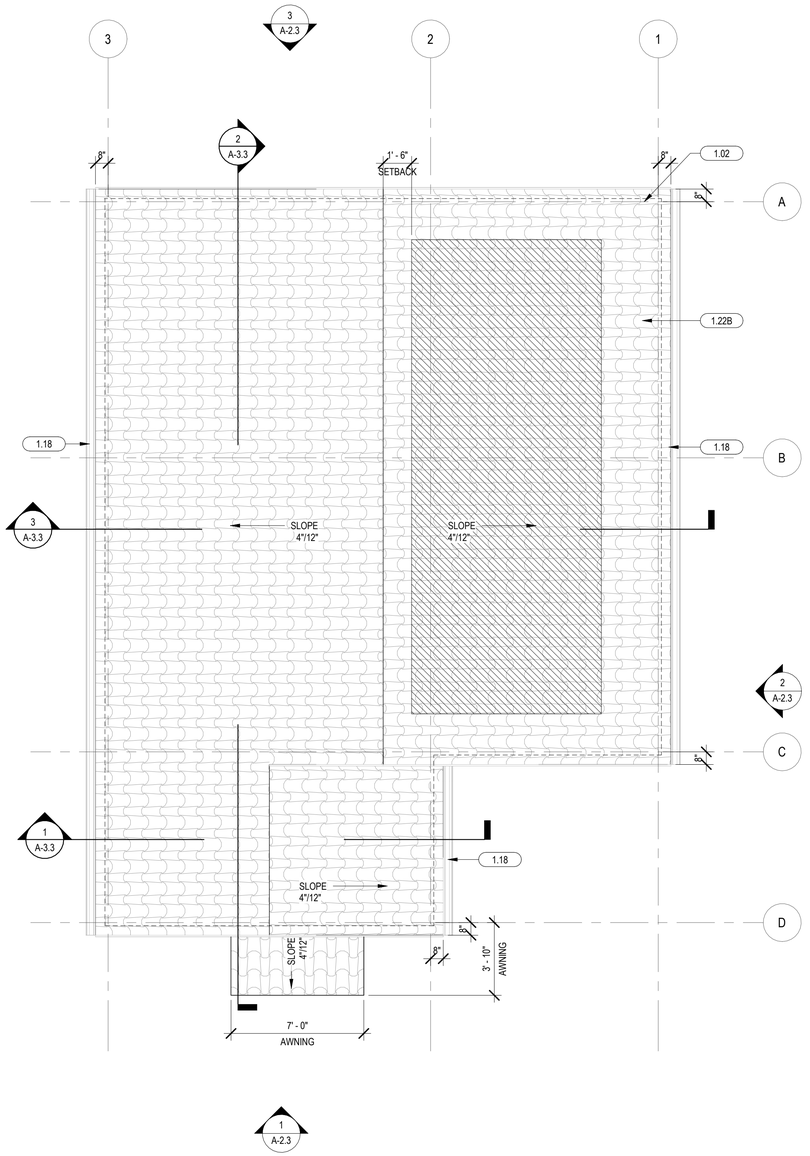
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN PORCH)



1 FLOOR PLAN - MONTEREY
SCALE: 1/4" = 1'-0"

AREA: 994 SF



2 ROOF PLAN - MONTEREY
SCALE: 1/4" = 1'-0"

KEYNOTES

1.01 LINE OF ROOF ABOVE
1.02 LINE OF BUILDING
1.03 EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ", AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
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1.07 DOOR MUST PROVIDE NET CLEAR OPENING OF 32 "
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1.13 PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14 DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
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1.18 GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
1.19 WATER HEATER, REFER TO MEP.
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FLOOR AND ROOF PLAN GENERAL SHEET NOTES

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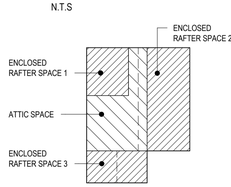
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ROOF VENTING KEY PLAN

N.T.S



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

Michael Baker
INTERNATIONAL
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SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA
SEAL

NO.	DATE	DESCRIPTION

REVISIONS

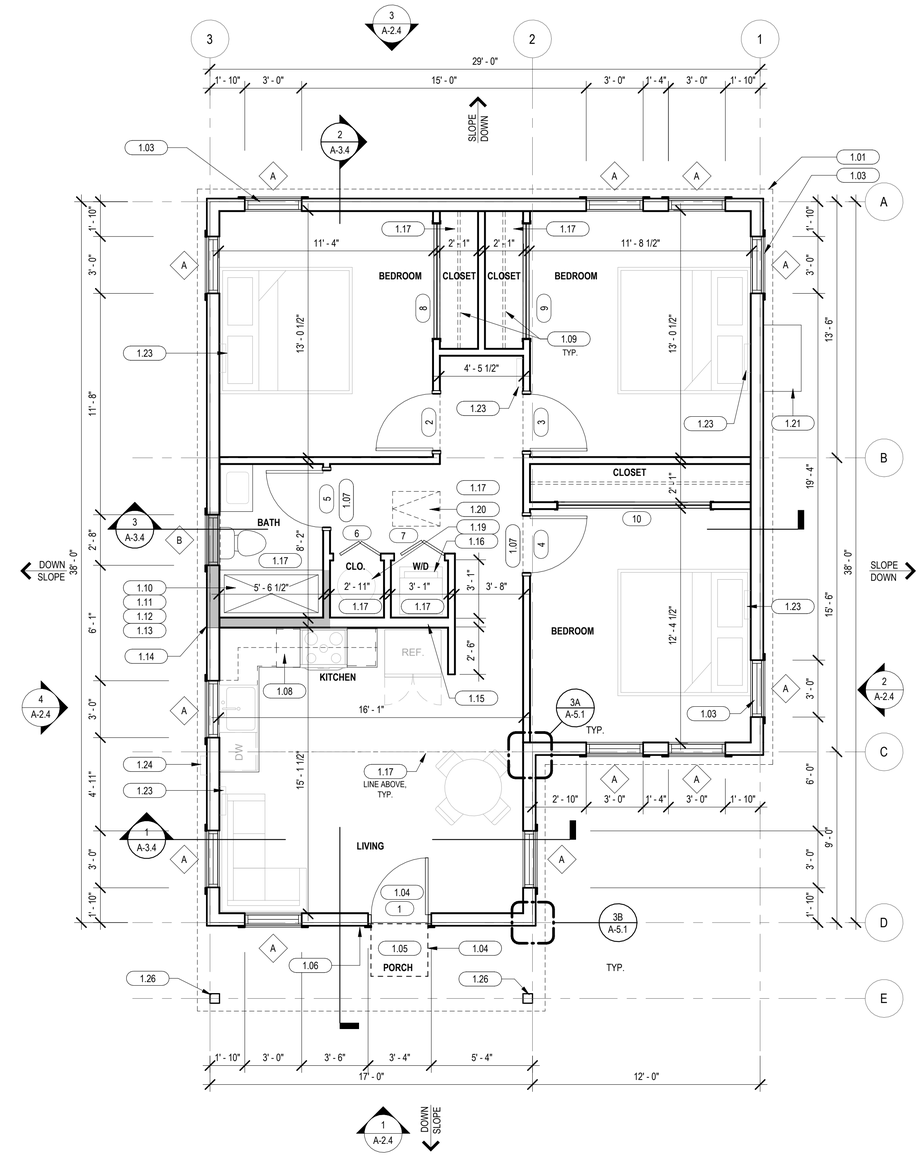
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CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

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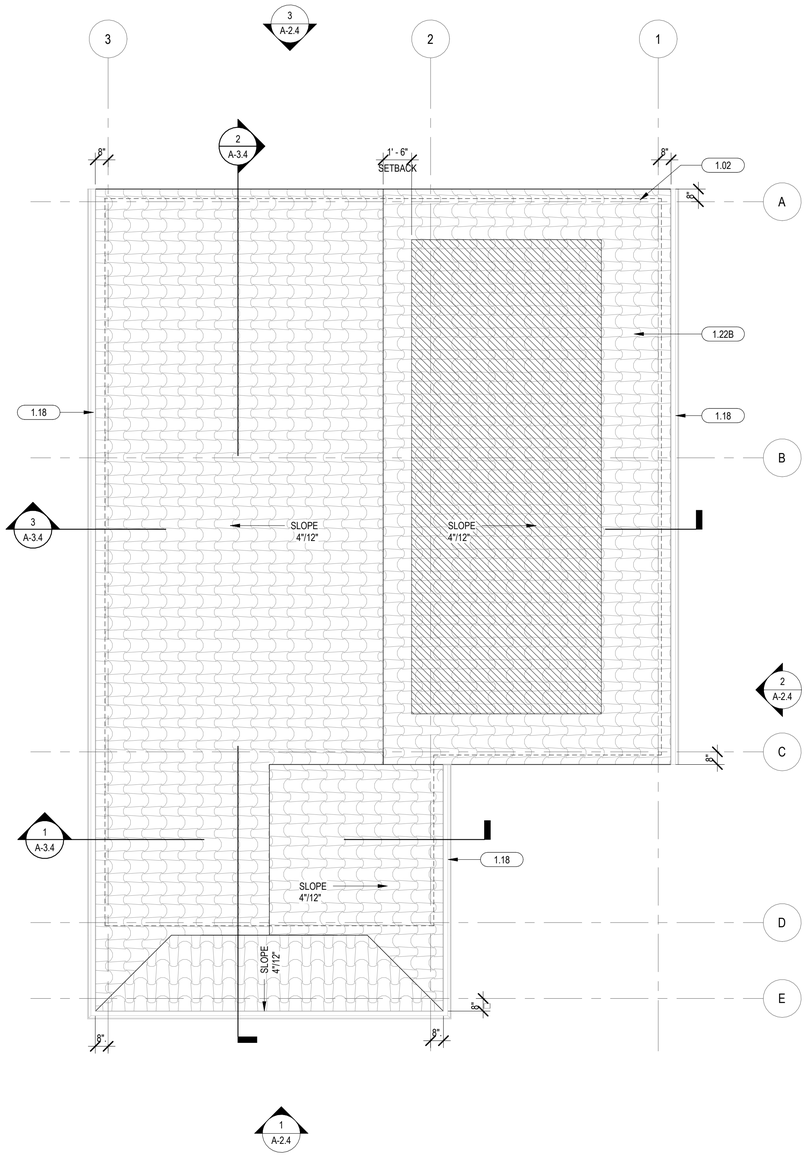
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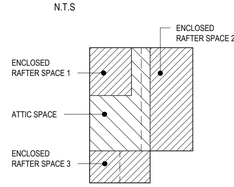
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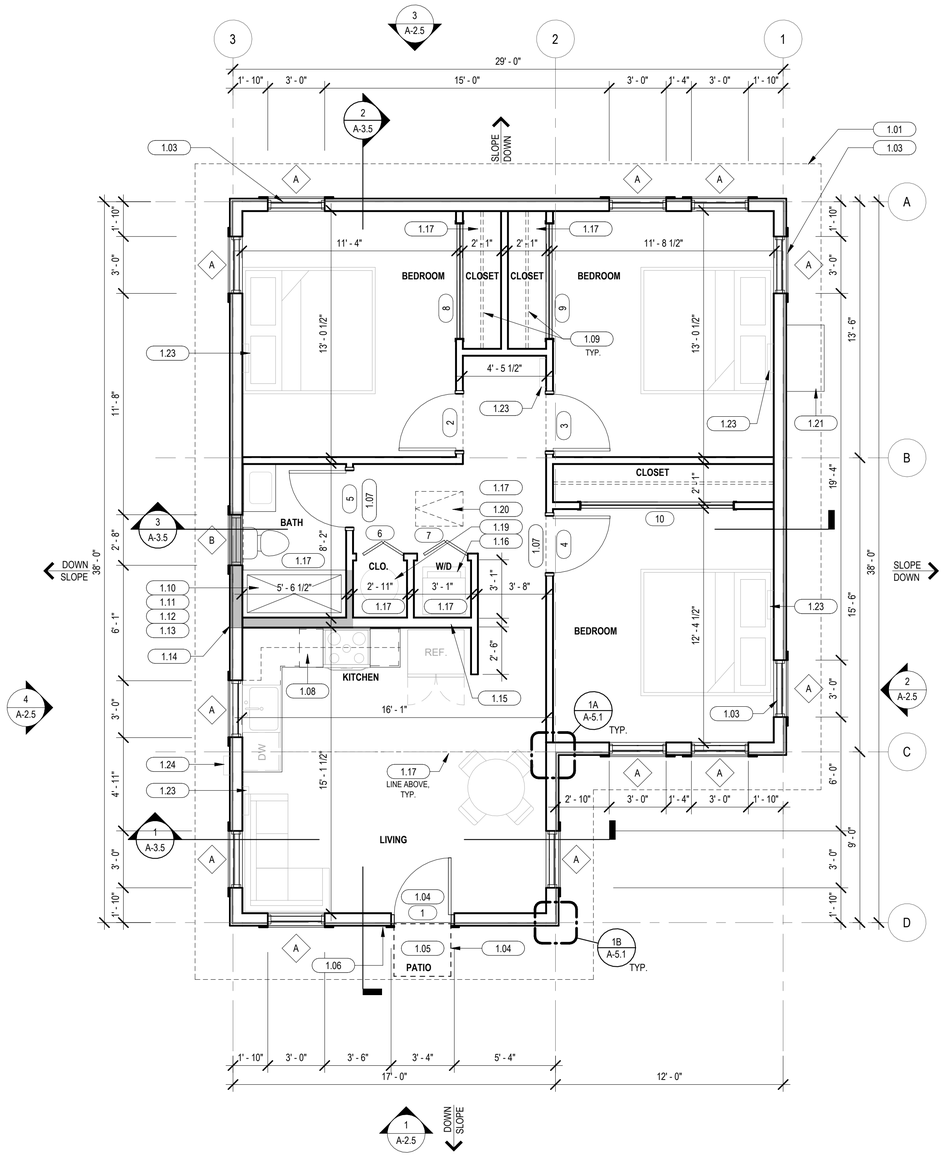
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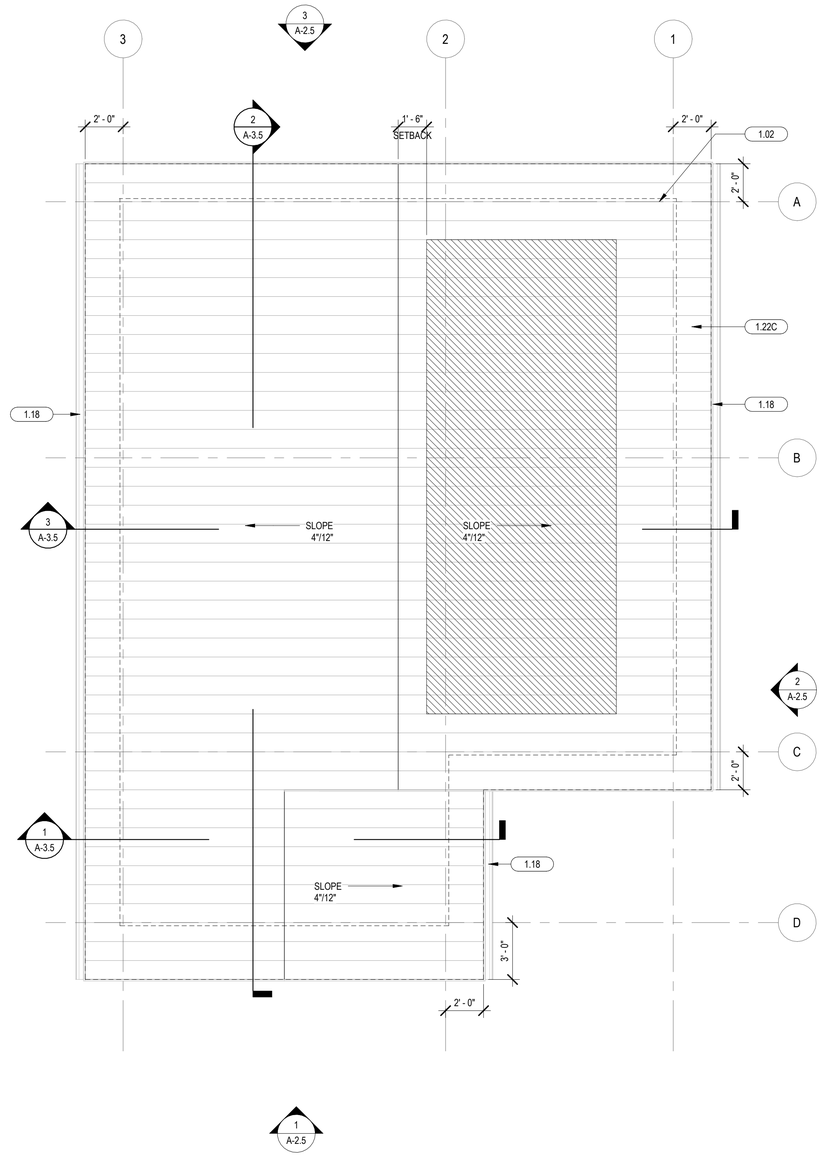
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SOLAR ZONE

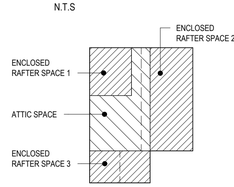
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2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
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LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

ROOF VENTING KEY PLAN

N.T.S



ROOF VENTING CALCULATIONS

VENT TYPE A: 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.
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NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

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WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
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C-26066
REN. 11/30/27
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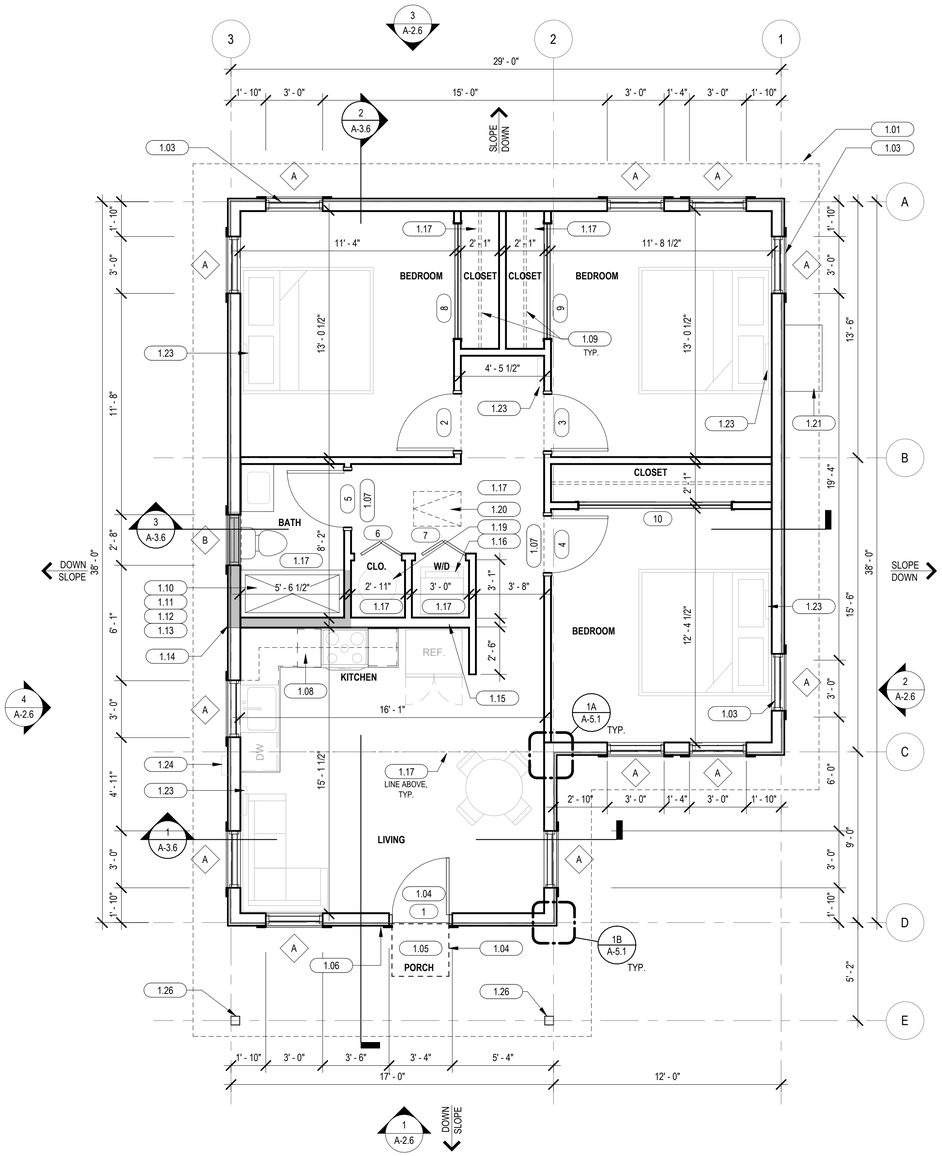
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)

FINAL DESIGN - 02/27/2026

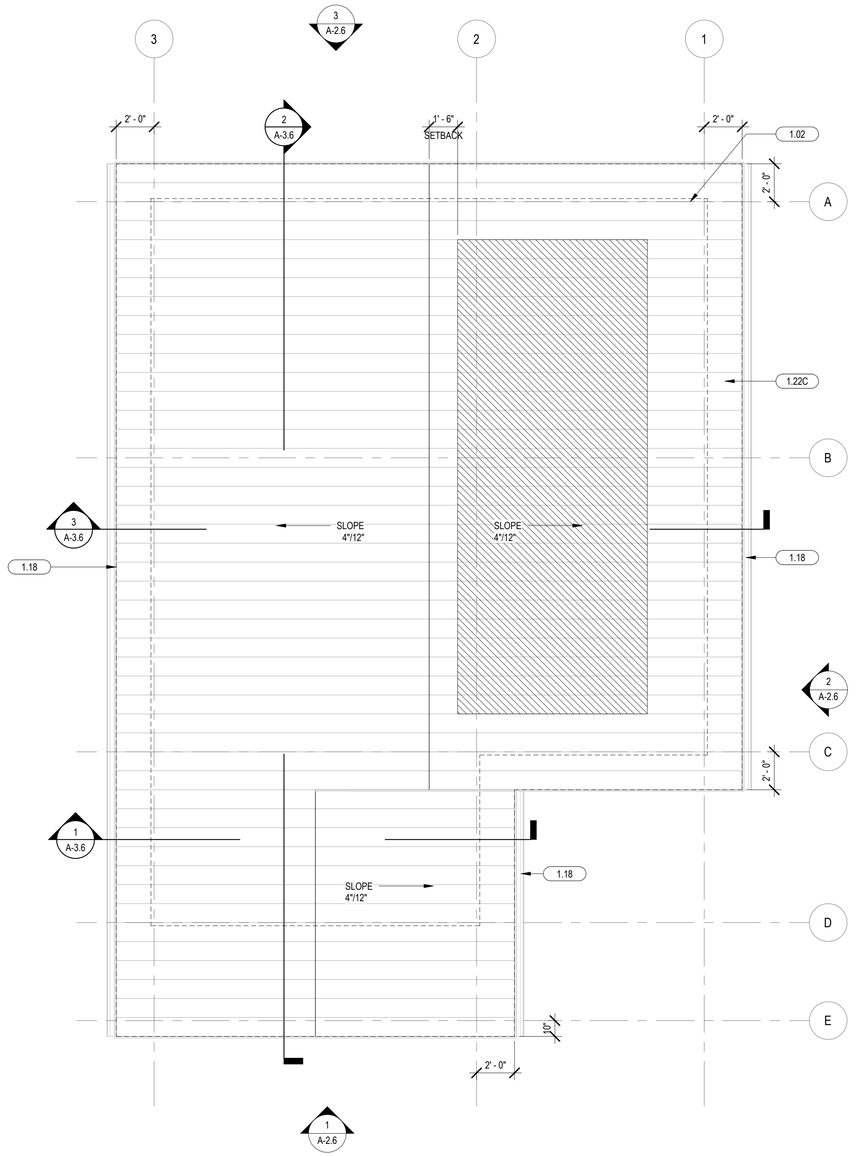
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Scale: AS NOTED
Sheet # A-1.5

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1 FLOOR PLAN - MODERN FARMHOUSE PORCH
SCALE: 1/4" = 1'-0"

AREA: 1086 SF



2 ROOF PLAN - MODERN FARMHOUSE PORCH
SCALE: 1/4" = 1'-0"

KEYNOTES

1.01	LINE OF ROOF ABOVE
1.02	LINE OF BUILDING
1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ", AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
1.05	EXTERIOR LANDING SURFACE SLOPE NOT TO EXCEED ¼ "/FOOT AWAY FROM BUILDING
1.06	DOOR BELL, 48" MAX ABOVE EXTERIOR LANDING.
1.07	DOOR MUST PROVIDE NET CLEAR OPENING OF 32 "
1.08	36" HIGH COUNTERTOP
1.09	SHELF AND HANGING ROD AT CLOSET
1.10	WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72 " MIN.
1.11	PROVIDE TEMPERED GLAZED ENCLOSURE AT OR ADJACENT TO BATHTUBS AND/OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 " ABOVE ANY STANDING OR WALKING SURFACE.
1.12	PROVIDE REINFORCEMENT FOR GRAB BARS [CRC R327.1]. SEE FLOOR PLAN GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
1.13	PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14	DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
1.15	2X6 STUD WALL
1.16	STACKED WASHER/DRYER MACHINE LOCATION
1.17	CEILING AT 8'-0" A.F.F.
1.18	GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
1.19	WATER HEATER, REFER TO MEP.
1.20	ATTIC ACCESS, ABOVE. MINIMUM 22 " X 30" CLEAR OPENING. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE [CENC 150.0(A)2]
1.21	A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.22C	STANDING SEAM METAL ROOF
1.23	INDOOR UNIT, REFER TO MEP.
1.24	ELECTRICAL SUBPANEL, REFER TO MEP.
1.26	STRUCTURAL PORCH POST, SEE STRUCT.

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

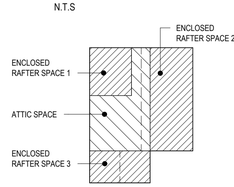
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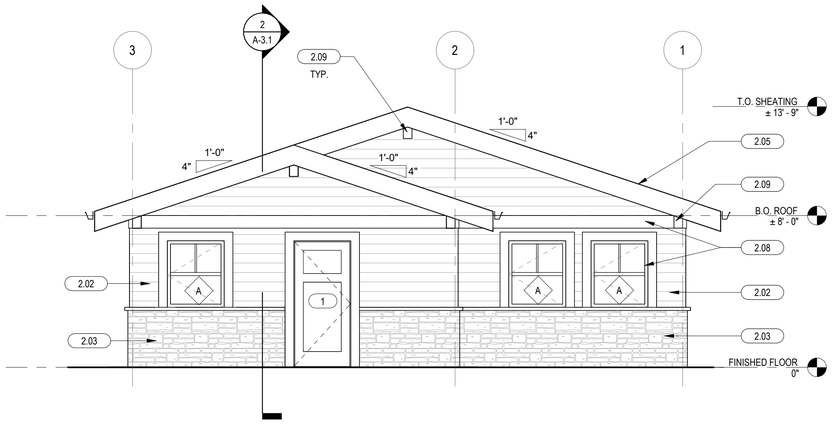
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CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

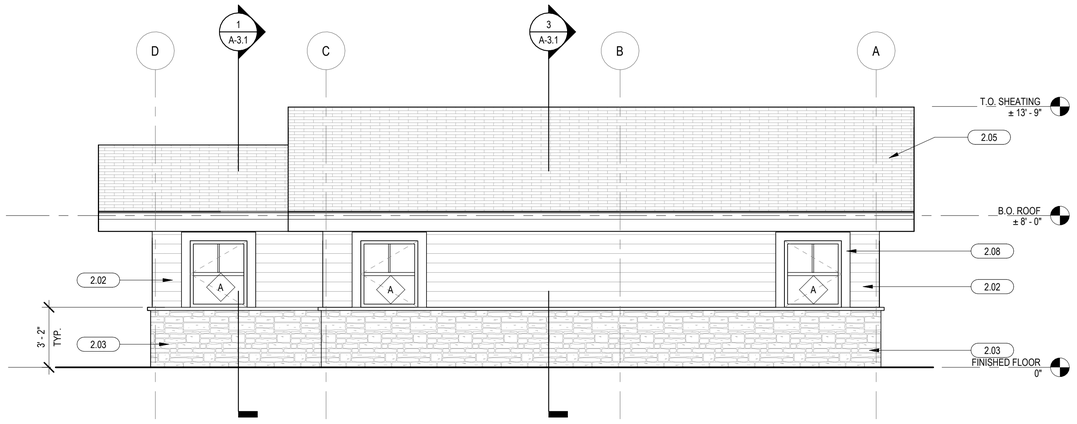
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FINAL DESIGN - 02/27/2026

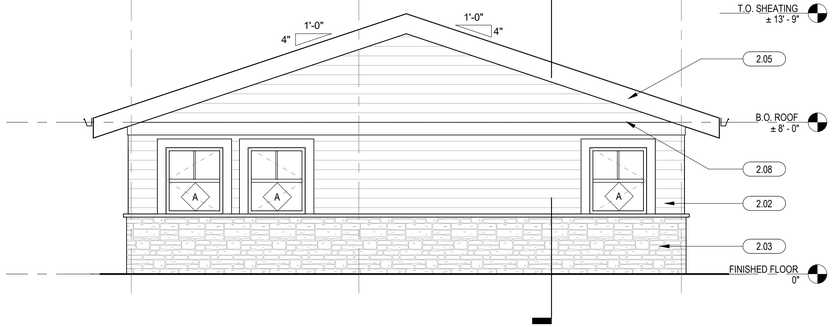
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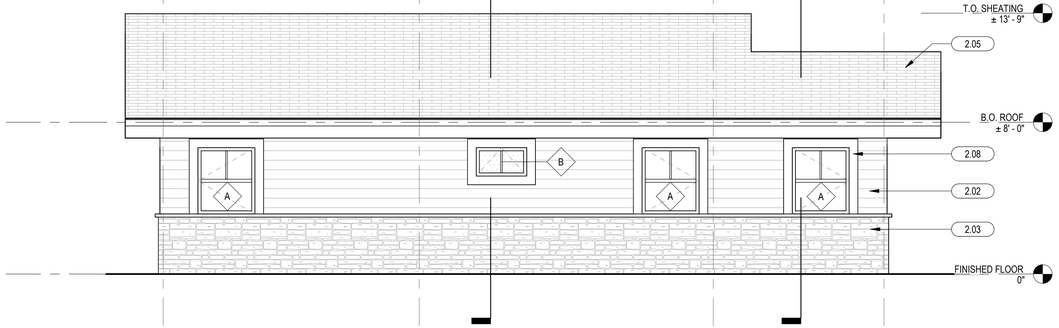
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2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



4 ELEVATION D
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KEYNOTES

2.02	HORIZONTAL FIBER CEMENT SIDING
2.03	STONE VENEER, MATERIAL SHALL COMPLY WITH CRC R703.8
2.05	ASPHALT SHINGLES
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

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4. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
5. CONTRACTOR TO VERIFY COLOR OF FINISH MATERIALS PRIOR TO COMMENCING WORK.
6. REFER TO ROOF PLAN FOR ROOF OVERHANG DIMENSIONS.
7. PROVIDE ALUMINUM GUTTERS.
8. BUILDINGS SHALL HAVE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. LETTERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN ½ INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [CRC R391.1]

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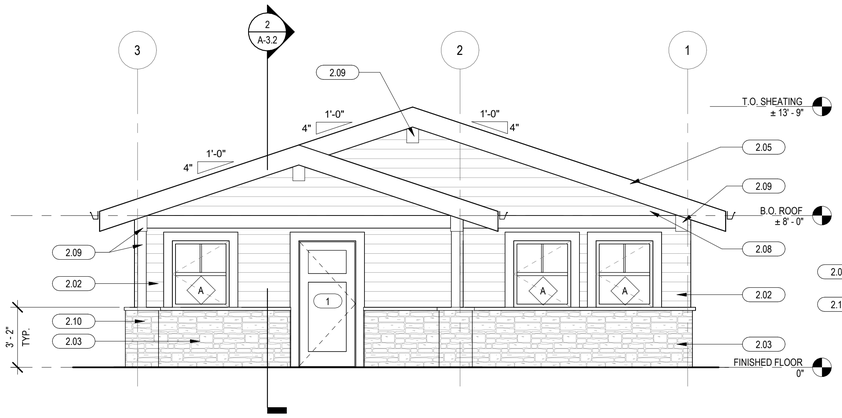
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - EXTERIOR ELEVATIONS (CRAFTSMAN)

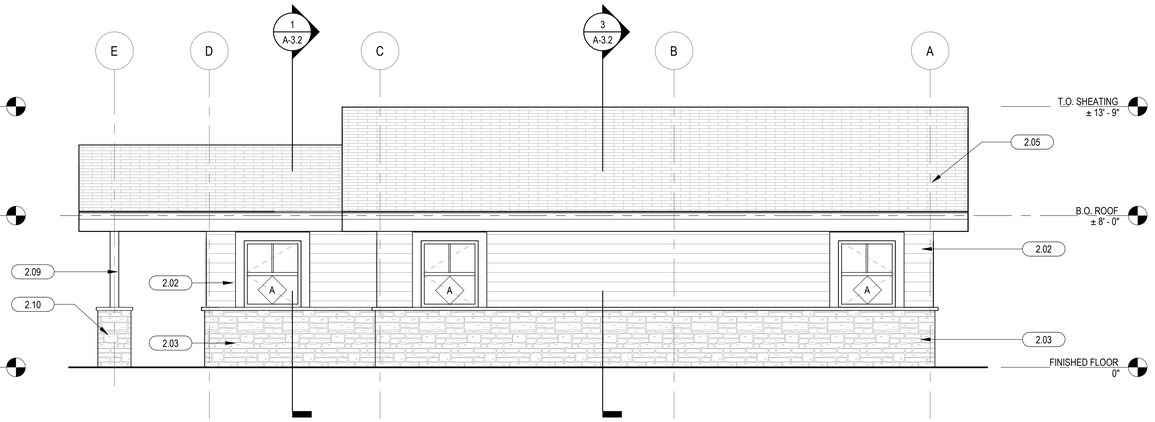
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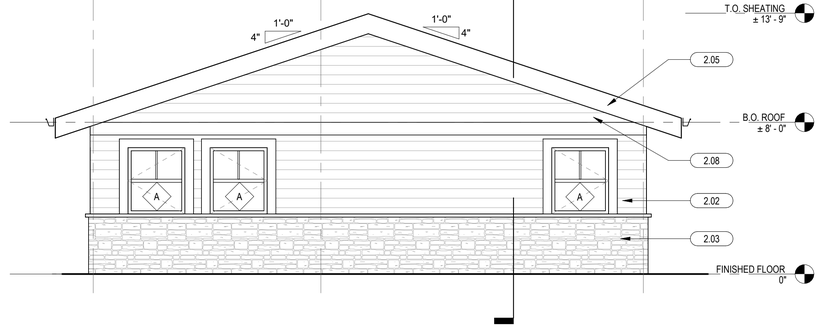
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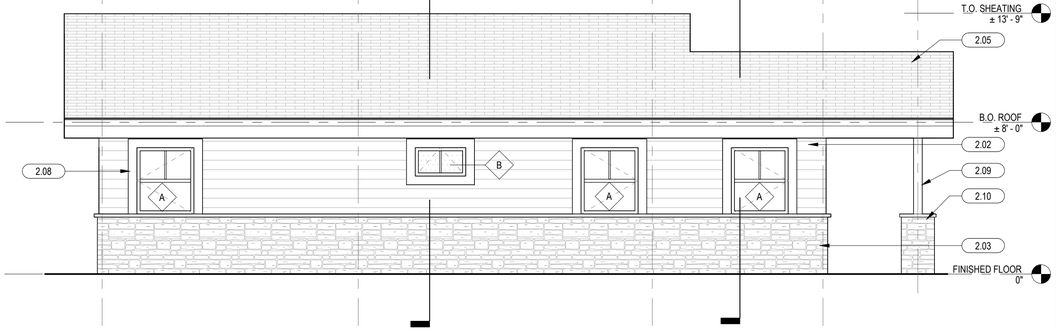
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SCALE: 1/4" = 1' - 0"

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

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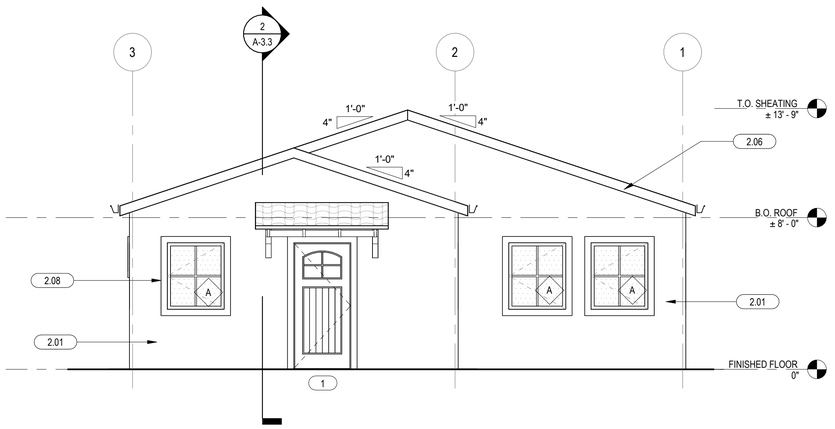
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - EXTERIOR ELEVATIONS (CRAFTSMAN PORCH)

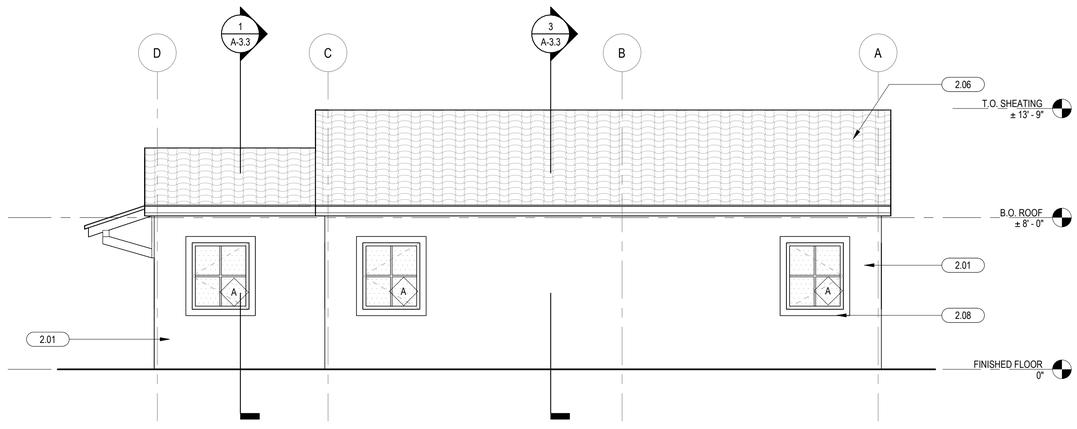
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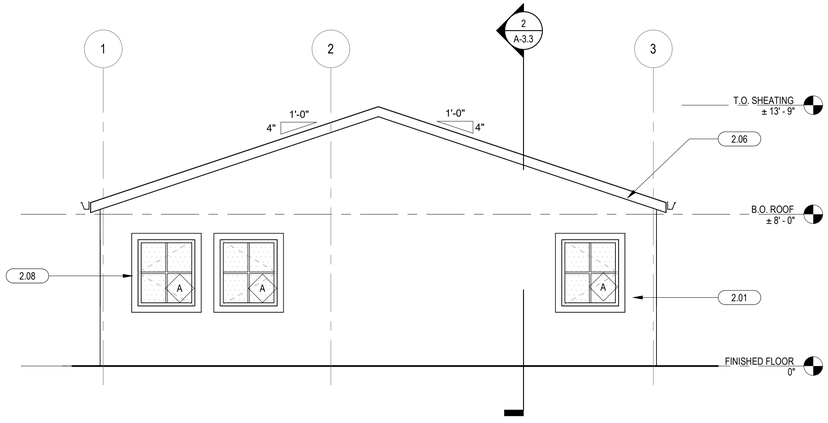
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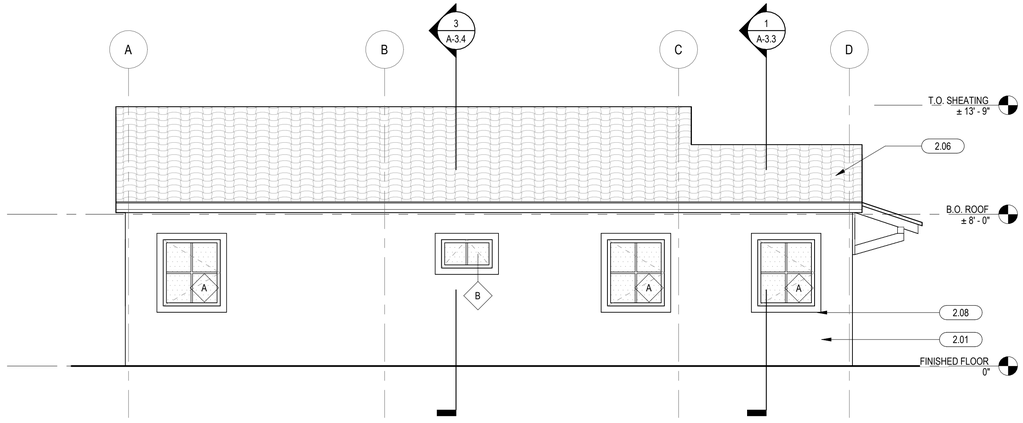
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SCALE: 1/4" = 1'-0"



2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.01	STUCCO. PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]
2.06	TILE ROOF
2.08	TRIM

ELEVATION GENERAL SHEET NOTES

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Consultant

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SEAL

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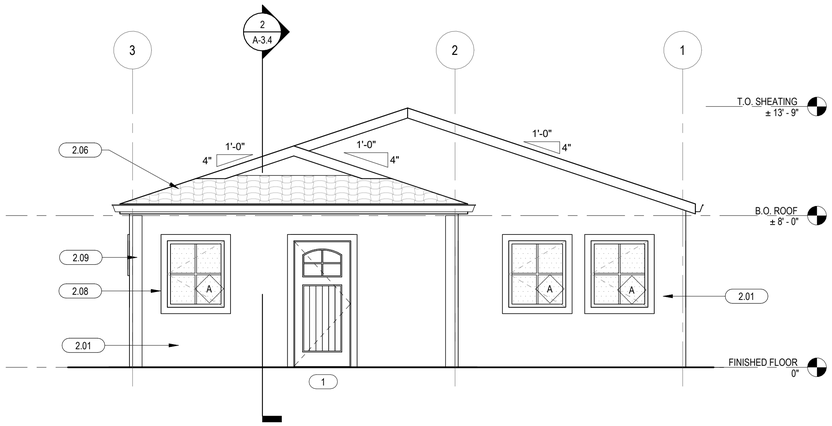
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - EXTERIOR ELEVATIONS (MONTEREY)

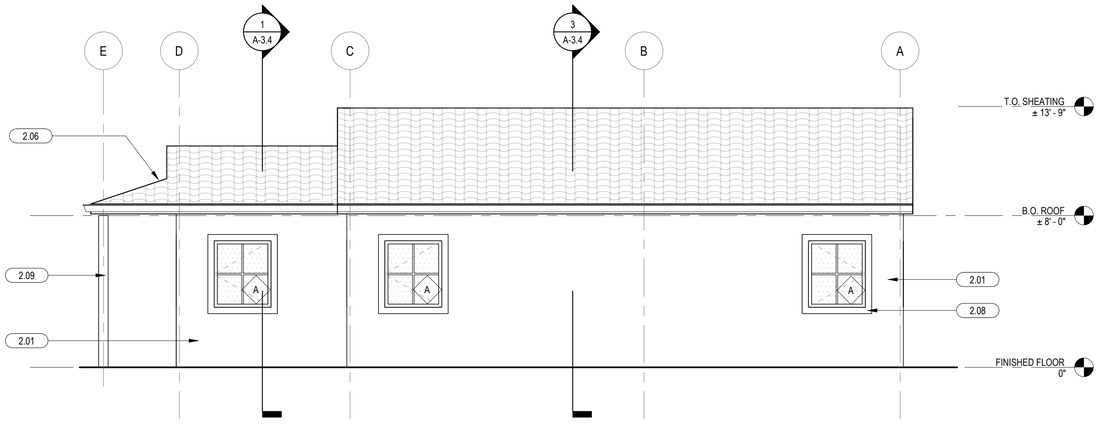
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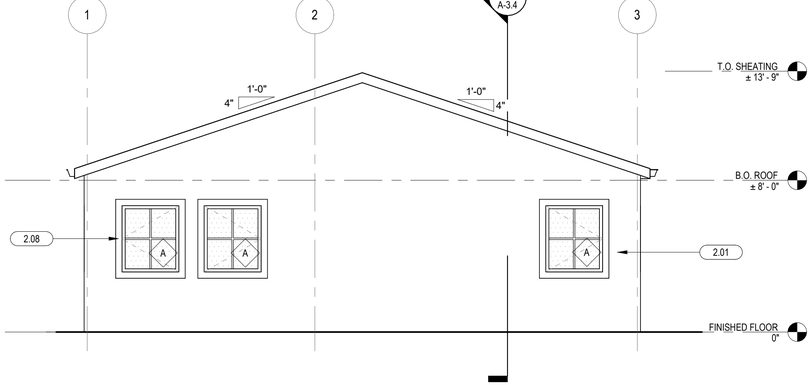
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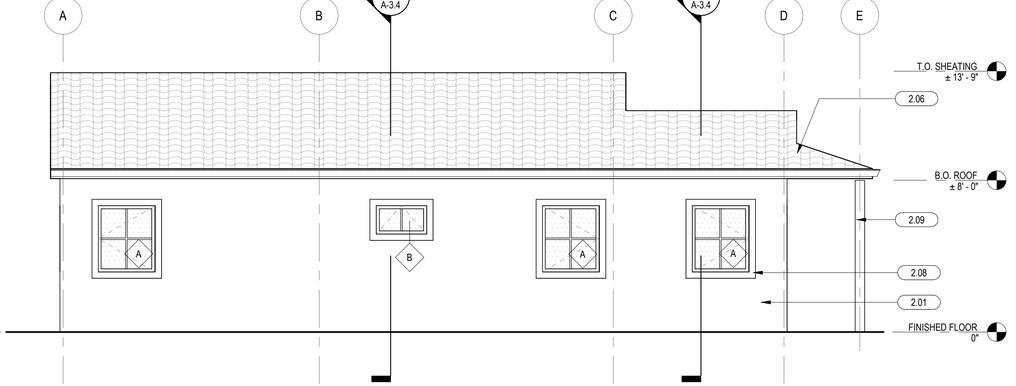
1 ELEVATION A
SCALE: 1/4" = 1'-0"



2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.01	STUCCO. PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]
2.06	TILE ROOF
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

ELEVATION GENERAL SHEET NOTES

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Consultant

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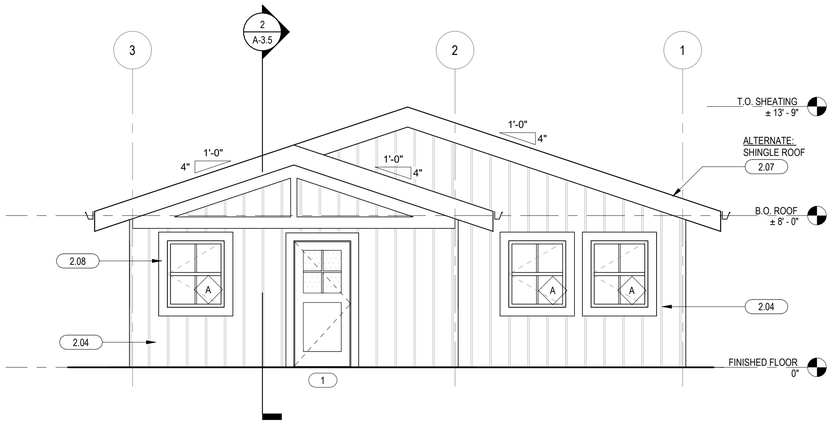
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - EXTERIOR ELEVATIONS (MONTEREY PORCH)

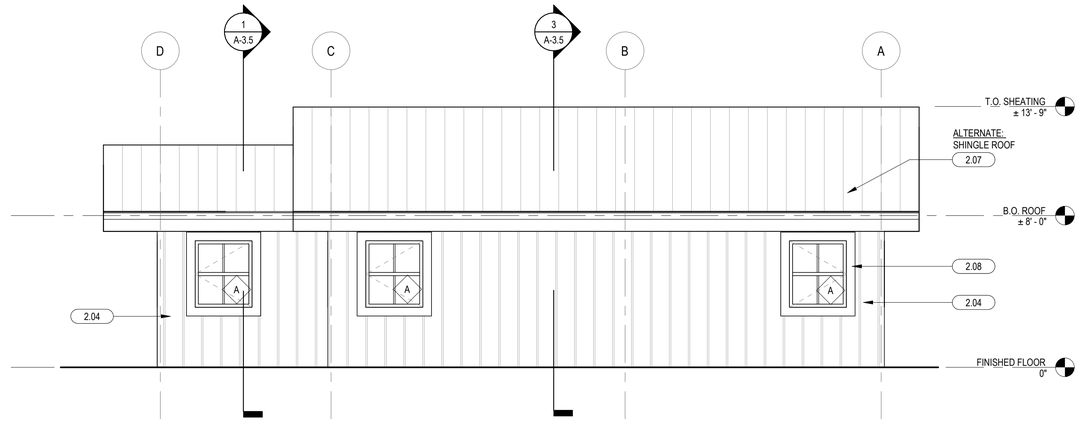
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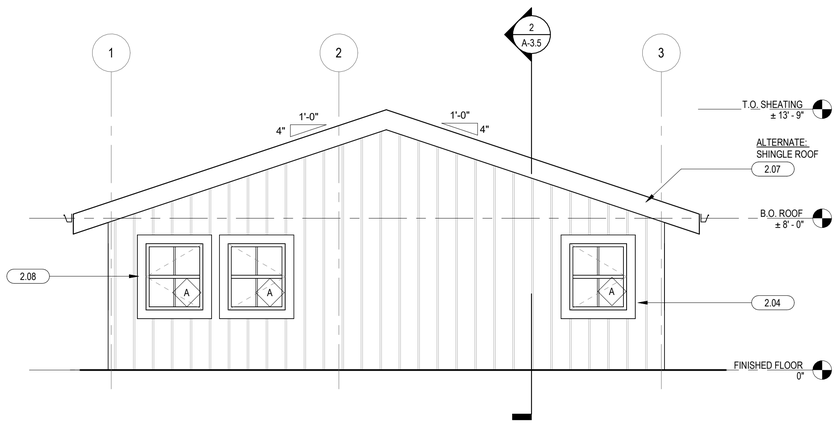
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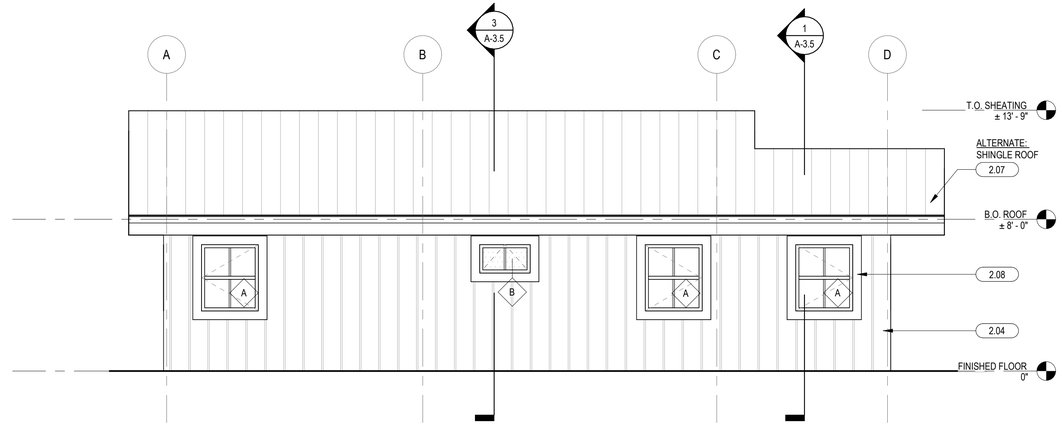
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2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
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4 ELEVATION D
SCALE: 1/4" = 1'-0"

KEYNOTES

2.04	BOARD AND BATTEN FIBER CEMENT SIDING
2.07	STANDING SEAM METAL ROOF
2.08	TRIM

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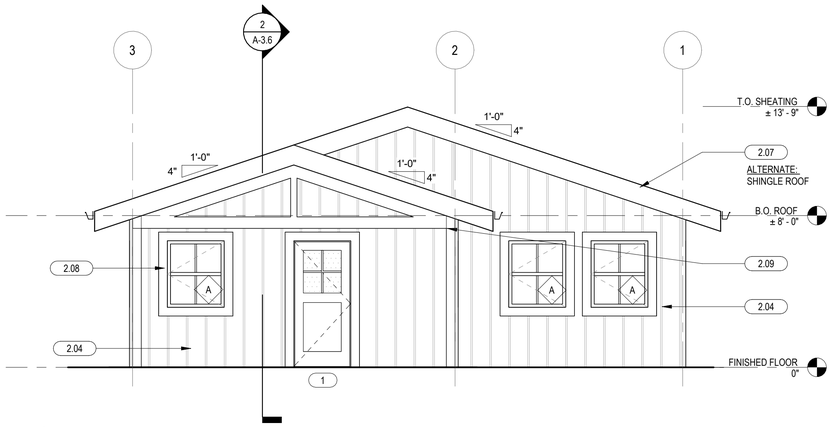
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)

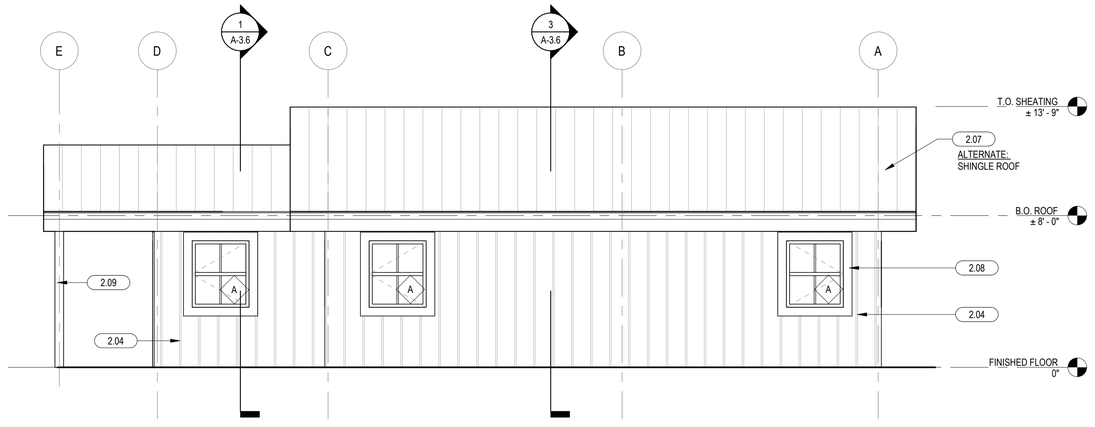
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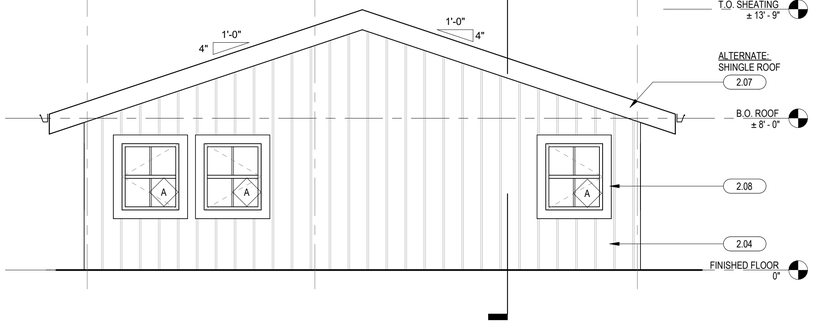
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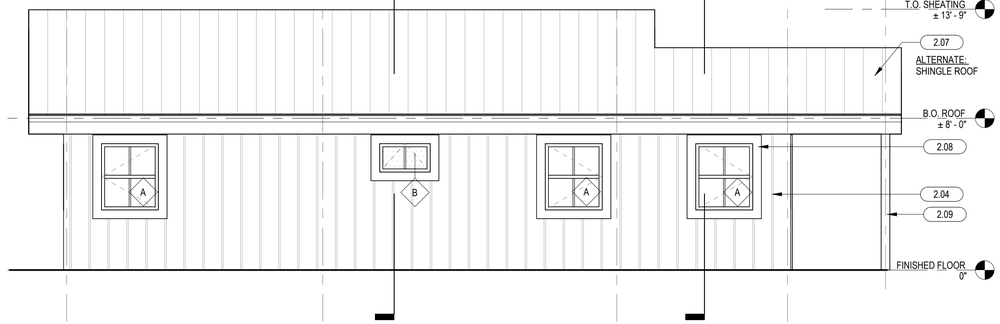
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SCALE: 1/4" = 1'-0"



2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.04	BOARD AND BATTEN FIBER CEMENT SIDING
2.07	STANDING SEAM METAL ROOF
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

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8. BUILDINGS SHALL HAVE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. LETTERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN ½ INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [CRC R391.1]

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

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DESIGN PATH STUDIO

Consultant

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C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

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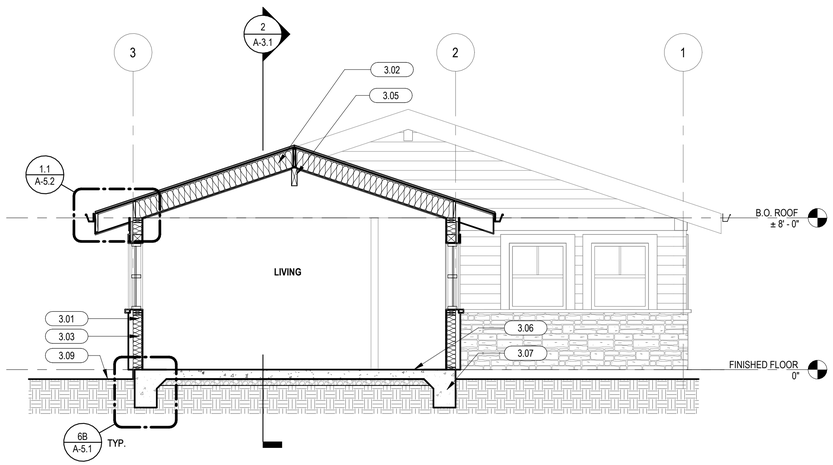
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - EXTERIOR ELEVATIONS (MODERN FARMHOUSE PORCH)

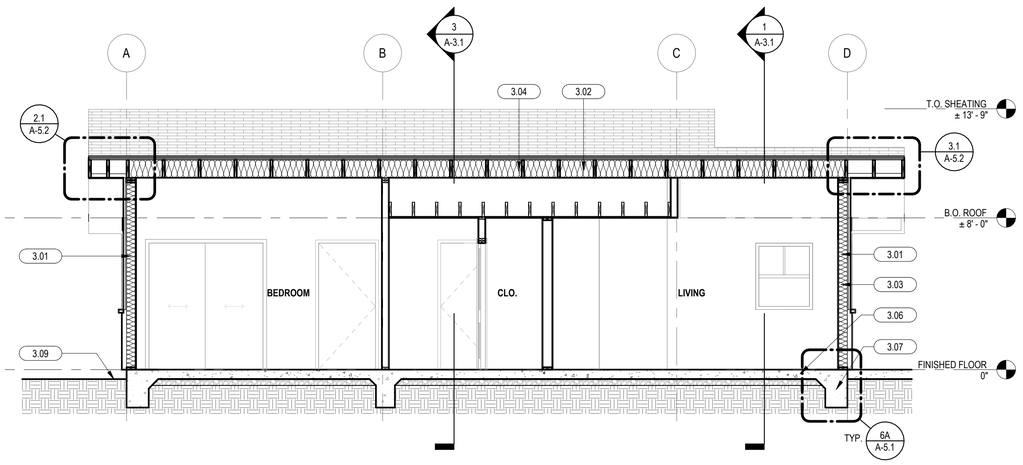
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Date: 02/27/2026
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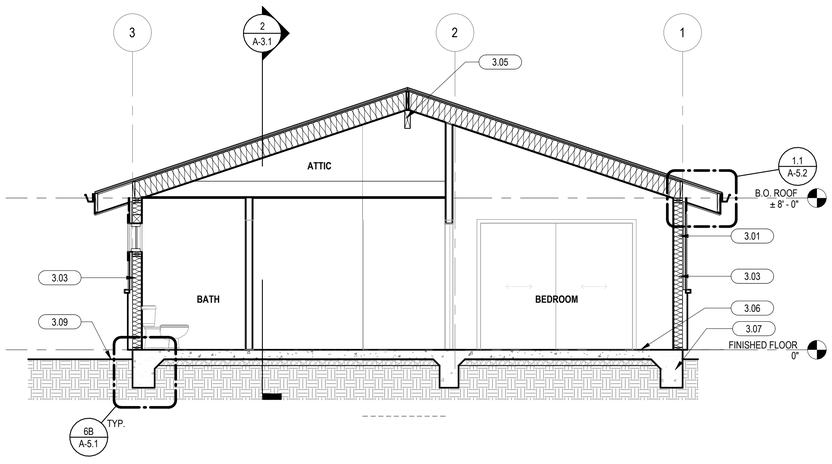
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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
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3 SECTION C
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KEYNOTES

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3.05	RIDGE BEAM, REFER TO STRUCTURAL DRAWINGS.
3.06	CONCRETE SLAB ON GRADE, REFER TO STRUCTURAL DRAWINGS
3.07	STRUCTURAL CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS.
3.09	FINISHED GRADE, TYP. FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE. [CRC R404.1.6]

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   5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

   B. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF THE FOLLOWING MATERIALS:
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   2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
   3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
   4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
   5. ONE-HALF-INCH GYPSUM BOARD
   6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
   7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
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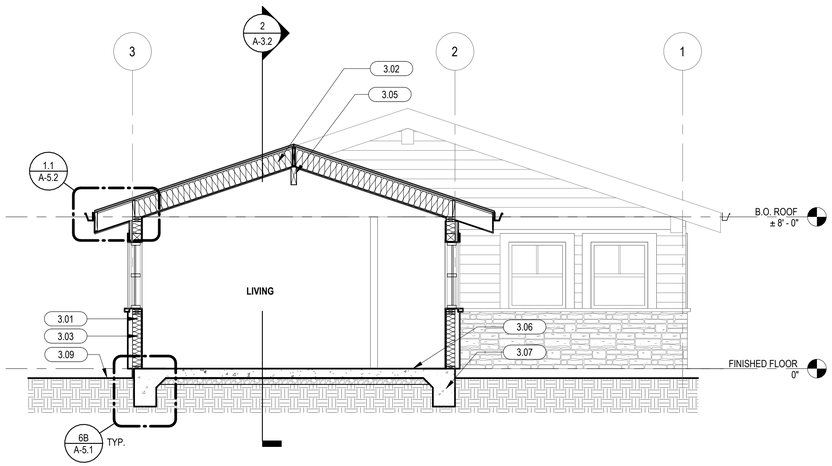
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - BUILDING SECTIONS (CRAFTSMAN)

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Date: 02/27/2026
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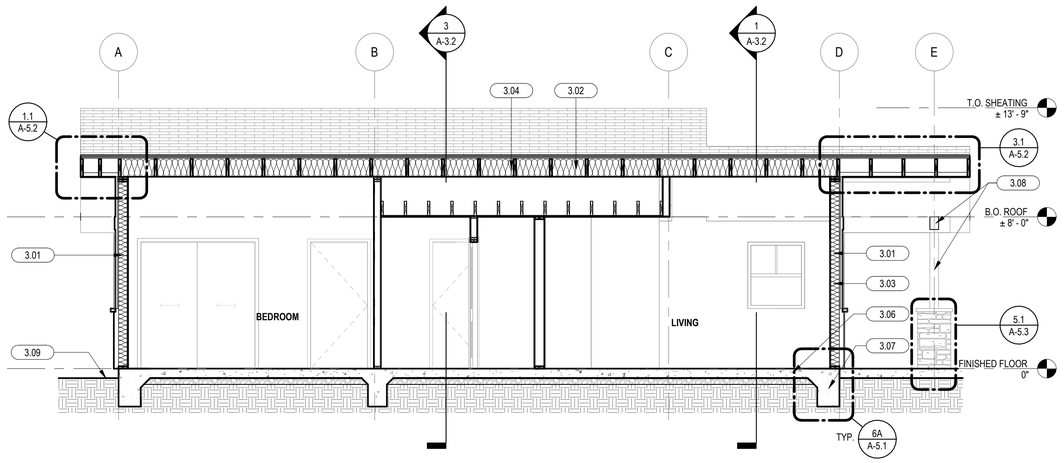
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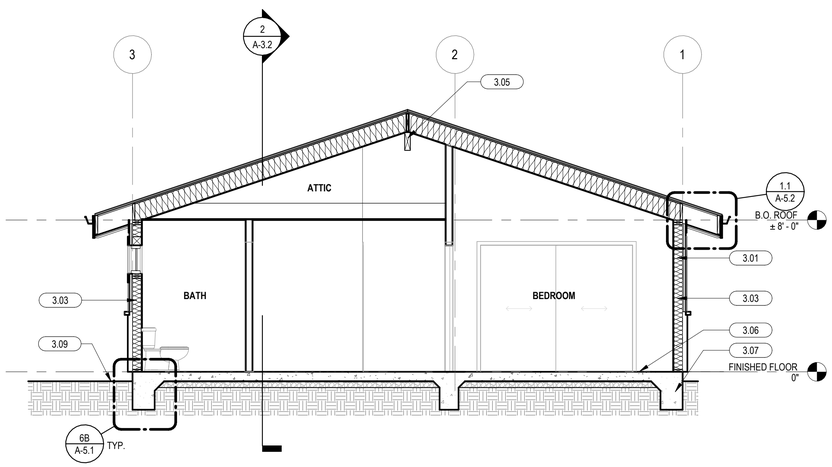
1 SECTION A

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



2 SECTION B

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3 SECTION C

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CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - BUILDING SECTIONS (CRAFTSMAN PORCH)

Project Number: 208026

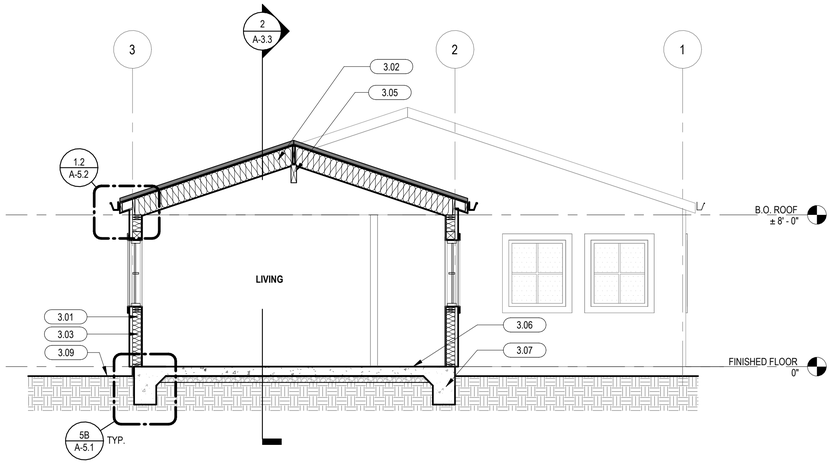
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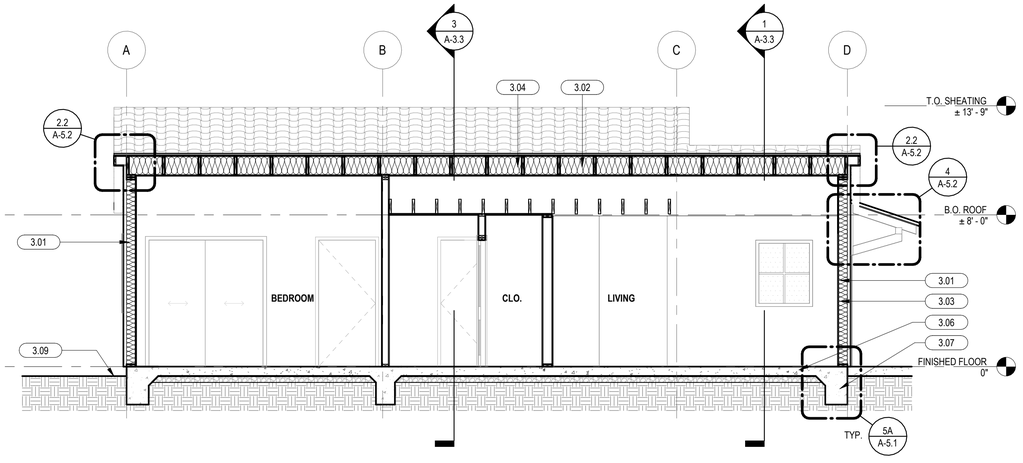
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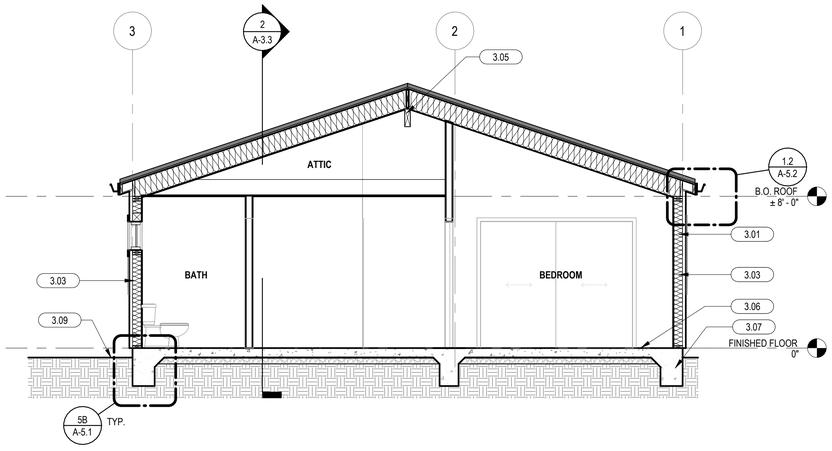
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0 2' - 0" 4' - 0" 8' - 0"
SCALE: 1/4" = 1' - 0"

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SUITE 200
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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
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C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

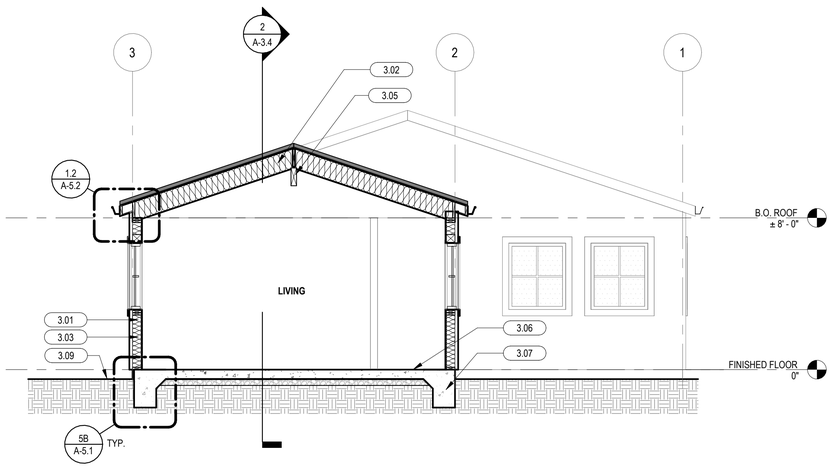
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3 BEDROOM A - BUILDING SECTIONS (MONTEREY)

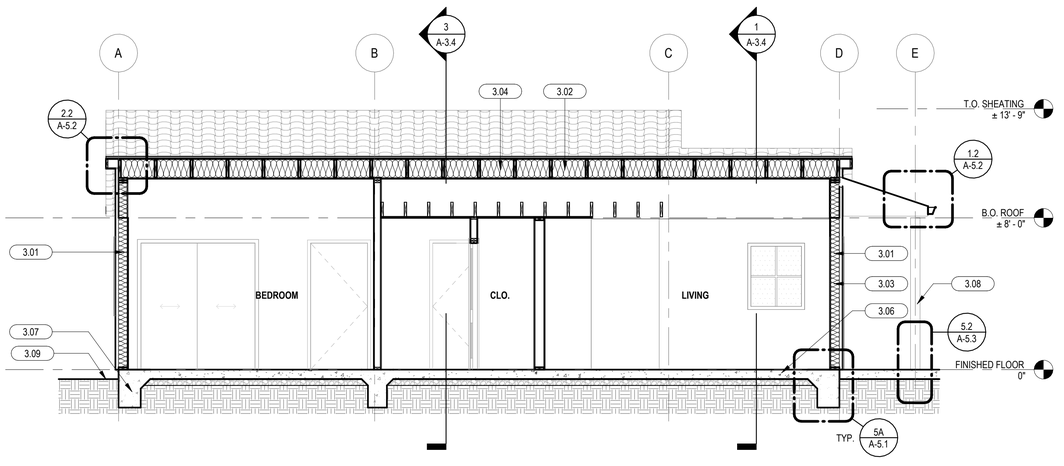
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FINAL DESIGN - 02/27/2026

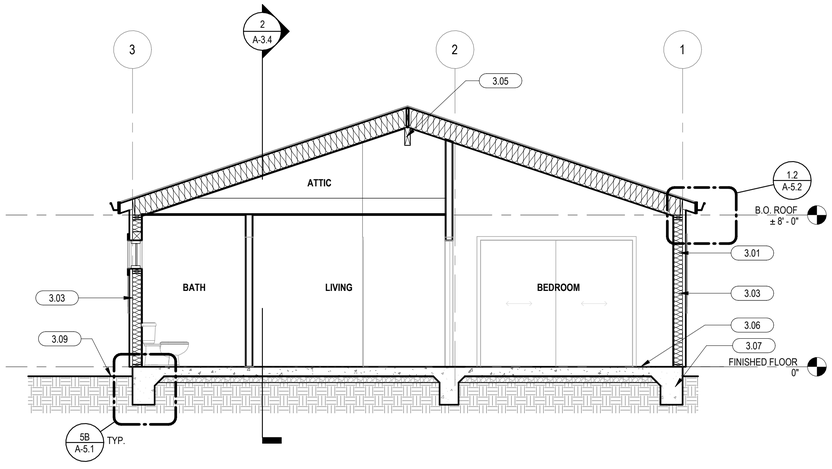
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1 SECTION A
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2 SECTION B
SCALE: 1/4" = 1'-0"



3 SECTION C
SCALE: 1/4" = 1'-0"

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   5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

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   7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
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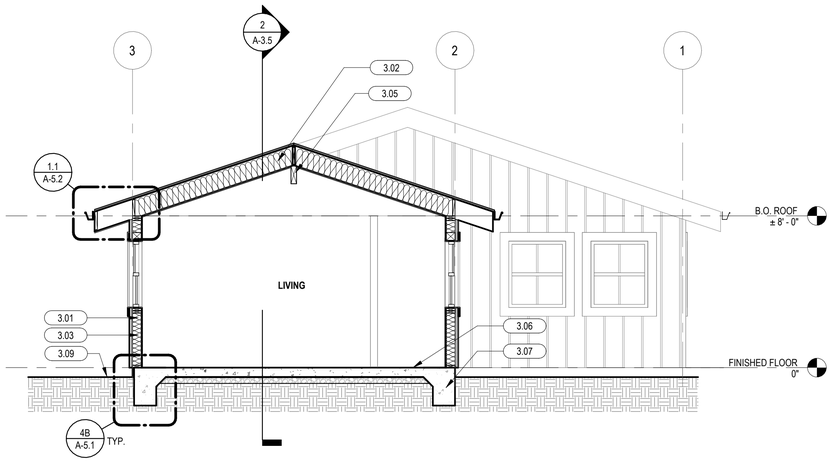
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - BUILDING SECTIONS (MONTEREY PORCH)

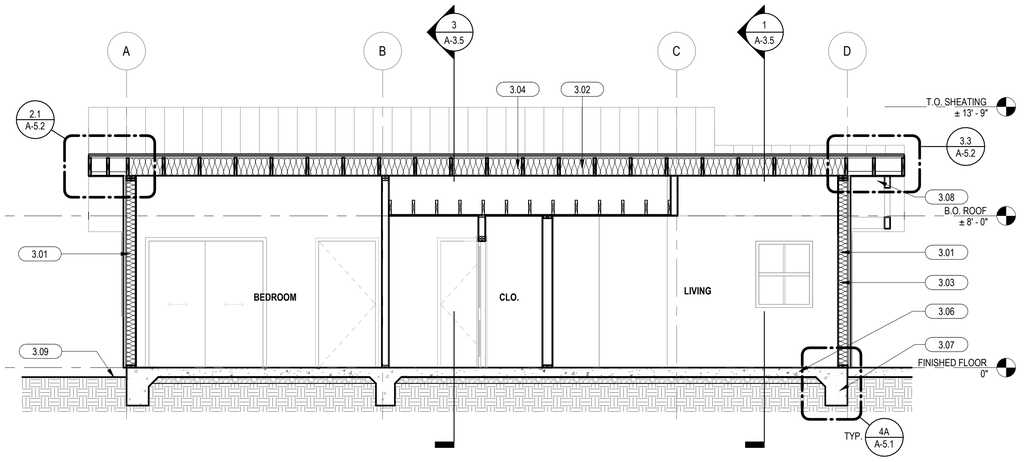
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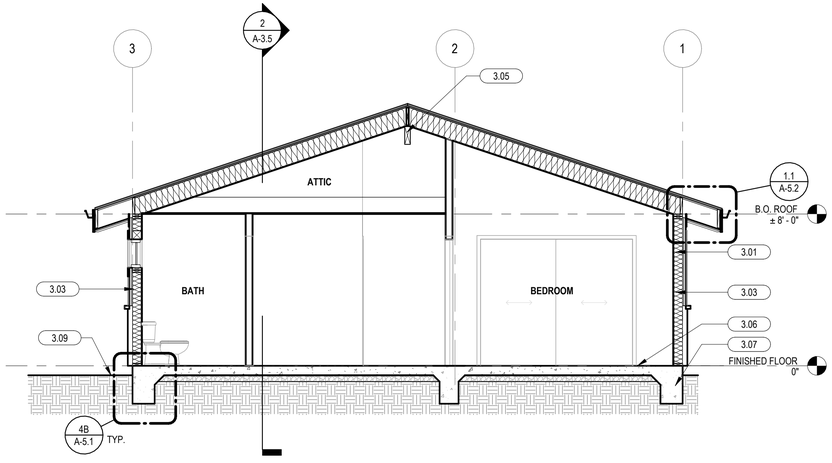
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1 SECTION A
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2 SECTION B
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3 SECTION C
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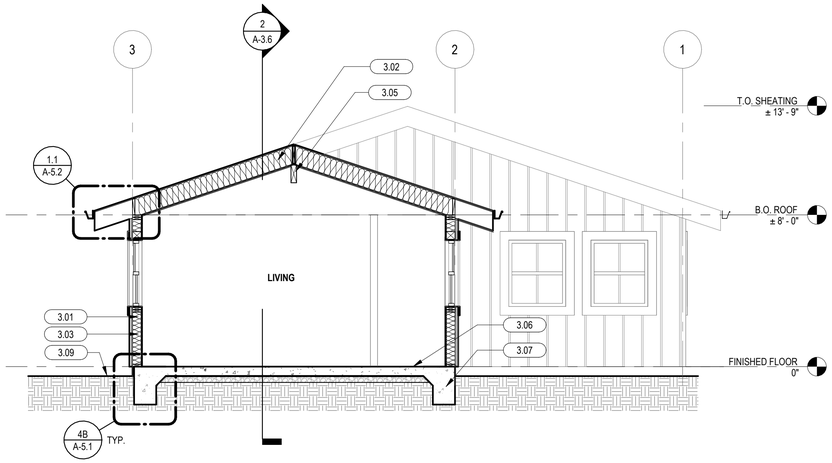
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - BUILDING SECTIONS (MODERN FARMHOUSE)

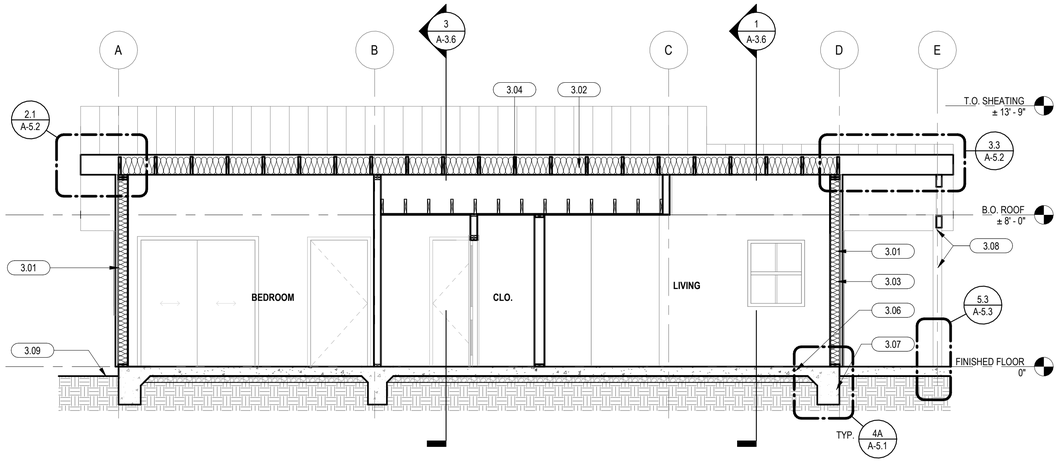
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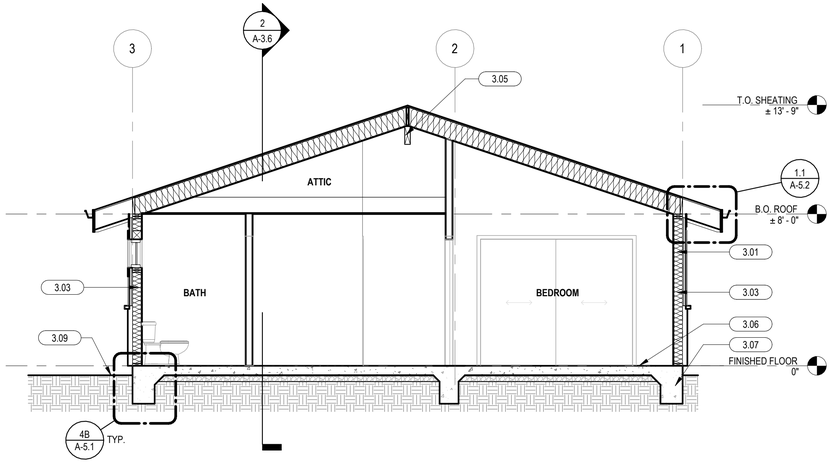
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1 SECTION A
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0 2' - 0" 4' - 0" 8' - 0"
SCALE: 1/4" = 1' - 0"

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Consultant

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EDWARD J. HANBICKI
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STATE OF CALIFORNIA
SEAL

NO.	DATE	DESCRIPTION

REVISIONS

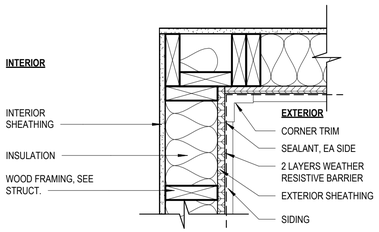
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM A - BUILDING SECTIONS (MODERN FARMHOUSE PORCH)

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-3.6

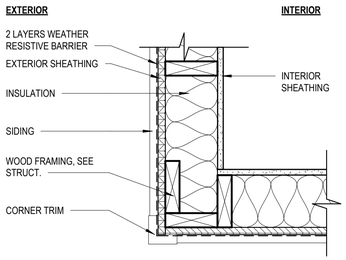
FINAL DESIGN - 02/27/2026

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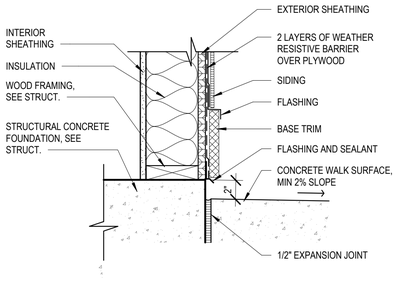
SIDING AT INSIDE CORNER

1A PLAN DETAIL - SIDING (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

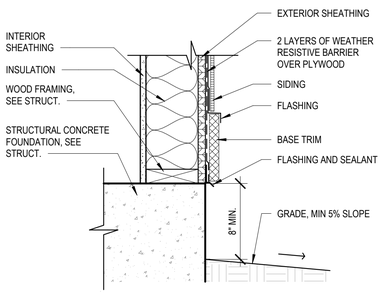


SIDING AT OUTSIDE CORNER

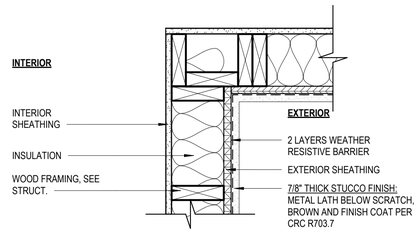
1B PLAN DETAIL - SIDING (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



4A BASE DETAILS - SIDING AT PAVED WALK
SCALE: 1 1/2" = 1'-0"



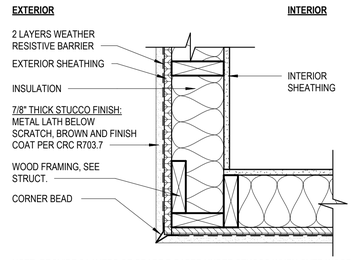
4B BASE DETAILS - SIDING AT GRADE
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

STUCCO AT INTSIDE CORNER

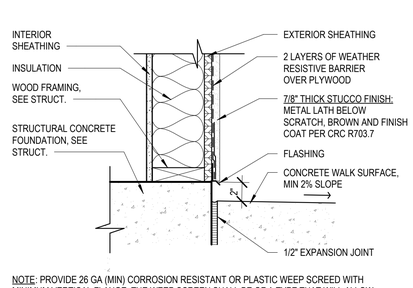
2A PLAN DETAIL - STUCCO (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

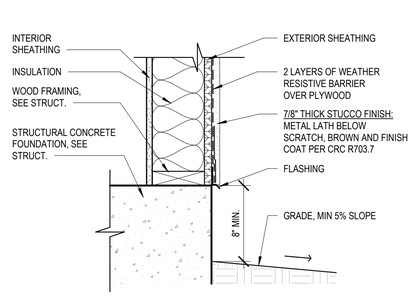
STUCCO AT OUTSIDE CORNER

2B PLAN DETAIL - STUCCO (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

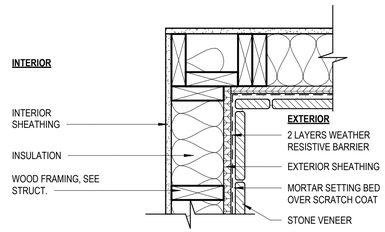


NOTE: PROVIDE 26 GA (MIN) CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH MINIMUM VERTICAL FLANGE. THE WEEP SCREEN SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING [CRC R703.7.2.1]

5A BASE DETAILS - STUCCO AT PAVED WALK
SCALE: 1 1/2" = 1'-0"

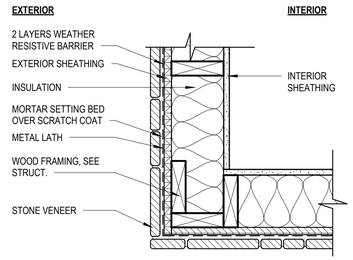


5B BASE DETAILS - STUCCO AT GRADE
SCALE: 1 1/2" = 1'-0"



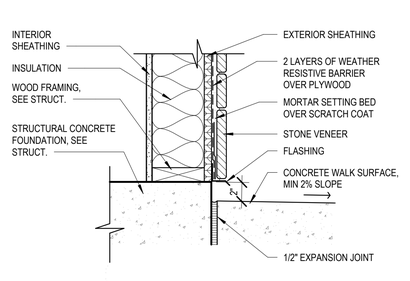
STONE VENEER AT INSIDE CORNER

3A PLAN DETAIL - STONE VENEER (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

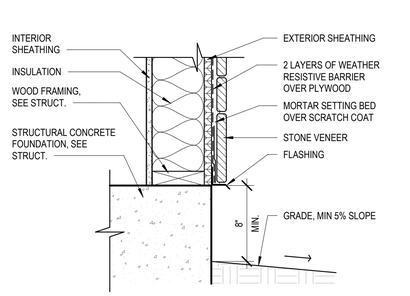


STONE VENEER AT OUTSIDE CORNER

3B PLAN DETAIL - STONE VENEER (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



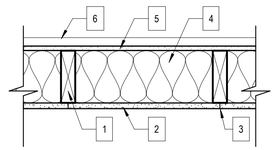
6A BASE DETAILS - STONE VENEER AT PAVED WALK
SCALE: 1 1/2" = 1'-0"



6B BASE DETAILS - STONE VENEER AT GRADE
SCALE: 1 1/2" = 1'-0"

THROUGH PENTRATION @ WALL

DESIGN NO. U356
BEARING WALL RATING - 1 HR RATING



1 **WOOD STUDS**
NOMINAL 2X6 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2 **GYPSUM BOARD**
ANY 5/8 IN. THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512 OR U305. NOM 5/8 IN. THICK, 4 FT WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7 IN. OC WITH 6D CEMENT-COATED NAILS, 1-7/8 IN. LONG WITH 1/4 IN. DIAM HEAD.

3 **JOINTS AND FASTENER HEADS**
GYPSUM BOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. FASTENER HEADS COVERED WITH JOINT COMPOUND.

4 **BATTS AND BLANKETS**
MINERAL FIBER OR GLASS FIBER INSULATION, 3-1/2 IN. THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR KRAFT PAPER AND TO HAVE A MIN DENSITY OF 0.9 PCF (MIN R-13 THERMAL INSULATION RATING)

5 **WOOD STRUCTURAL PANEL SHEATHING**
MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2 BY 4 IN. WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6 IN. OC AT PERIMETER OF PANELS AND 12 IN. OC ALONG INTERIOR STUDS.

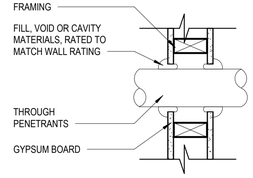
6 **EXTERIOR FACINGS**
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

D. CEMENTITIOUS STUCCO — PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8 TO 3/4 IN., DEPENDING ON SYSTEM.

H. FIBER-CEMENT SIDING — FIBER-CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

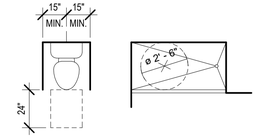
I. WALL AND PARTITION FACINGS AND ACCESSORIES* — STONE VENEER IS MORTAR BONDED TO A LATH, SCRATCH COAT AND WATER RESISTANT BARRIER APPLIED TO SHEATHING, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, AND MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES.

NON-BEARING WALL PARTITION INTERSECTION — (OPTIONAL) TWO NOMINAL 2 BY 4 IN. STUD OR NOMINAL 2 BY 6 IN. STUD NAILED TOGETHER WITH TWO 3IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY AND FASTENED TO ONE SIDE OF THE MINIMUM 2 BY 4 IN. STUD WITH 3 IN. LONG 10D NAILS SPACED A MAX 16 IN. OC. VERTICALLY. INTERSECTION BETWEEN PARTITION WOOD STUDS TO BE FLUSH WITH THE 2 BY 4 IN. STUDS. THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED BY WITH A SECOND 2 BY 4 IN. WOOD STUD FASTENED WITH 3 IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY. MAXIMUM ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MINIMUM EQUAL TO THE DEPTH OF THE BEARING WALL.



THROUGH PENTRATION @ WALL

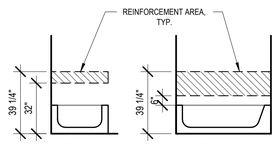
7 FIRE RESISTIVE 1- HOUR WOOD FRAMED WALLS
SCALE: 1 1/2" = 1'-0"



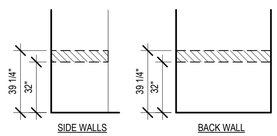
NOTES:
1. WATER CLOSETS SHALL HAVE 15 INCHES TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24-INCH CLEAR SPACE IN FRONT. [402.5 CPC]
2. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1,024 SQUARE INCHES AND ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. [408.6 CPC]

8 BATHROOM CLEARANCE DIAGRAMS
SCALE: 1/4" = 1'-0"

TOILET



BATHTUB



SHOWER

NOTES:
1. PROVIDE REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION AS REQUIRED BY CRC R327.1.1
2. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. [R327.1.1.1 CRC]

9 REINFORCEMENT DETAILS
SCALE: 1/4" = 1'-0"

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0 6" 1' - 0" 2' - 0"

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

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CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

DETAILS

Project Number: 208026

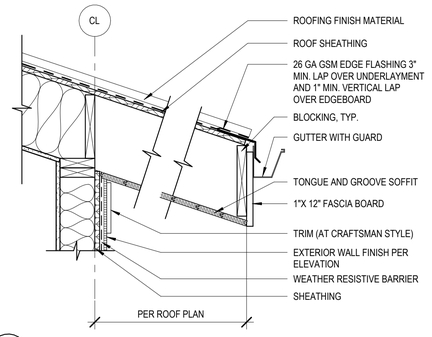
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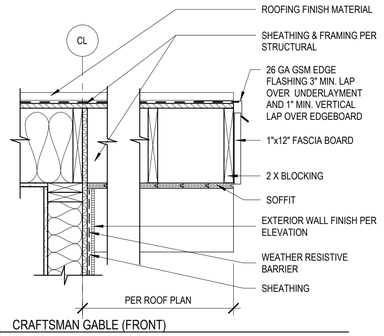
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FINAL DESIGN - 02/27/2026

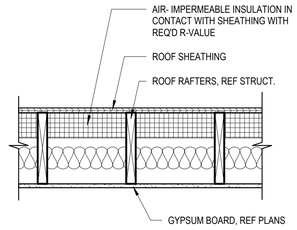
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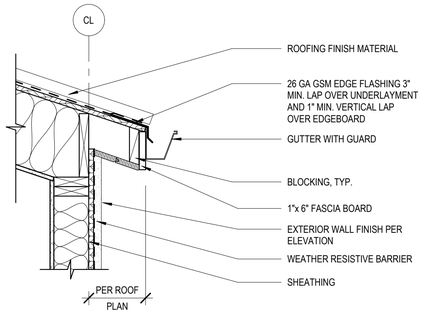
1.1 CRAFTSMAN/ MODERN FARMHOUSE EAVE
SCALE: 1" = 1'-0"



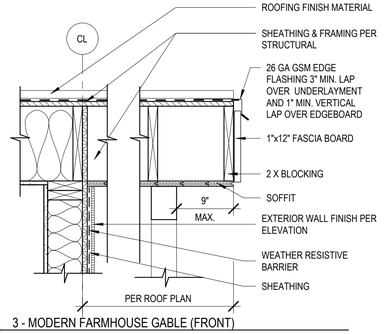
3.1 CRAFTSMAN GABLE (FRONT)
SCALE: 1" = 1'-0"



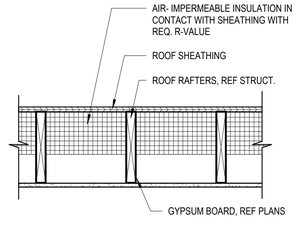
A INSULATION @ UNVENTED ROOF ASSEMBLY - BOTH TYPES
SCALE: 1" = 1'-0"



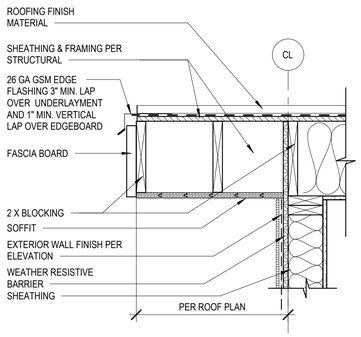
1.2 MONTEREY EAVE
SCALE: 1" = 1'-0"



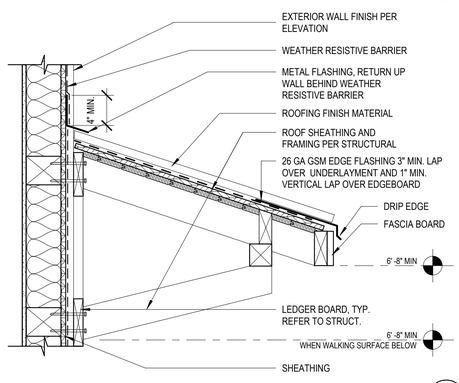
3.3 3 - MODERN FARMHOUSE GABLE (FRONT)
SCALE: 1" = 1'-0"



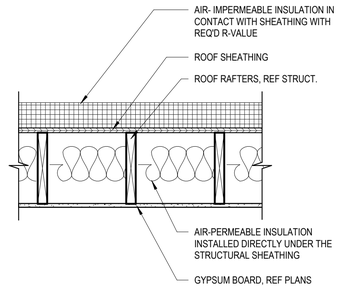
B INSULATION AT UNVENTED ROOF ASSEMBLY - IMPERMEABLE INSULATION ONLY
SCALE: 1" = 1'-0"



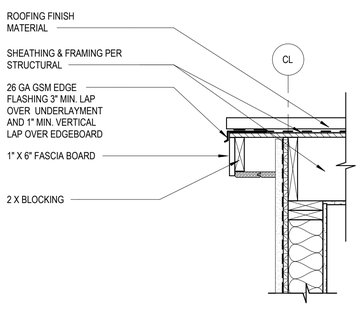
2.1 CRAFTSMAN/ MODERN FARMHOUSE GABLE
SCALE: 1" = 1'-0"



4 4 - MONTEREY AWNING
SCALE: 1" = 1'-0"



C INSULATION @ UNVENTED ROOF ASSEMBLY - OVER/ UNDER
SCALE: 1" = 1'-0"



2.2 MONTEREY GABLE
SCALE: 1" = 1'-0"

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SCALE: 1" = 1' - 0"

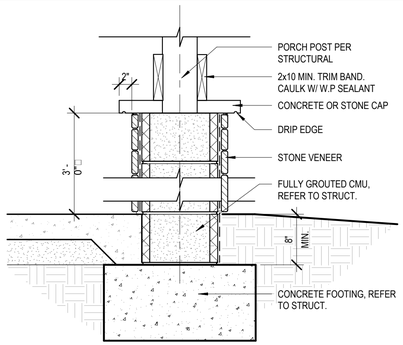
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ROOF DETAILS

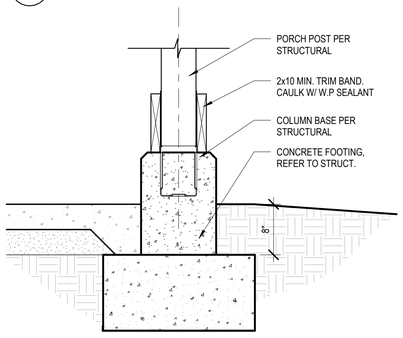
Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-5.2

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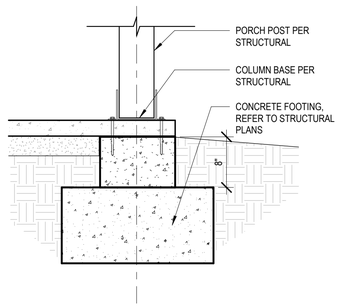
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5.1 CRAFTSMAN PORCH POST BASE
SCALE: 1" = 1'-0"



5.2 MONTEREY PORCH POST BASE
SCALE: 1" = 1'-0"



5.3 MODERN FARMHOUSE POST BASE
SCALE: 1" = 1'-0"

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Consultant

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

DETAILS

Project Number: 208026
Date: 02/27/2026
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Sheet # A-5.3

FINAL DESIGN - 02/27/2026

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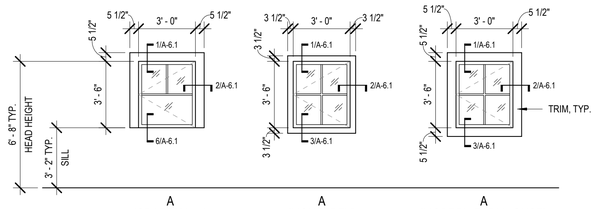
DOOR SCHEDULE

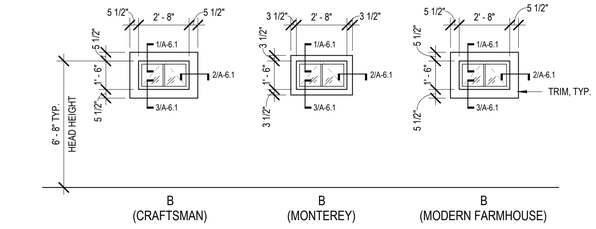
DOOR NUMBER	TYPE	SIZE HEIGHT	SIZE WIDTH	THICK.	DOOR MATERIAL	FRAME MATERIAL	U-FACTOR	SHGC	COMMENTS
1	A	6' - 8"	3' - 0"	1 3/4"	VINYL/ GLASS	VINYL	0.300	0.23	EXTERIOR, REF GENERAL DOOR NOTE #7
2	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
3	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
4	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
5	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
6	C	6' - 8"	2' - 6"	1 3/4"	HOLLOW WD	WD			LOUVERED*
7	C	6' - 8"	2' - 8"	1 3/4"	HOLLOW WD	WD			LOUVERED*
8	D	6' - 8"	6' - 0"	1 3/4"	HOLLOW WD	WD			
9	D	6' - 8"	6' - 0"	1 3/4"	HOLLOW WD	WD			
10	D	6' - 8"	8' - 0"	1 3/4"	HOLLOW WD	WD			

* LOUVER SHALL PROVIDE MINIMUM 100 SQUARE INCHES FOR MAKEUP AIR (CMC 504.4.1)

WINDOW SCHEDULE

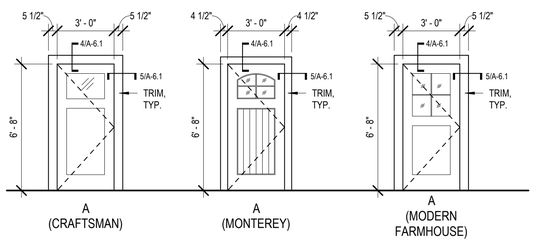
TYPE	HEIGHT	WIDTH	HEAD HEIGHT	FRAME MATERIAL	OPERATION	U-FACTOR	SHGC	COMMENTS
A	3' - 6"	3' - 0"	6' - 8"	VINYL	CASEMENT	0.300	0.23	
B	1' - 6"	2' - 8"	6' - 8"	VINYL	AWNING	0.300	0.23	

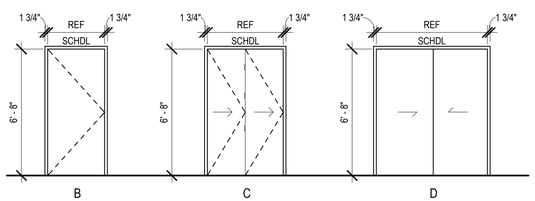




NOTE: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FINISH FLOOR. [CRC R310.2]

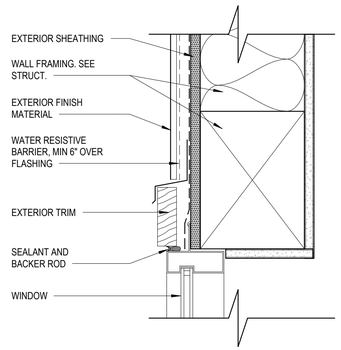
WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"





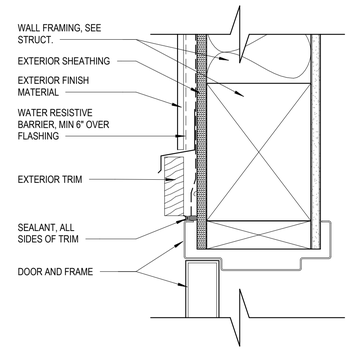
DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

EXTERIOR **INTERIOR**



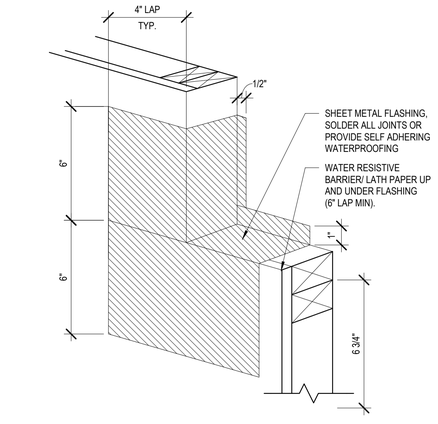
1 WINDOW HEAD
SCALE: 3" = 1'-0"

EXTERIOR **INTERIOR**

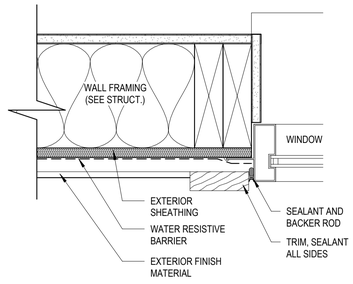


4 DOOR HEAD
SCALE: 3" = 1'-0"

INTERIOR

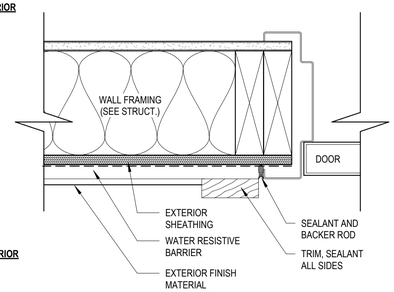


7 WINDOW SILL FLASHING
SCALE: 3" = 1'-0"



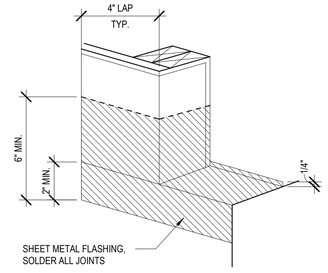
2 WINDOW JAMB
SCALE: 3" = 1'-0"

INTERIOR



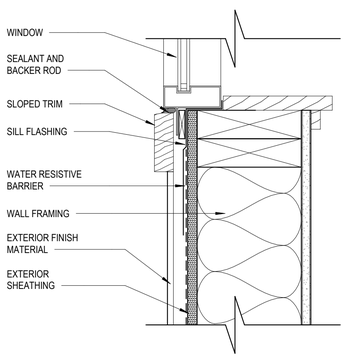
EXTERIOR

5 DOOR JAMB
SCALE: 3" = 1'-0"



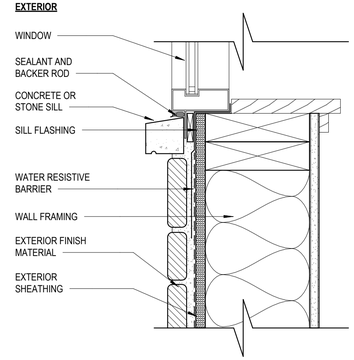
8 DOOR THRESHOLD FLASHING
SCALE: 3" = 1'-0"

EXTERIOR **INTERIOR**

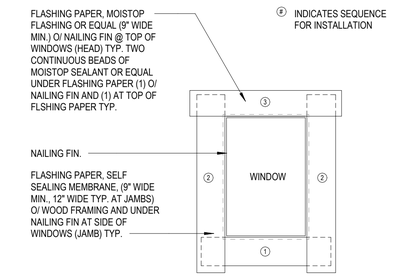


3 WINDOW SILL
SCALE: 3" = 1'-0"

EXTERIOR **INTERIOR**



6 WINDOW SILL - CRAFTSMAN
SCALE: 3" = 1'-0"



NOTES:

- 9" MOIST STOP FLASHING PAPER TYP. OF FLASHING PAPER
- THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING. (9" WIDE FLASHING MIN.)
- APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
- AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C.
- FASTENERS SHALL BE WITHIN 10" FROM CORNERS.
- NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW
- REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS
- PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

9 WINDOW FLASHING
SCALE: 3" = 1'-0"

GENERAL WINDOW NOTES

1. REFER TO GENERAL NOTES SHEET A-1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
3. REFER TO ELEVATIONS FOR DIRECTION OF OPERATION OF WINDOWS.
4. PROVIDE ALL OPERABLE WINDOWS WITH SCREENS.
5. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
6. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
7. WINDOWS MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA.
8. ALL GLAZING SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
9. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
10. GLAZING IN WALLS ADJACENT TO BATHTUB AND OR SHOWER, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE SAFETY GLAZING. [CRC SECTION R308.4.5]
11. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF, MIN. THE NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. (5 S.F. MIN. AT GROUND FLOOR). MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". [CRC SECTION R310.2]
12. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT HAVING A MINIMUM WIDTH OF 36" THAT OPENS TO A PUBLIC WALL [CRC SECTION 310.1]
13. ALL GLAZING SHALL MEET TITLE 24 ENERGY REQUIREMENTS.
14. FIRE RATED EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIRMENTS PER CBC 708A.2.1:
    - A. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING
    - B. BE CONSTRUCTED OF GLASS BLOCK UNITS
    - C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
    - D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
15. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

GENERAL DOOR NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR LOCATION OF DOORS AND DIRECTION OF DOOR SWING.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. ALL GLAZING, INCLUDING GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS, SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
5. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
6. EXTERIOR FIRE RATED DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CBC 2022 708A.3:
    - A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCUMBUSTIBLE MATERIAL
    - B. THE EXTERIOR SURFACE CLADDING SHALL BE OF IGNITION-RESISTANT MATERIALS
    - C. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
        - a. THICK
        - b. PANELS SHALL NOT BE LESS THAN 1 ¼ " THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 " THICK.
    - D. THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES WHEN TEST ACCORDING TO NFPA 252.
    - E. THE EXTERIOR SURFACE CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ASTM E2707
    - F. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
7. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION [CRC SECTION R308.4]. PROVIDE SAFETY GLAZING.

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NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

WINDOW AND DOOR SCHEDULES & DETAILS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-6.1

FINAL DESIGN - 02/27/2026

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INTERNATIONAL
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TEMECULA, CA 92591

MECHANICAL/PLUMBING NOTES

1. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5
4. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)
5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)
8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)
9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 5. (CPC TABLE 703.2)
10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).
12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).
14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.
18. ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]

ELECTRICAL NOTES

1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). MINIMUM OF 2–20-AMP CIRCUITS ARE REQUIRED TO SERVE THE KITCHEN COUNTERTOP OUTLETS. THESE CIRCUITS MAY ALSO SERVE THE PANTRY, BREAKFAST ROOM, DINING ROOM OR OTHER SIMILAR AREAS (210.52(B)(1) CEC)
3. BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).
5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH AND THE FIXTURE NEEDS TO BE HIGH EFFICACY.
7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY AND CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
8. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)
9. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
12. A MINIMUM OF ONE HIGH EFFICIENCY LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT AND VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21)
13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)
14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)
15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A $\frac{120}{240}$ -VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)
16. PER CEC 2022 150.0(N).1.A.:
    IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
    - BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
    - A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
    - A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRICAL SERVICE CHECKLIST

electrical service information:

X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN (LOAD CALCS FOR THE EXISTING DWELLING IS REQUIRED)
☐	NEW SERVICE (NEW ADDRESS REQUIRED)

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

CONTACT SERVICE PROVIDER, REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU. EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF EASTVALE.

GAS SERVICE CHECKLIST

gas service information:

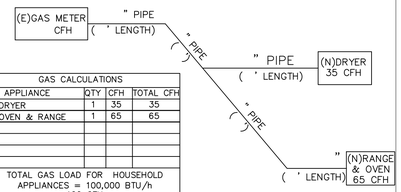
X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN
☐	NEW SERVICE
☐	ALL ELECTRICAL
☐	PROPANE "FIRE CLEARANCE REQUIRED"

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

EXAMPLE GAS PIPE DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.



GAS CALCULATIONS			
APPLIANCE	QTY	CFH	TOTAL CFH
(NEW) DRYER	1	35	35
(NEW) OVEN & RANGE	1	65	65
TOTAL GAS LOAD FOR HOUSEHOLD APPLIANCES = 100,000 BTU/h 100 CFH			

PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE

SIZE	½"	¾"	1"	1¼"	1½"	2"
CFH	44	92	173	355	532	1,020

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF EASTVALE BUILDING INSPECTOR

DRAINAGE AND VENT PIPE DIAGRAM

TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1¼	1½	2	3	4	5	6	8	10	12
Maximum Units Drainage Piping[1]										
Vertical	1	2[2]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1	8[3]	35[4]	216[5]	428[5]	720[5]	2640[5]	4680[5]	8200[5]
Maximum Length Drainage Piping										
Vertical, (feet)	45	65	85	212	300	390	510	750	—	—
Horizontal (unlimited)										
Vent **Piping** Horizontal and Vertical[6]										
Maximum Units	1	8[3]	24	84	256	600	1380	3600	—	—
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

DESIGN PATH STUDIO
Consultant

LICENSED ARCHITECT
YVONNE ST PIERRE
C-34789
REN 10-31-27
STATE OF CALIFORNIA
SEAL

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
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project
City of Wildomar Accessory Dwelling Units

revisions
△
△
△
△
△

description
Mechanical/ Electrical/ Plumbing General Notes

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no.
MEP.0

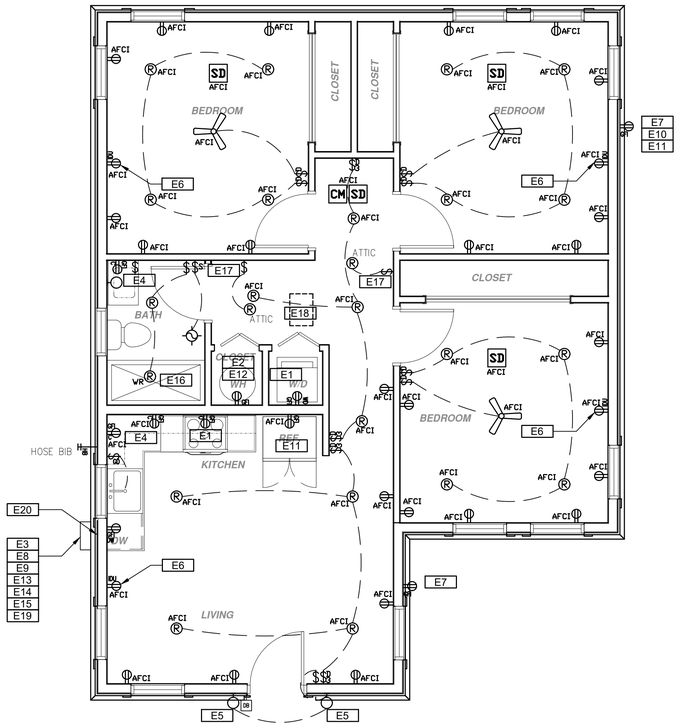
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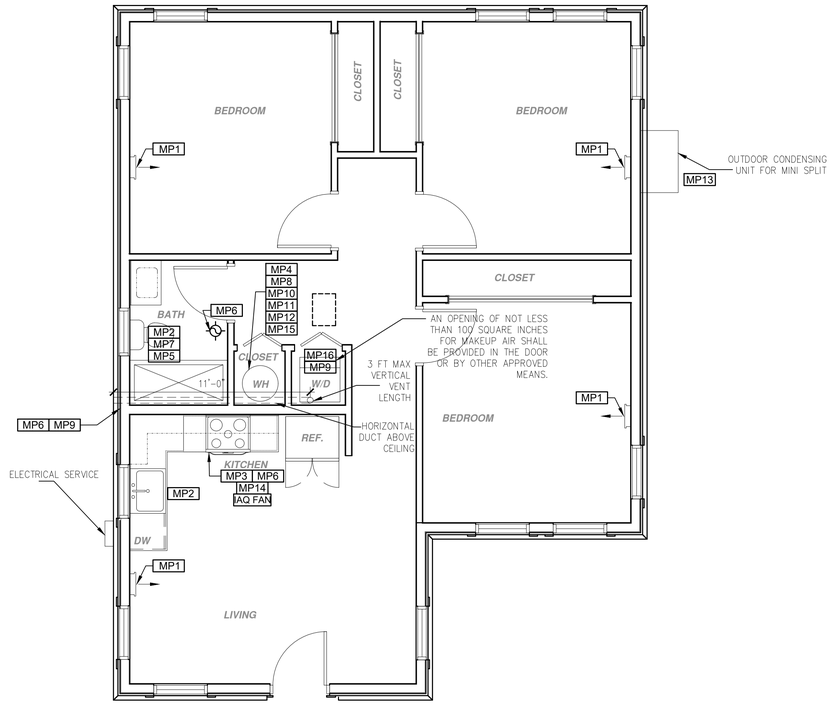
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REV 10-31-27
STATE OF CALIFORNIA

SEAL



ELECTRICAL PLAN

1/4"=1'-0"



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

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MECHANICAL / PLUMBING KEYNOTES

- MP1 INDOOR UNIT MINI SPLIT SYSTEM.
- MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI., AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)
- MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)
- MP4 NEW NEEA RATED 40 GAL. HEAT PUMP WATER HEATER, RHEEM PROPH40-72-RH375-SO (40 GA, JA13), TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXHAUST DIRECTLY TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER TO BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR. CLEARANCES EQUAL TO ONE OPENING WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE AND ONE OPENING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. EACH OPENING SHALL HAVE A MINIMUM FREE AREA OF 1 INZ PER 1,000 BTU, BUT NOT LESS THAN 100 IN2. FOR ENCLOSURES OPENING INDOORS. (506.3 (1) CPC), AND ALL OTHER SPECIFICATIONS PER MANUFACTURER REQUIREMENTS.
- MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  - ½" PIPE (½" INSULATION);
  - ¾" PIPE (1" INSULATION);
  - 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL TO BE PIPED TO INDOOR HVAC UNIT
- MP14 A MINIMUM RATING HOOD OVER ELECTRICAL RANGE. INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED PER CEC TABLE 150.0-G: 160 cfm OR 65% CE AT <750 s.f, 130 cfm OR 55% CE AT 750-1000 s.f., 110 cfm OR 50% CE AT 1000-1500 s.f., OR 110 cfm OR 50% CE AT >1500 s.f. PROVIDE PLACARD AT THE IAQ SWITCH WHICH STATES "THIS FAN TO REMAIN ON DURING ALL HOURS THE HOUSE IS OCCUPIED"
- MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
- MP16 MAKEUP AIR SHALL BE PROVIDED FOR TYPE I CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

ELECTRICAL KEYNOTES

- E1 DEDICATED DUAL GFCI AND AFCI 30 AMP/ 240V POWER FOR ELECTRIC DRYER AND 50 AMP MINIMUM FOR DEDICATED COOKTOP BRANCH CIRCUIT CONDUCTOR. EACH APPLIANCE COVER PLATE IS TO BE LABELED AS ELECTRIC READY. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET MEP.0, ELECTRIC READY 150.0(u) FOR REQUIREMENTS
- E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. SEE ELECTRICAL NOTE #16 ON MEP.0 FOR MORE INFORMATION
- E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24", ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR
- E6 OUTLET DEDICATED FOR INDOOR MINISPLIT UNIT
- E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED AND SHALL HAVE EXTRA DUTY COVERS
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE 125-VOLT, SINGLE PHASE, 15 OR 20 AMP RATED GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11
- E12 PER CEC 2022 150.0(N).1.A.: THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET MEP.0
- E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET MEP.0, ELECTRIC READY 150.0(s) FOR REQUIREMENTS
- E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY
- E17 LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH OR WALL MOUNTED CONTROL DEVICE AT EACH ATTIC ACCESS (210.70 (C) CEC)
- E18 ATTIC ACCESS PANEL MIN SIZE TO BE 22"X30" AND TO HAVE ONE LIGHTING OUTLET WITH A SWITCH OR CONTROLLED BY A WALL SWITCH OR LISTED WALL MOUNTED CONTROL DEVICE
- E19 THE ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR THE FUTURE SOLAR ELECTRIC INSTALLATION. (CEnC 110.10 (b)& 4(e))
- E20 LOCATION RESERVED FOR ROUTING OF CONDUIT FOR SOLAR ZONE

MECHANICAL LEGEND

MECHANICAL

EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR: SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IAQ FAN SWITCH. A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR.
DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS.:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT .

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:
- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAST 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

POWER/DATA

TAMPER RESISTANT RECEPTACLE
WALL MOUNTED, 110 V DUPLEX U.O.N.
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 MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER 30AMP/ 240AMP
AFCI = ARC FAULT CIRCUIT INTERRUPTER 120-VOLT SINGLE PHASE, 15- AND 20 20-AMP BRANCH CIRCUIT PER CEC 210.12 (A)
PHONE / DATA / MEDIA
CEILING, WATERPROOF OUTLET
FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.
SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)
SUB PANEL

SWITCHING

$ SWITCH, MOUNT AT 43" AFF
$3 THREE-WAY SWITCH
$4 FOUR-WAY SWITCH
$D DIMMER SWITCH MOUNT 6" ABV COUNTER
$C OCCUPANCY/VACANCY SENSOR
$S ARC-FAULT CIRCUIT INTERRUPTEPER CEC 210.12 (A)
$AFCI ARC-FAULT CIRCUIT INTERRUPTER CEC 210.12 (A)

MISC.

CEILING FAN/LIGHT COMBO
CIRCUIT WIRING
DOOR BELL BUTTON

LIGHTING

DR CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
R CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
RWR CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
RAFCI ARC-FAULT CIRCUIT INTERRUPTER CEC 210.12 (A)
WALL MOUNTED LIGHT
J JUNCTION BOX FLUSH CEILING MOUNTED
UC UNDER COUNTER LIGHTING
LV LOW VOLTAGE, LANDSCAPE LIGHT
FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

BATHROOM EXHAUST FAN REQUIREMENTS:PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS:ES 150.0(K)/160.5(a)
*IN THE KITCHEN, ALL OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.
*BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
*ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR. SHALL BE HIGH EFFICACY.
*OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (W/ OVERIDE).

project

City of Wildomar Accessory Dwelling Units

revisions

description

Mechanical/ Electrical/ Plumbing Plans

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no.

MEP.1

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2. CONCRETE FOUNDATION CONSTRUCTION

200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.

201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.

202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S2.1, CENTERED IN SLAB.

203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER

204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.

205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{16}$", LENGTH<=$1\frac{3}{4}$") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF $1\frac{3}{4}$" FROM THE EDGE OF CONCRETE.

206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE $\frac{5}{8}$" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.

207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.

208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.

209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S2.1 FROM EXTERIOR CORNER OF SLAB.

210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF WILDOMAR OF ANY DISCREPANCY, TYPICAL.

211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.

212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.

213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:

MISPLACED HOLDOWN	RETROFIT BOLT	MIN EDGE DISTANCE	REPLACEMENT HD
HDU2	5/8" ALL-THREAD, EMBED 6"	2"	HDU2
HDU4	5/8" ALL-THREAD, EMBED 6"	4.5"	HDU4
HDU5	5/8" ALL-THREAD, EMBED 9"	6"	HDU5
HDU8	7/8" ALL-THREAD, EMBED 9"	6"	HDU8
HDU11	1" ALL-THREAD, EMBED 12"	7"	HDU11

214. RETROFIT $\frac{5}{8}$" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.

LOCATION	TYPE	REPLACEMENT
SLAB EDGE, 1 3/4" DIST.	SHEARWALL	$\frac{5}{8}$" ALL-THREAD, EPOXY, EMBED 3" OR $\frac{5}{8}$" TITEN HD, EMBED $5\frac{1}{2}$" MIN.
INTERIOR > 6," EDGE DIST.	SHEARWALL OR NON-SHEAR	$\frac{5}{8}$" TITEN HD, EMBED $5\frac{1}{2}$" MIN.
ANY OTHER	NON-SHEAR	0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:
A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF WILDOMAR APPROVAL.
B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.
C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF WILDOMAR RECOMMENDATIONS .

216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE $\frac{19}{32}$" OR $\frac{5}{8}$" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:
INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. $\frac{5}{8}$" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{7}{8}$" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{7}{16}$" STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC PS1 OR PS2 IN ACCORDANCE WITH NDS SDPWS.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.

SILL PLATE ANCHORS:

306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.

307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.

308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.

ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

310. ENGINEERED BEAMS ARE AS FOLLOWS:
"PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
"LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
"LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
"IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:

2X4 FRAMING LUMBER NOT LISTED BELOW	STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS	STUD GRADE OR BETTER
2X4 STUDS OVER 10'	#2 OR BETTER
2X4 SILLS & PLATES	STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES	#2 OR BETTER
4X4 STUDS & POSTS	STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS	#1 OR BETTER
4X4, 4X6 BEAMS & HEADERS	#2 OR BETTER
4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS	#1 OR BETTER
6X4 BEAMS & HEADERS	#2 OR BETTER
6X6 & LARGER BEAM & HEADERS	#1 OR BETTER
2X10 AND LARGER RAFTERS AND JOISTS	#1 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.

STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S2.1 FOR NOTCHING AND BORING.

313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.

314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.

315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.

316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.

317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.

320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.

322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

BEAM OR JOIST	SIMPSON/USP HANGER
I-JOIST FLOOR JOISTS	IUS, IUT, OR ITT HANGERS
1.75 X LSL AND LVL	HU, HUS, OR WPU
2.69 X PSL AND LVL	HU OR HWU
3.5 X PSL AND LVL	HHUS OR HWU
5.25 X PSL AND LVL	HHUS OR HWU
7 X PSL AND LVL	HHUS OR HWU

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.

323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:
A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)
C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG

400. PLYWOOD AND OSB PANELS:
APA PLYWOOD & OSB--ESR-2586

401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403
ROSEBURG JOISTS & BEAMS--ESR-1210, 1251
GLU-LAM BEAMS-- ESR-1940
PACIFIC WOOD TECH - ESR 2909

402. WOOD CONNECTORS:
SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472

403. ADHESIVES & ANCHORS:
SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771
SIMPSON TITEN HD--ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D $2\frac{1}{2}$" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D $2\frac{1}{2}$" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D $2\frac{1}{2}$" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

NAIL SIZES

SIZE OF NAIL	STANDARD LENGTH	WIRE GAUGE	SIZE (INCHES)	PENETRATION REQUIRED
BOX NAILS				
6D	2"	12	0.099	1"
8D	2 "	11	0.113	1"
10D	3"	10	0.128	1"
12D	3"	10	0.128	1 "
16D	3 "	10	0.135	1 "
16D SINKER	3"	9	0.148	1"
COMMON NAILS				
6D	2"	11	0.113	1"
8D	$2\frac{1}{2}$ "	10	0.131	1"
10D	3"	9	0.148	$1\frac{1}{4}$"
12D	3"	9	0.148	$1\frac{1}{4}$"
16D	3 "	8	0.162	$1\frac{1}{2}$"

C&C PRESSURES

ROOF: GABLE ROOF, PITCH α = 18.3°

$A_{EFFECTIVE}$ =	10 sf	28 sf	30 sf
(-) ZONE 1	-42.0 psf	-39.5 psf	-39.3 psf
(-) ZONE 2	-50.6 psf	-45.5 psf	-45.1 psf
(-) ZONE 3	-87.5 psf	-76.0 psf	-75.2 psf
(+) ALL ZONES	16.5 psf	16.0 psf	16.0 psf

WALLS

$A_{EFFECTIVE}$ =	10 sf	21 sf	48 sf
(-) ZONE 4	-1.28 psf	-34.7 psf	-32.9 psf
(-) ZONE 5	-1.58 psf	-41.6 psf	-38.0 psf
(+) ZONE 4&5	1.00 psf	31.9 psf	30.1 psf

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.	4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N.	2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N.	2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples
FLAT BLKNG TO TRUSS AND WEB, F.N.	16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c
CEILING JOISTS TO TOP PLATE, T.N.	4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
COLLAR TIE TO RAFTER, F.N.	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples
RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM	
TOENAIL	4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
ENDNAIL	2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN
STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)	16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN
BUILT-UP HEADER (2" TO 2"), FN EA. EDGE	16d Com @ 16" o.c OR 16d Box @ 12" o.c.
CONT. HEADER TO STUD, T.N.	4-8d Com, 4-10d Box, 5-8d box
TOP PLATE TO TOP PLATE	16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN
TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL 24" MIN LAP SPLICE EA. SIDE	8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples
BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL	
UNBRACED WALL: 16" o.c. FN	16d Com
UNBRACED WALL: 12" o.c. FN	16d Box, 3" x 0.131" nails, 3" 14 gage staples
BRACED WALL: 16"o.c. FN	2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples
STUD TO TOP OR BOTTOM PLATE	
TOENAIL	4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples
ENDNAIL	3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.	2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
1" BRACE TO EACH STUD AND PLATE, F.N.	3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
1"x6" SHEATHING TO EACH BEARING, F.N.	3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box
1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.	4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box
JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.	4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER	8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN
1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.	2-1.75" Gage Staples, 2-8d Com, 3-10d Box
2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND	3-16d Box, 2-16d Com
2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING	3-16d Box, 2-16d Com
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	
32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES	20d Com
24" o.c. FN Top & BTTM	10d Box, 3"x0.131" nails, 3" 14 gage staples
ENDS & SPLICES, FN	2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
LEDGER SUPPORTING JOISTS/RAFTERS	4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
JOIST TO BAND OR RIM JOIST, END NAIL	3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.	2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples

WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND PARTICLEBOARD WALL SHEATHING TO FRAMING		EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
$\frac{3}{8}$"-$\frac{1}{2}$"	16d Com or deformed; or $2\frac{3}{8}$"x.113" nail (subfloor and wall)[d]	6	12
	8d Com or deformed (roof) or $2\frac{3}{8}$" x.113" nail (roof)	6[e]	6[e]
	$1\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (subfloor and wall)	4	8
	$2\frac{3}{8}$" x.113"x.266" head nail (roof)	3[f]	3[f]
	$1\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (roof)	3[f]	3[f]
$\frac{19}{32}$"-$\frac{3}{4}$"	8d Com or deformed (subfloor and wall)	6	12
	8d Com or deformed (roof) or $2\frac{3}{8}$" x.113" nail (roof)[d]	6[e]	6[e]
	$2\frac{3}{8}$" x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$" crown	4	8
$\frac{7}{8}$"-$1\frac{1}{4}$"	10d Com or (3"x0.148"); or deformed ($2\frac{1}{2}$ x.131"x.281 head)	6	12
OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)			
$\frac{1}{2}$"[b]	$1\frac{1}{2}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or $1\frac{1}{4}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
$\frac{25}{32}$"[b]	$1\frac{3}{4}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or $1\frac{1}{2}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
$\frac{3}{4}$" & LESS	8d COMMON ($2\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
$\frac{7}{8}$"-1"	8d COMMON ($2\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
$1\frac{1}{8}$"-$1\frac{1}{4}$"	10d COMMON (3"x0.148"); or deformed ($2\frac{1}{2}$"x0.131"); or deformed ($2\frac{1}{2}$"x0.120")	6	12
PANEL SIDING TO FRAMING			
$\frac{1}{2}$" & LESS	6d corrosion-resistant siding ($1\frac{7}{8}$"x.106"); or 6d corrosion-resistant (2"x.099")	6	12
$\frac{5}{8}$"	8d corrosion-resistant siding ($2\frac{3}{8}$"x0.128"); or 8d corrosion-resistant casing ($2\frac{1}{2}$"x0.113")	6	12
INTERIOR PANELING			
$\frac{1}{4}$"	4d casing ($1\frac{1}{2}$"x0.080"); or 4d finish ($1\frac{1}{2}$"x0.072")	6	12
$\frac{3}{8}$"	6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)	6	12

FOOTNOTES:

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. 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. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph
g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA RESIDENTIAL CODE.

701. SEISMIC DESIGN CRITERIA:

SOIL BEARING VALUE	1,500 psf
SITE CLASS	D (Default)
SEISMIC DESIGN CATEGORY	D
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR	1

Ss: 1.850 Sds: 1.480 Cs: 0.207
S1: 0.670 Sd1: 0.759 R: 6.5

BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.

702. WIND DESIGN CRITERIA :

WIND SPEED	126 mph
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEF	0.18

703. DESIGN LOADING - WORST CASE LOADING:

ROOF DL	18 psf	ROOF LL	20 psf
PORCH DL	26 psf	PORCH LL	20 psf
TRELLIS DL	6 psf	TRELLIS LL	10 psf
SOLAR PANELS	3 psf		

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A HOLDOWN ATTACHED.)

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

9. SOILS REPORT

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

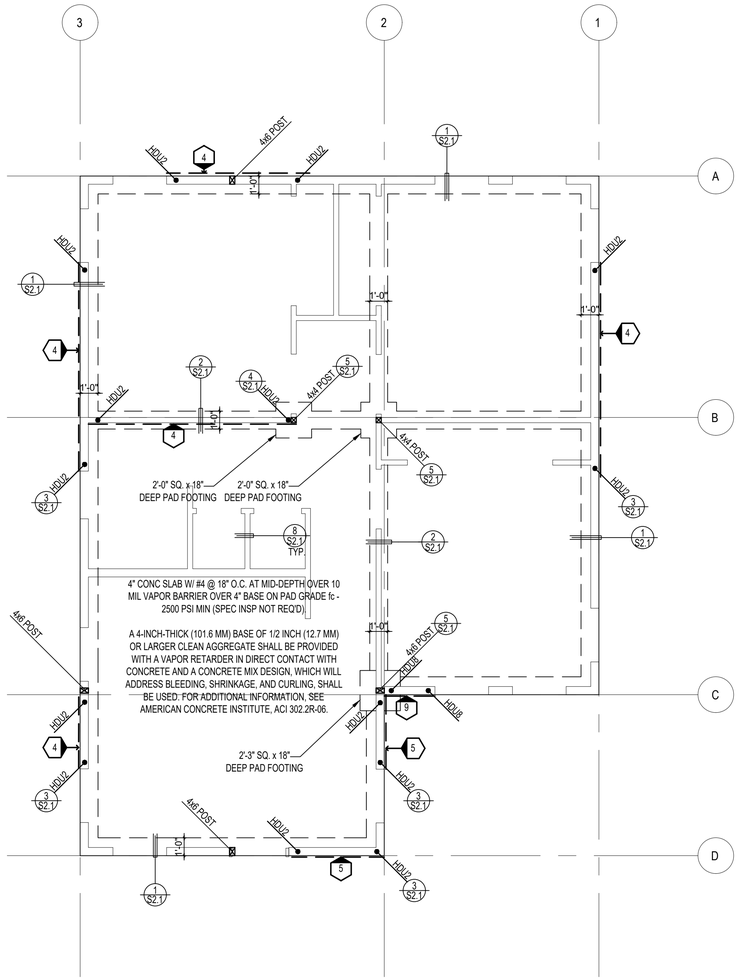
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project
City of Wildomar Accessory Dwelling Units

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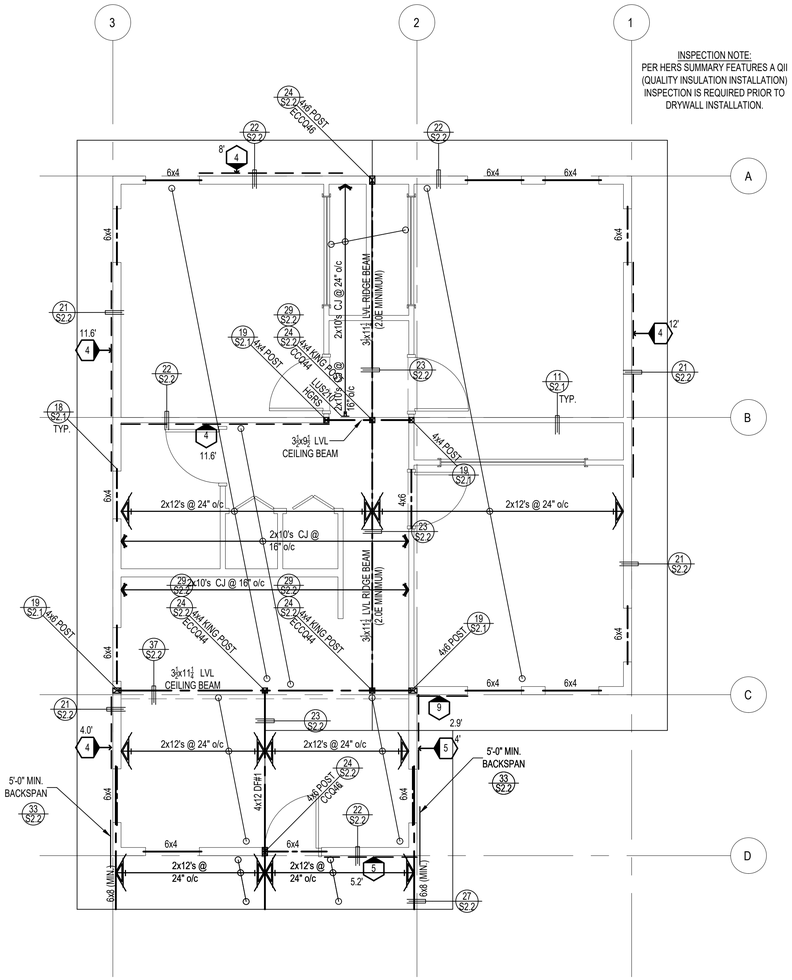
description
Structural Notes & Specifications

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S0.1



FOUNDATION PLAN

1/4"=1'-0" CRAFTSMAN



ROOF FRAMING PLAN

1/4"=1'-0" CRAFTSMAN

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	⅜" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	⅝" @ 48" or ½" @ 32"	⅝" @ 32" or ½" @ 24"	⅝" @ 24" or ½" @ 16"	⅝" @ 24" or ½" @ 16"	⅝" @ 16" or ½" @ 12"	⅝" @ 12" or ½" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE ⅜" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

LEGEND

- X' — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

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LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA
SEAL

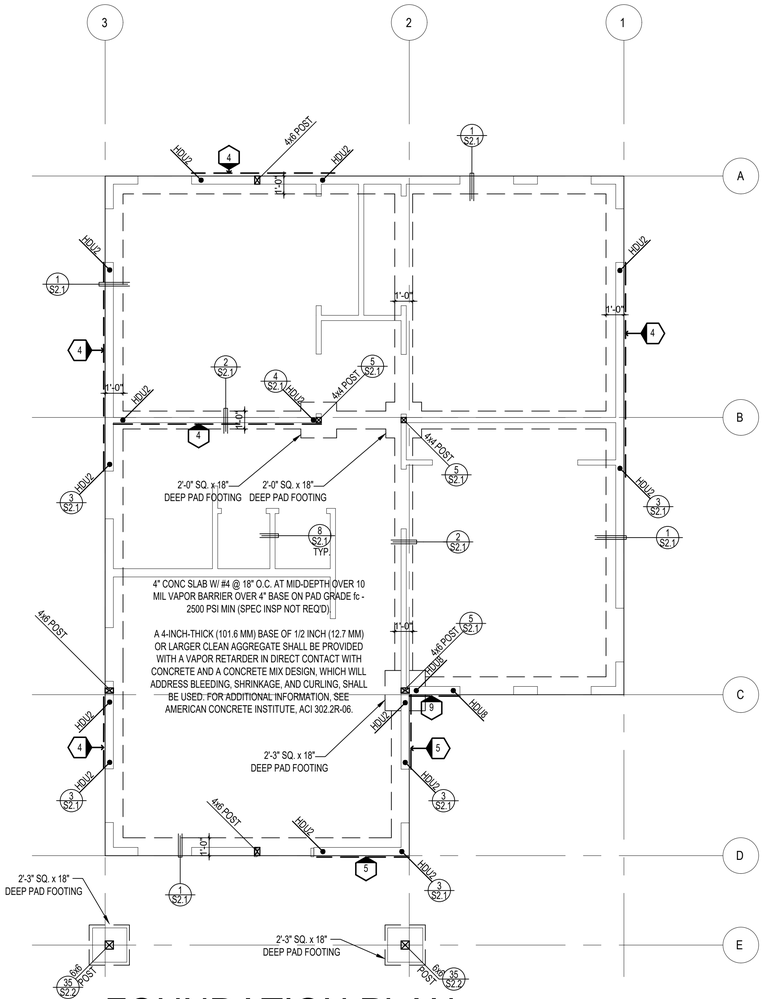
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project
City of Wildomar Accessory Dwelling Units

revisions

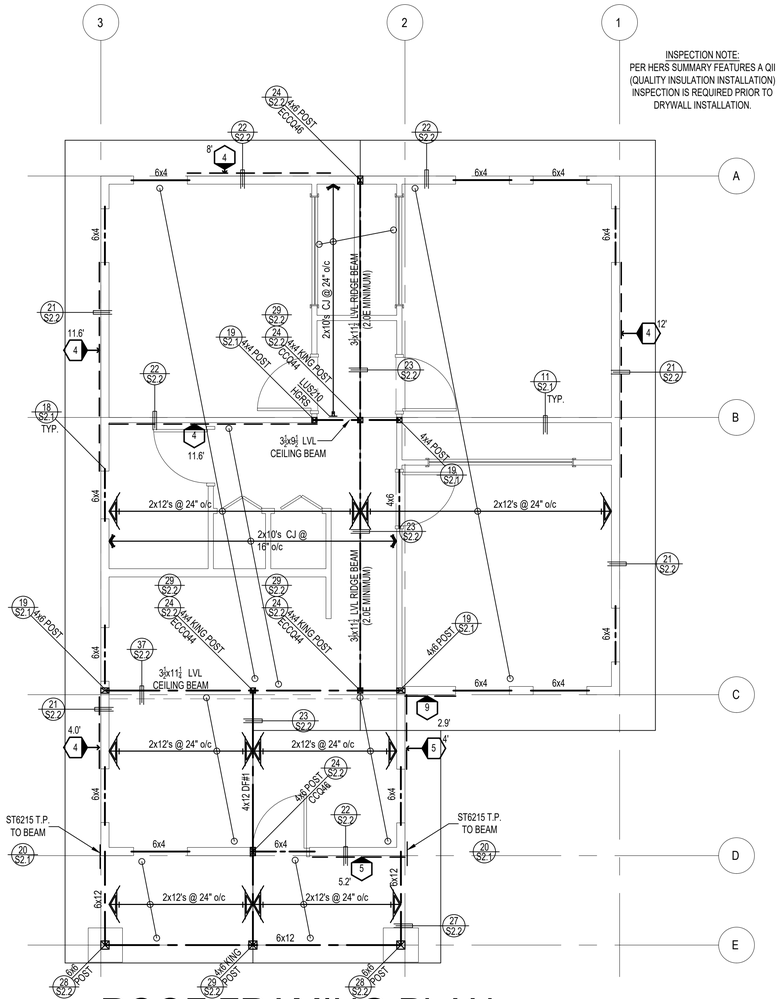
description
CRAFTSMAN FOUNDATION & FRAMING PLAN

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S1.1



FOUNDATION PLAN

1/4"=1'-0" CRAFTSMAN + PORCH



ROOF FRAMING PLAN

1/4"=1'-0" CRAFTSMAN + PORCH

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND

- X / X' — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

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Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

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project
City of Wildomar Accessory Dwelling Units

revisions

description
CRAFTSMAN + PORCH FND & FRAMING PLAN

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S1.2

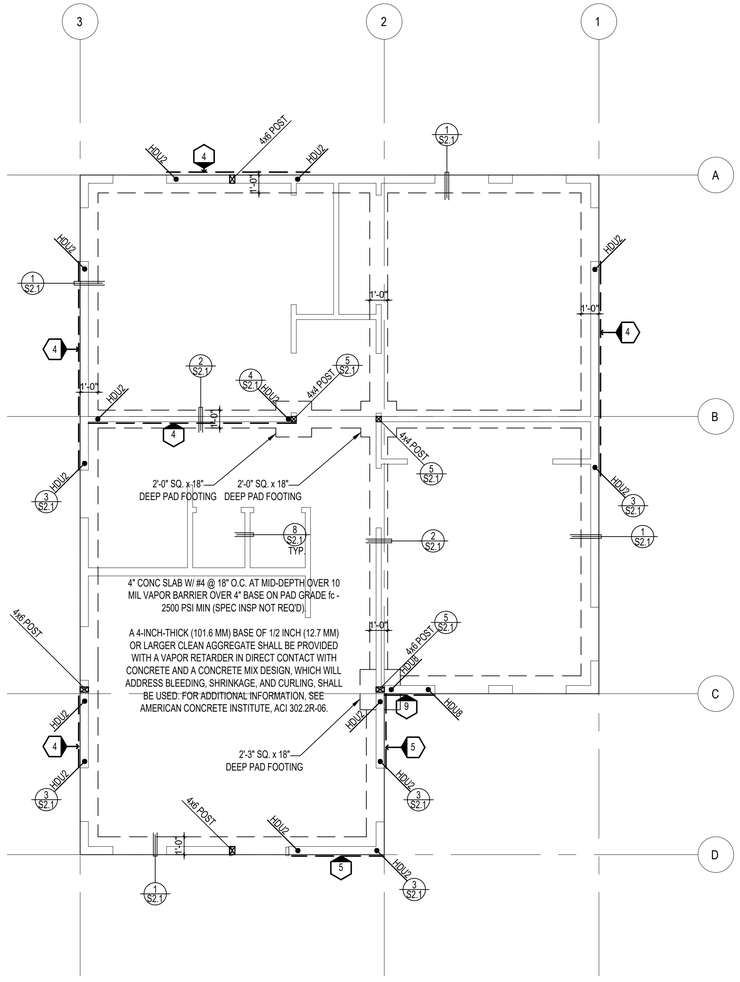
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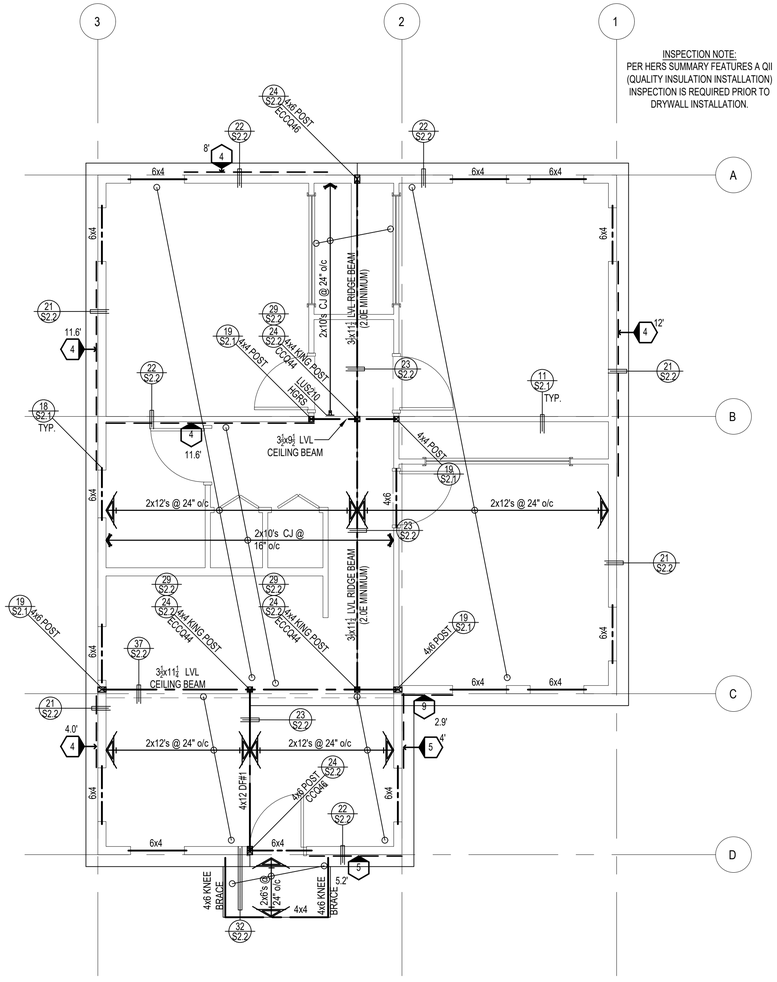
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REN 10-31-27
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SEAL



FOUNDATION PLAN

1/4"=1'-0" MONTEREY



ROOF FRAMING PLAN

1/4"=1'-0" MONTEREY

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
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SHEAR WALL SCHEDULE (ASD VALUES)

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SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/4" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
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LEGEND

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INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
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project

City of Wildomar Accessory Dwelling Units

revisions

description

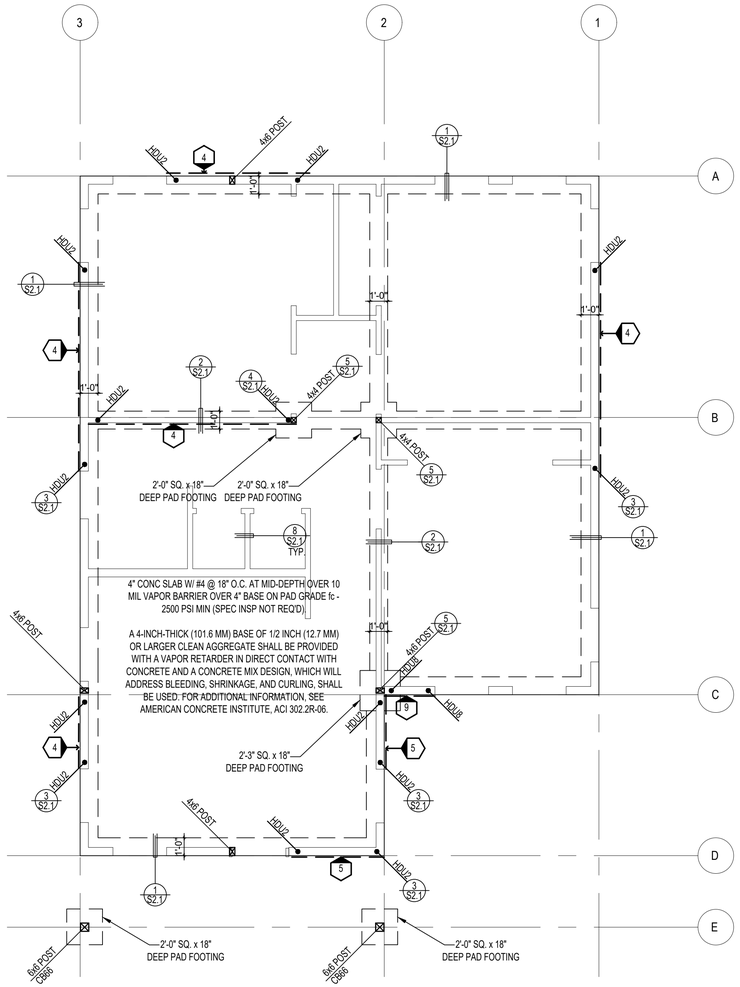
MONTEREY FOUNDATION & FRAMING PLAN

date 27 February 2026

project no. 2025_Wildomar

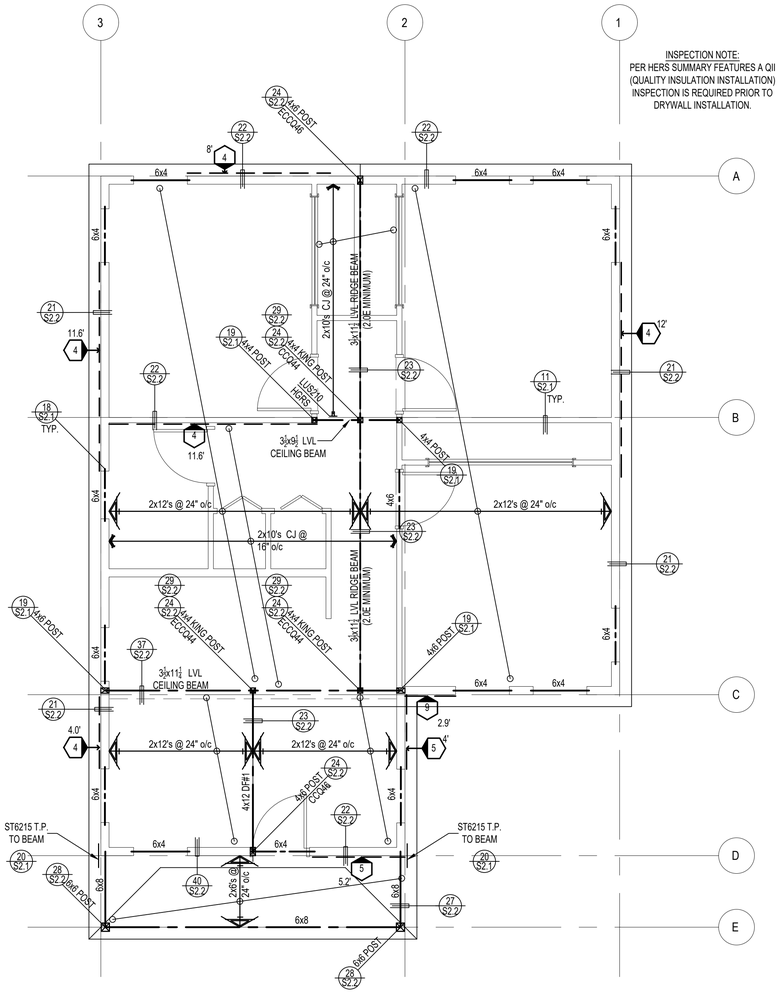
drawn by YSP/CRP/JDJG

sheet no S1.3



FOUNDATION PLAN

1/4"=1'-0" MONTEREY + PORCH



ROOF FRAMING PLAN

1/4"=1'-0" MONTEREY + PORCH

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	⅜" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	⅝" @ 48" or ½" @ 32"	⅝" @ 32" or ½" @ 24"	⅝" @ 24" or ½" @ 16"	⅝" @ 24" or ½" @ 16"	⅝" @ 16" or ½" @ 12"	⅝" @ 12" or ½" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

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3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
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INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
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(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND

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- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

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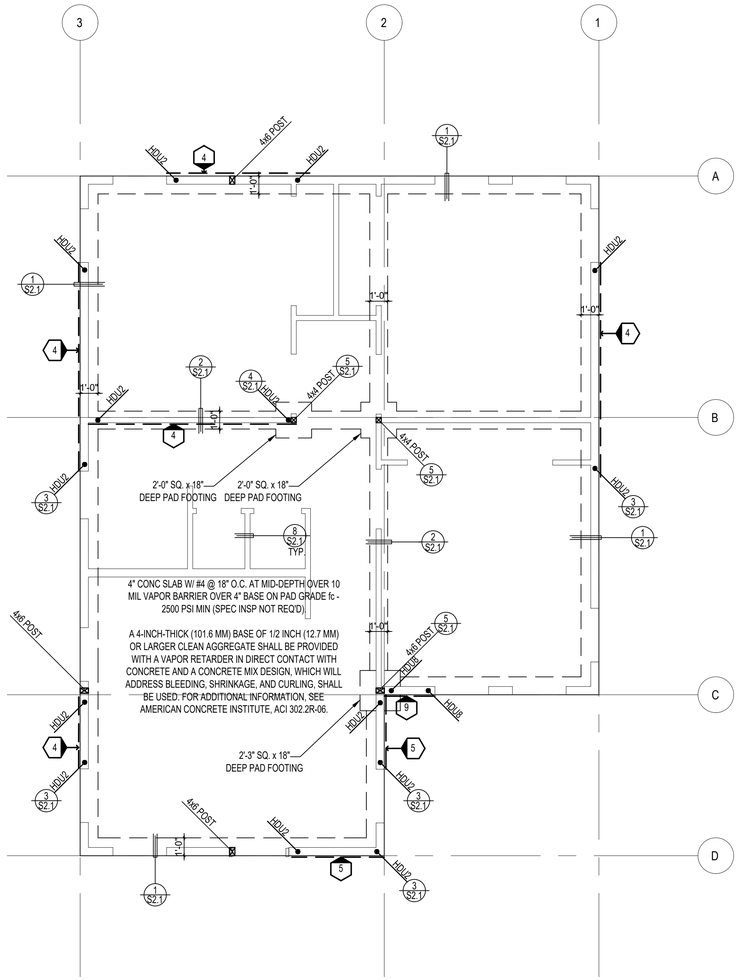
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project
City of Wildomar Accessory Dwelling Units

revisions

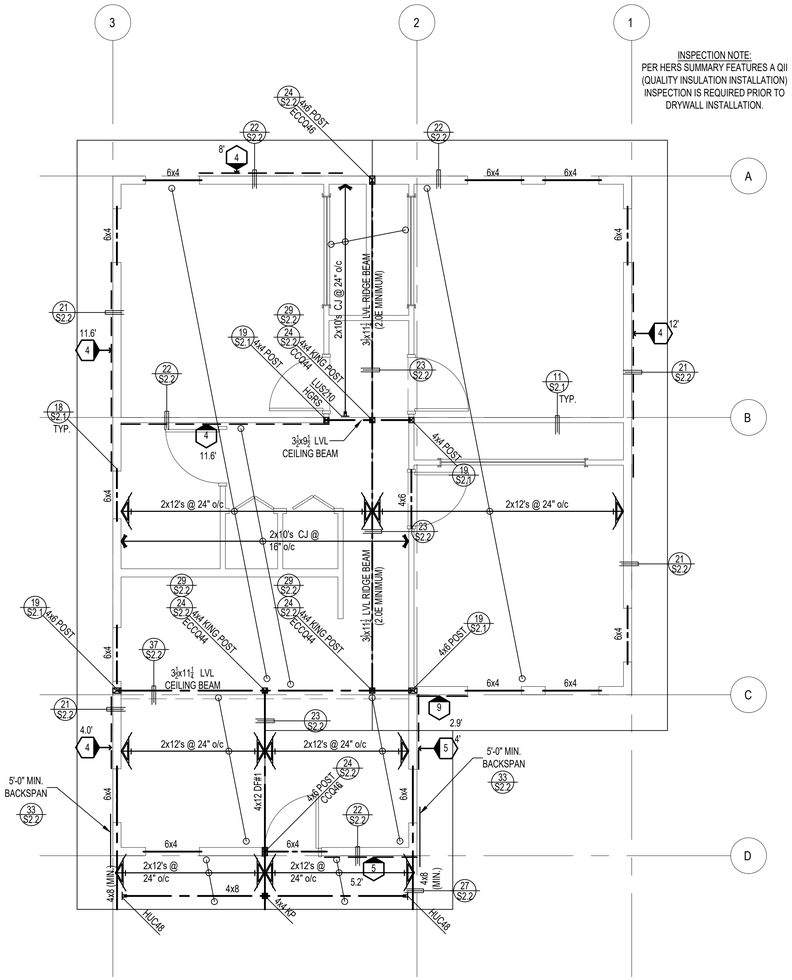
description
MONTEREY + PORCH FND & FRAMING PLAN

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no S1.4



FOUNDATION PLAN

1/4"=1'-0" FARMHOUSE



ROOF FRAMING PLAN

1/4"=1'-0" FARMHOUSE

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	⅜" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	⅜" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	⅝" @ 48" or ½" @ 32"	⅝" @ 32" or ½" @ 24"	⅝" @ 24" or ½" @ 16"	⅝" @ 24" or ½" @ 16"	⅝" @ 16" or ½" @ 12"	⅝" @ 12" or ½" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

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project

City of Wildomar Accessory Dwelling Units

revisions

description

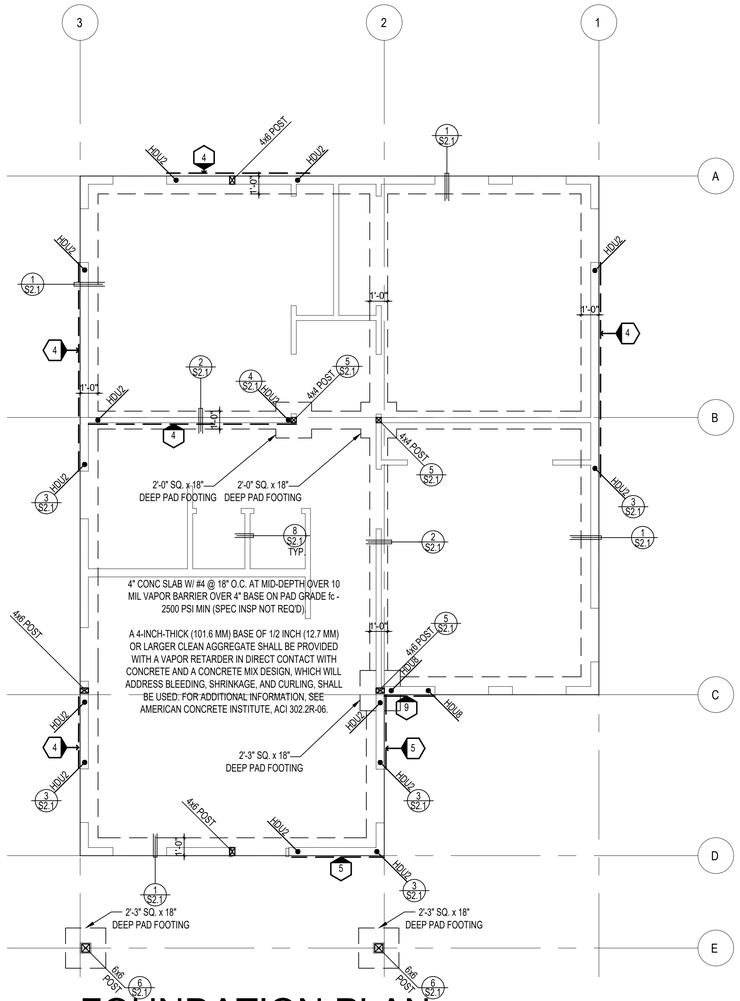
FARMHOUSE FOUNDATION & FRAMING PLAN

date 27 February 2026

project no. 2025_Wildomar

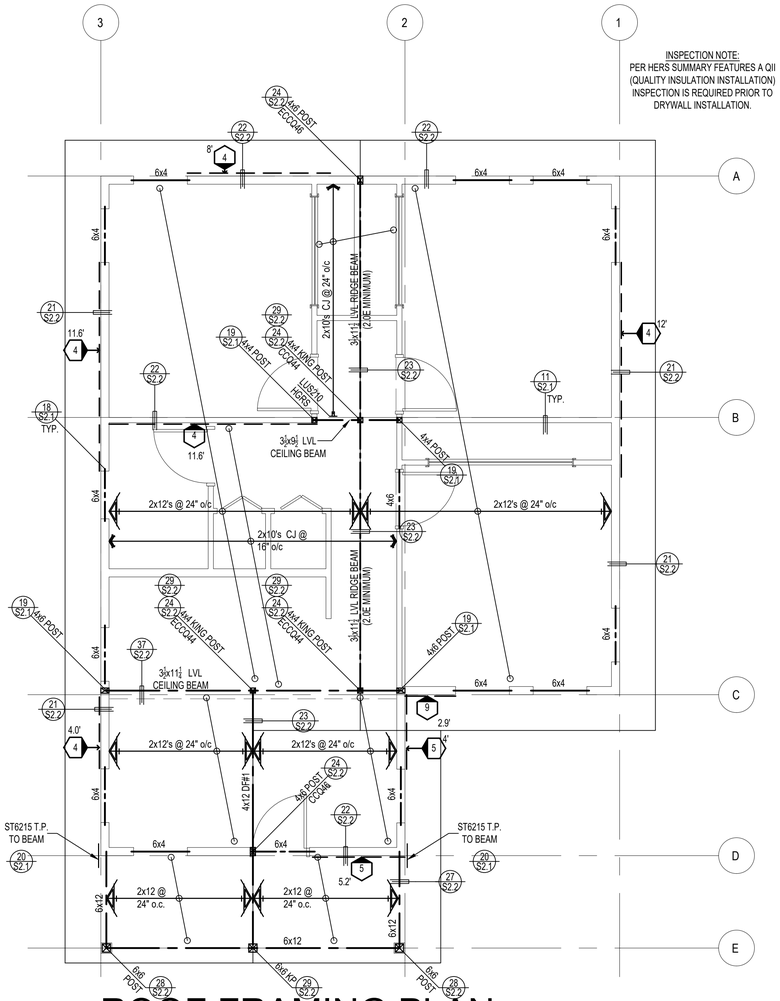
drawn by YSP/CRP/JDJG

sheet no S1.5



FOUNDATION PLAN

1/4"=1'-0" FARMHOUSE + PORCH



ROOF FRAMING PLAN

1/4"=1'-0" FARMHOUSE + PORCH

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

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FARMHOUSE + PORCH FND & FRAMING PLAN

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project no. 2025_Wildomar

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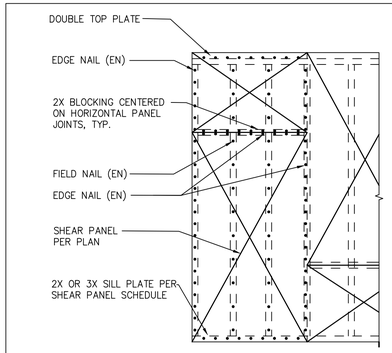
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DESIGN PATH STUDIO

Consultant

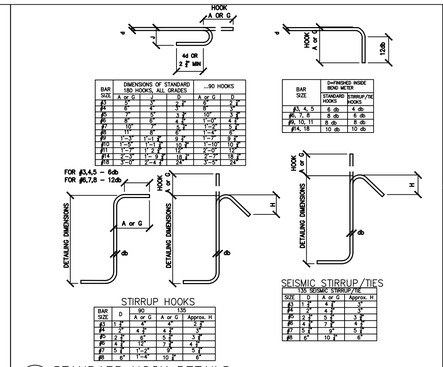


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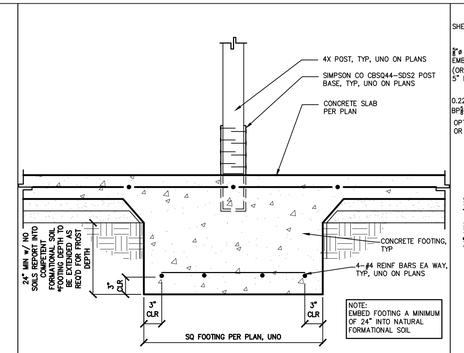


17 TYPICAL SHEAR PANEL
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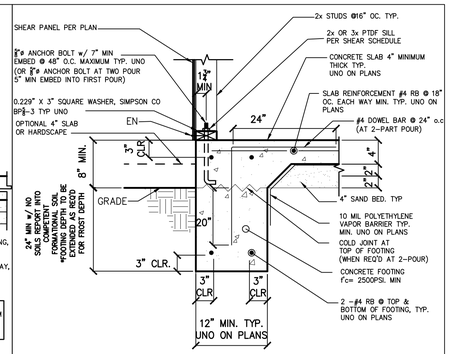
13
SCALE: 1"=1'-0"



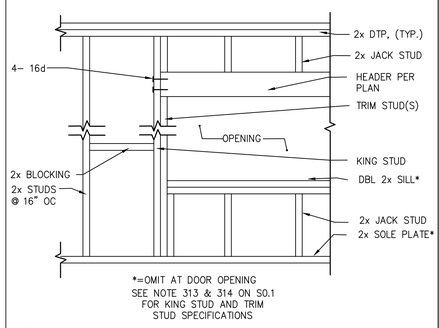
9 STANDARD HOOK DETAILS
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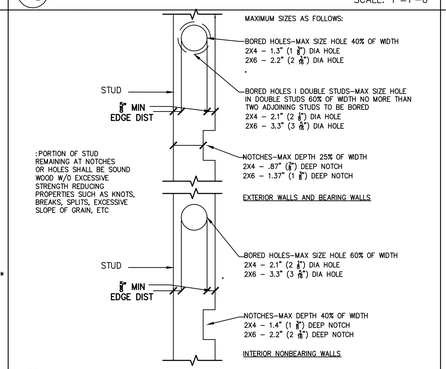
5 POST FOOTING WITHIN SLAB
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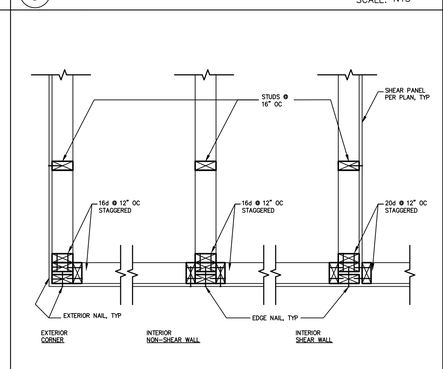
1 EXTERIOR FOOTING, TYPICAL
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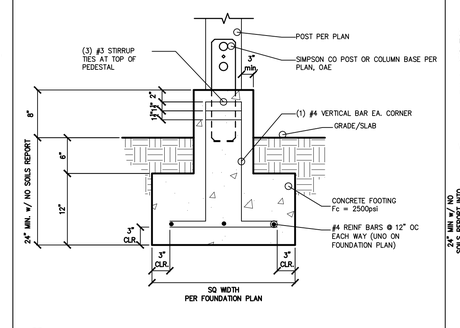
18 FRAMING FOR ROUGH WINDOW OR DOOR OPENING
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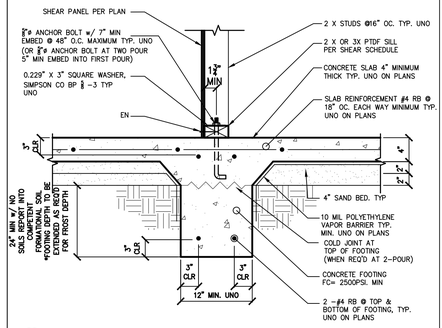
14 STUD CUTTING, BORING AND NOTCHING
SCALE: 1"=1'-0"



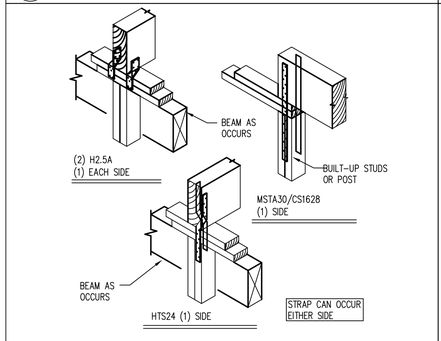
10 STUD WALL INTERSECTION
SCALE: 1"=1'-0"



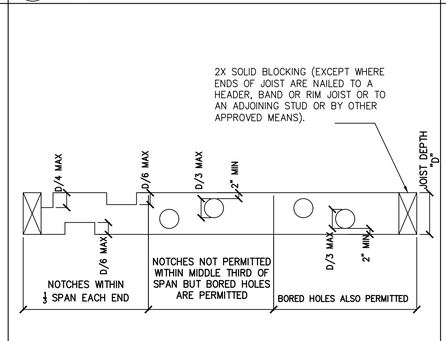
6 TYPICAL POST FOOTING
SCALE: 1"=1'-0"



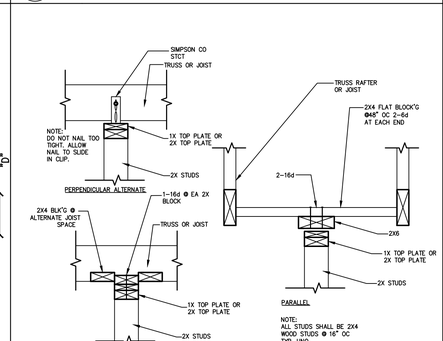
2 SLAB ON GRADE ONE STORY INTERIOR FOOTING
SCALE: 1"=1'-0"



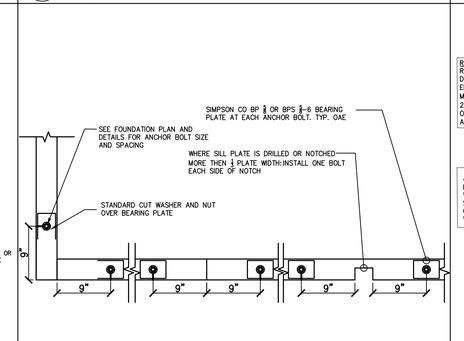
19 SUPPORT COLUMN TO BEAM
SCALE: 1"=1'-0"



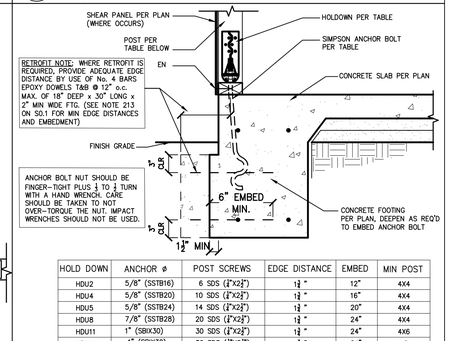
15 JOIST CUTTING, BORING AND NOTCHING
SCALE: NTS



11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE
SCALE: 1"=1'-0"

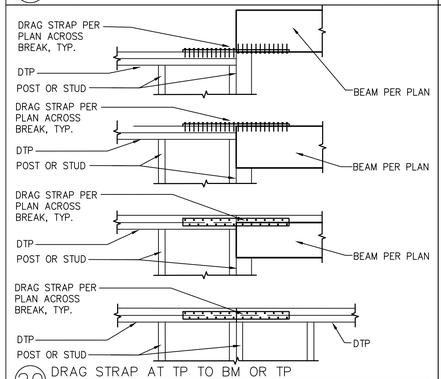


7 SILL PLATE ANCHOR BOLTING
SCALE: 1"=1'-0"

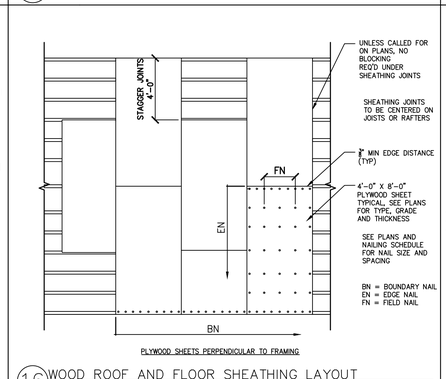


HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBIX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBIX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

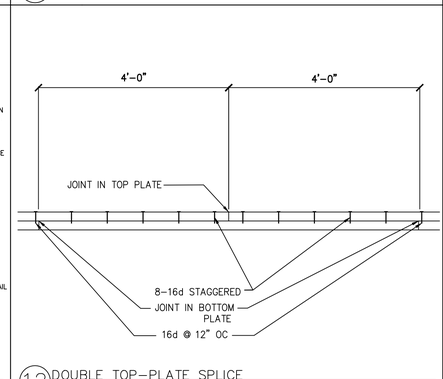
3 HOLDOWN – PERIMETER FOOTING
SCALE: 1"=1'-0"



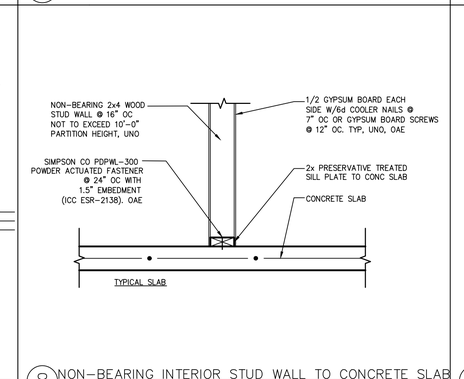
20 DRAG STRAP AT TP TO BM OR TP
SCALE: 1"=1'-0"



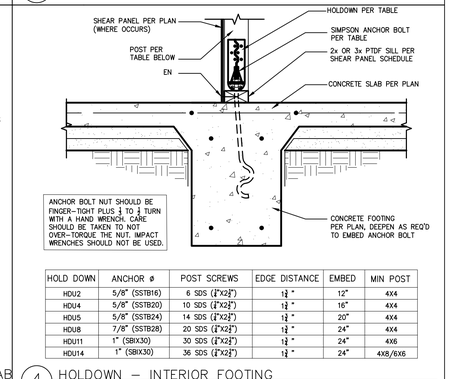
16 WOOD ROOF AND FLOOR SHEATHING LAYOUT
SCALE: 1"=1'-0"



12 DOUBLE TOP-PLATE SPLICE
SCALE: NTS



8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB
SCALE: 1"=1'-0"



HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBIX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBIX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

4 HOLDOWN – INTERIOR FOOTING
SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

revisions

description
Structural Details

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.1

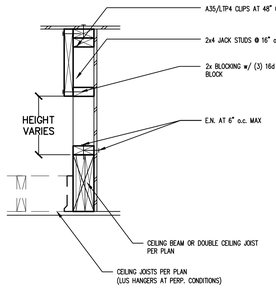
Michael Baker
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40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

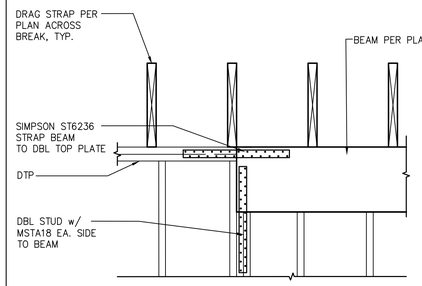
Consultant



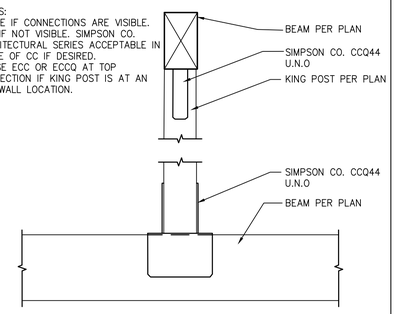
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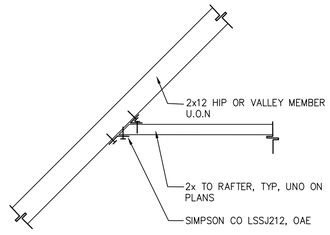
37 VAULTED ROOF TO FLAT CEILING CONNECTION
SCALE: 1"=1'-0"



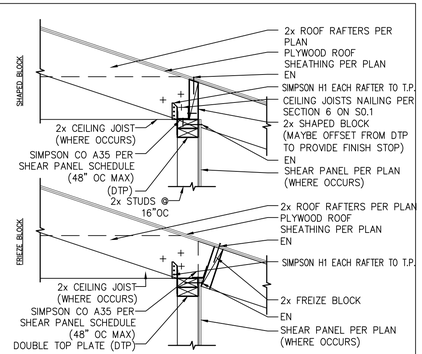
33 CANTILEVER PORCH BEAM CONNECTION TO WALL
SCALE: 1"=1'-0"



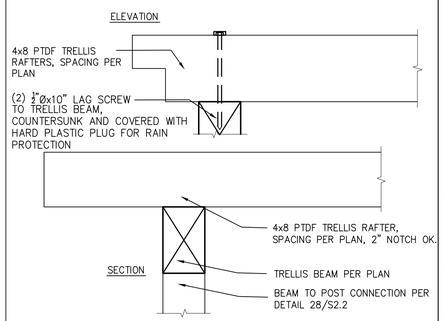
29 KING POST
SCALE: 1"=1'-0"



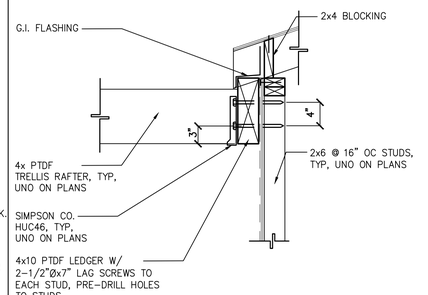
25 RAFTER TO HIP OR VALLEY
SCALE: 1"=1'-0"



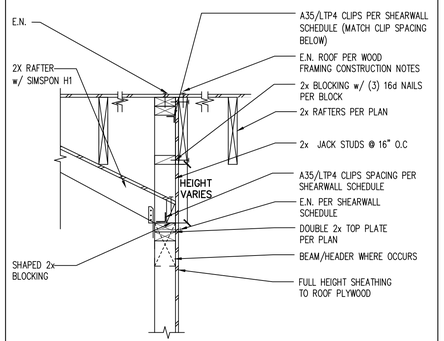
21 SHEAR TRANSFER AT EAVE
SCALE: 1"=1'-0"



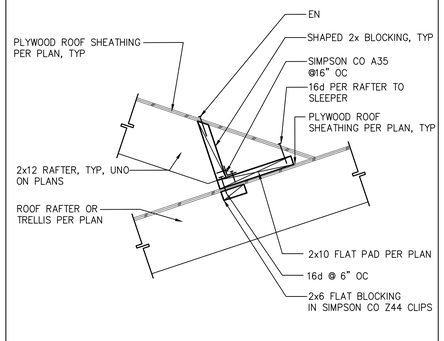
38 POST/BEAM/RAFTER/TRELLIS CONNECTIONS
SCALE: 1"=1'-0"



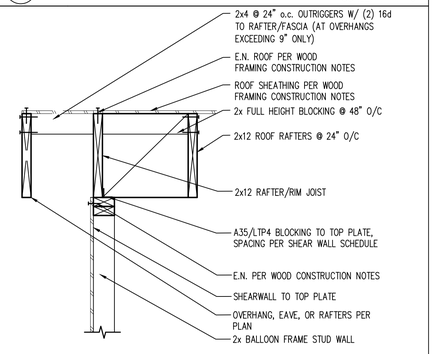
34 TRELLIS LEDGER AT WALL
SCALE: 1"=1'-0"



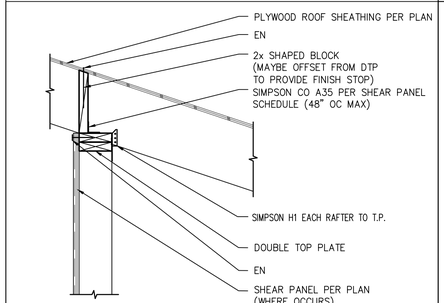
30 ROOF TRANSITION @ WALL/HEADER
SCALE: 1"=1'-0"



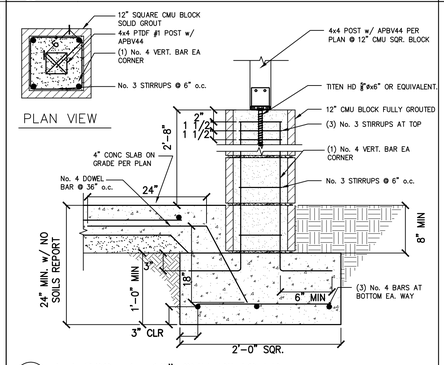
26 CALIFORNIA ROOF FILL CONNECTION
SCALE: 1"=1'-0"



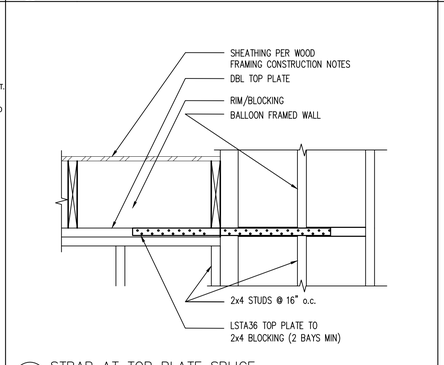
22 PARALLEL RAFTERS AT SHEAR WALL
SCALE: 1"=1'-0"



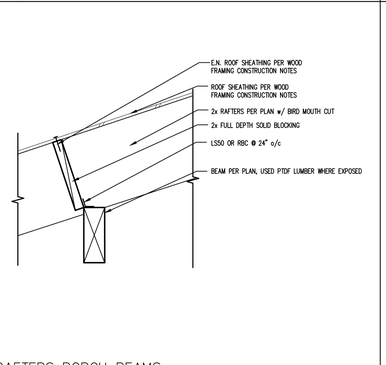
39 SHEAR TRANSFER AT BEARING WALL
SCALE: 1"=1'-0"



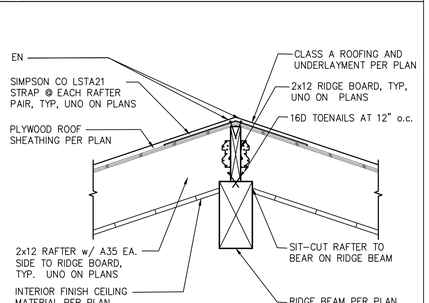
35 4x4 POST AT 12" CMU PILASTER
SCALE: 1"=1'-0"



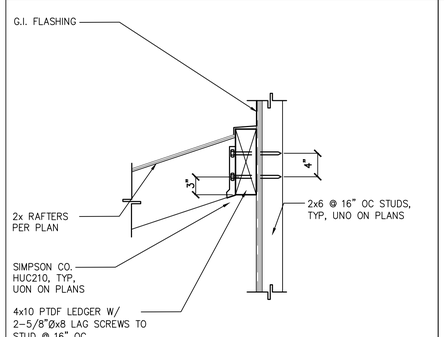
31 STRAP AT TOP PLATE SPLICE
SCALE: 1"=1'-0"



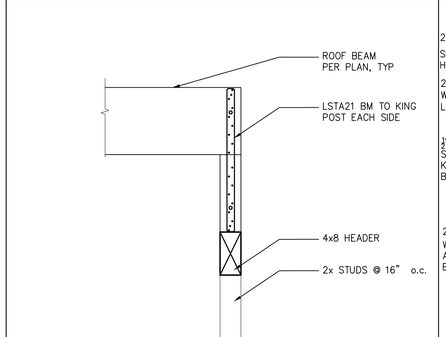
27 RAFTERS PORCH BEAMS
SCALE: 1"=1'-0"



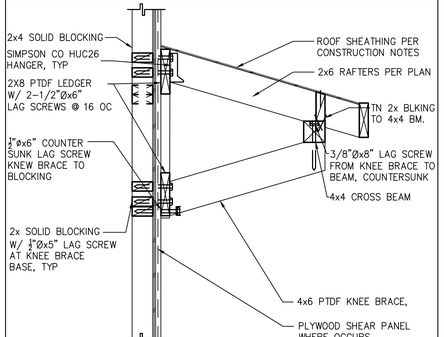
23 RAFTER AT RIDGE BOARD OVER RIDGE BEAM
SCALE: 1"=1'-0"



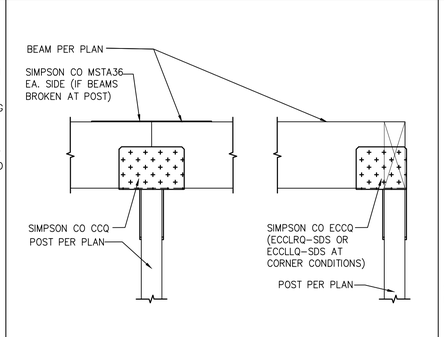
40 LEDGER AT MONTEREY PORCH WALL



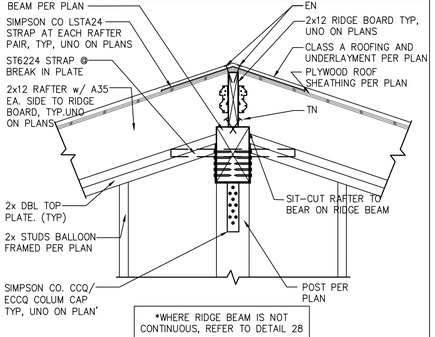
36 KING POST – OPTION B
SCALE: 1"=1'-0"



32 KNEE BRACE TRELLIS OPENING CAP
SCALE: 1"=1'-0"



28 POST TO BEAM WITH CCQ/ECCQ
SCALE: 1"=1'-0"



24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE
SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

revisions
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△
△
△

description
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date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.2

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Wildomar ADU 3 Bed A

Wildomar, CA 92595

Project Designer:

Design Path Studio
P.O. Box 230165
Encinitas, CA 92023
619-292-8807

Report Prepared by:

Design Path Studio

,

Job Number:

Date:

1/26/2026

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC – www.energysoft.com.

GENERAL INFORMATION

01	Project Name	Wildomar ADU 3 Bed A			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Wildomar	05	Standards Version	2022
06	Zip code	92595	07	Software Version	EnergyPro 9.4
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	994	19	Glazing Percentage (%)	15.09%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	38.1	40.4	30.5			
Proposed Design						
North Facing	36.2	37.2	28.8	1.9	3.2	1.7
East Facing	35.9	37.2	28.7	2.2	3.2	1.8
South Facing	35.6	36.9	28.6	2.5	3.5	1.9
West Facing	36.1	37.7	29.1	2	2.7	1.4
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.38 kWdc
- Proposed PV Capacity Scaling: North (2.38 kWdc) East (2.38 kWdc) South (2.38 kWdc) West (2.38 kWdc)

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.36	6.26	1.92	13.69	-0.56	-7.43
Space Cooling	1.43	30.31	0.93	25.6	0.5	4.71
IAQ Ventilation	0.46	4.84	0.46	4.84	0	0
Water Heating	2.38	24.13	1.56	16.26	0.82	7.87
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**5.63**	**65.54**	**4.87**	**60.39**	**0.76**	**5.15**
Space Heating	1.36	6.26	1.78	12.59	-0.42	-6.33
Space Cooling	1.43	30.31	0.95	26.66	0.48	3.65
IAQ Ventilation	0.46	4.84	0.46	4.84	0	0
Water Heating	2.38	24.13	1.56	16.21	0.82	7.92
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**5.63**	**65.54**	**4.75**	**60.3**	**0.88**	**5.24**

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.36	6.26	1.64	11.66	-0.28	-5.4
Space Cooling	1.43	30.31	0.98	27.14	0.45	3.17
IAQ Ventilation	0.46	4.84	0.46	4.84	0	0
Water Heating	2.38	24.13	1.56	16.2	0.82	7.93
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**5.63**	**65.54**	**4.64**	**59.84**	**0.99**	**5.7**
Space Heating	1.36	6.26	1.81	12.94	-0.45	-6.68
Space Cooling	1.43	30.31	1	27.22	0.43	3.09
IAQ Ventilation	0.46	4.84	0.46	4.84	0	0
Water Heating	2.38	24.13	1.56	16.23	0.82	7.9
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**5.63**	**65.54**	**4.83**	**61.23**	**0.8**	**4.31**

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	22.83	21.38	1.45	6.35
Net EUI[2]	8.9	7.45	1.45	16.29
East Facing				
Gross EUI[1]	22.83	21.42	1.41	6.18
Net EUI[2]	8.9	7.49	1.41	15.84
South Facing				
Gross EUI[1]	22.83	21.29	1.54	6.75
Net EUI[2]	8.9	7.36	1.54	17.3
West Facing				
Gross EUI[1]	22.83	21.37	1.46	6.4
Net EUI[2]	8.9	7.44	1.46	16.4

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.38	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Exposed slab floor in conditioned zone
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified EER/EER2
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watt/CFM
- Verified HSPF
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located within the conditioned space (except < 12 lineal ft)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Wildomar ADU 3 Bed A	994	1	3	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU 3 Bed A	Conditioned	ADU 3 Bed A1	994	8.89	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	ADU 3 Bed A	R-19 Wall	0	Front	315	51.5	90
Right Wall	ADU 3 Bed A	R-19 Wall	270	Right	304	31.5	90
Back Wall	ADU 3 Bed A	R-19 Wall	180	Back	315	31.5	90
Left Wall	ADU 3 Bed A	R-19 Wall	90	Left	304	35.5	90
Roof Ceiling	ADU 3 Bed A	R-30 Roof Attic	n/a	n/a	253	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof (Cath)	ADU 3 Bed A	R-30 Roof No Attic	0	Front	741	0	4	0.1	0.85	No

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic ADU 3 Bed A	Attic RoofADU 3 Bed A	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Door #1	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A	Window	Front Wall	Front	0			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A 2	Window	Right Wall	Right	270			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A 3	Window	Back Wall	Back	180			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window #B	Window	Left Wall	Left	90			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A 4	Window	Left Wall	Left	90			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	ADU 3 Bed A	994	126	none	0	0%	No

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-25 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

description

Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. T24.1

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU 3 Bed A — **Calculation Date/Time:** 2026-01-26T13:07:12-08:00 — **(Page 9 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 3 Bed A.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.034	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Attic RoofADU 3 Bed A	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**	**CFM50**
Required	Not Required	N/A	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU 3 Bed A — **Calculation Date/Time:** 2026-01-26T13:07:12-08:00 — **(Page 10 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 3 Bed A.ribd22x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**	**Water Heater Name (#)**
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	**# of Units**	**Tank Vol. (gal)**	**NEEA Heat Pump Brand**	**NEEA Heat Pump Model**	**Tank Location**	**Duct Inlet Air Source**	**Duct Outlet Air Source**
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH400-30 (40 gal)	TankZone	ADU 3 Bed A	ADU 3 Bed A

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	**System Type**	**Heating Unit Name**	**Heating Equipment Count**	**Cooling Unit Name**	**Cooling Equipment Count**	**Fan Name**	**Distribution Name**
ADU 3 Bed A1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU 3 Bed A — **Calculation Date/Time:** 2026-01-26T13:07:12-08:00 — **(Page 11 of 13)**

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HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	**System Type**	**Number of Units**	**Heating Efficiency Type**	**HSPF/HSPF2/COP**	**Cap 47**	**Cap 17**	**Cooling Efficiency Type**	**SEER/SEER2**	**EER/EER2/CEER**	**Zonally Controlled**	**Compressor Type**	**HERS Verification**
Heat Pump System 1	Central split HP	1	HSPF	11.5	33000	26400	EERSEER	20	14	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Verified Airflow**	**Airflow Target**	**Verified EER/EER2**	**Verified SEER/SEER2**	**Verified Refrigerant Charge**	**Verified HSPF/HSPF2**	**Verified Heating Cap 47**	**Verified Heating Cap 17**
Heat Pump System 1-hers-htpump	Required	350	Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	**Type**	**Design Type**	**Supply**	**Return**	**Supply**	**Return**	**Supply**	**Return**	**Bypass Duct**	**Duct Leakage**	**HERS Verification**
Air Distribution System 1	Conditioned space - except 12ft	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU 3 Bed A — **Calculation Date/Time:** 2026-01-26T13:07:12-08:00 — **(Page 12 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 3 Bed A.ribd22x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Duct Leakage Verification**	**Duct Leakage Target (%)**	**Verified Duct Location**	**Verified Duct Design**	**Buried Ducts**	**Deeply Buried Ducts**	**Low-leakage Air Handler**	**Low Leakage Ducts Entirely in Conditioned Space**
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	**Type**	**Fan Power (Watts/CFM)**	**Name**
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	**Verified Fan Watt Draw**	**Required Fan Efficacy (Watts/CFM)**
HVAC Fan 1-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	**Airflow (CFM)**	**Fan Efficacy (W/CFM)**	**IAQ Fan Type**	**Includes Heat/Energy Recovery?**	**IAQ Recovery Effectiveness - SRE/ASRE**	**Includes Fault Indicator Display?**	**HERS Verification**	**Status**
SFam IAQVentRpt	59	0.35	Exhaust	No	n/a / n/a	No	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU 3 Bed A — **Calculation Date/Time:** 2026-01-26T13:07:12-08:00 — **(Page 13 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 3 Bed A.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Yvonne St. Pierre	Documentation Author Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Signature Date: 01/26/2026
Address: P.O. Box 230165	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Yvonne St. Pierre	Responsible Designer Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Date Signed: 01/26/2026
Address: P.O. Box 230165	License:
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

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

RESIDENTIAL MEASURES SUMMARY — **RMS-1**

Project Name: *Wildomar ADU 3 Bed A*	Building Type: ☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	Date: *1/26/2026*
Project Address: *Wildomar*	California Energy Climate Zone: *CA Climate Zone 10*; Total Cond. Floor Area: *994*; Addition: *n/a*	# of Units: *1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 19	1,088		New
Roof	Wood Framed Rafter	R 30	741		New
Slab	Unheated Slab-on-Grade	- no insulation	994	Perim = 126'	New
Roof	Wood Framed Attic	R 30	253		New

FENESTRATION — Total Area: 150 — Glazing Percentage: 15.1% — New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N)	51.5	0.300	0.23	none	none	N/A	New
Right (W)	31.5	0.300	0.23	none	none	N/A	New
Rear (S)	31.5	0.300	0.23	none	none	N/A	New
Left (E)	35.5	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	11.50 HSPF	Split Heat Pump	20.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
ADU 3 Bed A	Ducted	Ducted	Conditioned	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.83	Standard	New

EnergyPro 9.4 by EnergySoft User Number: 50256 ID: Page 15 of 21

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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DESIGN PATH STUDIO

Consultant

SEAL: LICENSED ARCHITECT — YVONNE ST PIERRE — C-34789 — REN 10-31-27 — STATE OF CALIFORNIA

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project
City of Wildomar Accessory Dwelling Units

revisions
△
△
△
△
△

description
Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. T24.2

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Solar Readiness:	
§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located or steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
Electric and Energy Storage Ready:	

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(n), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(r)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(s)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

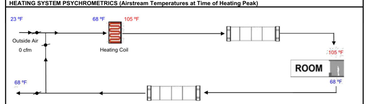
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Wildomar ADU 3 Bed A — Date: 1/26/2026
System Name: ADU 3 Bed A — Floor Area: 994

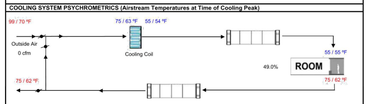
ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
Number of Systems	1		CFM	Sensible	Latent	CFM	Sensible
Heating System		Total Room Loads	446	9,096	367	345	13,207
Output per System	33,000	Return Vented Lighting		0			
Total Output (Btu/h)	33,000	Return Air Ducts		118			151
Output (Btu/h/sqft)	33.2	Return Fan		0			0
Cooling System		Ventilation	0	0	0	0	0
Output per System	34,200	Supply Fan		0			
Total Output (Btu/h)	34,200	Supply Air Ducts		118			151
Total Output (Btu/h/sqft)	34.4						
Total Output (sqft/Ton)	348.8	TOTAL SYSTEM LOAD		9,332	367		13,502
Air System							
CFM per System	0	**HVAC EQUIPMENT SELECTION**					
Airflow (cfm)	0	Fujitsu FO3620RUCAB		28,358	2,977		18,941
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		28,358	2,977		18,941
Outside Air (cfm/sqft)	0.00	TIME OF SYSTEM PEAK		Aug 3 PM			Jan 1 AM

Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



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SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

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△
△
△
△

description

Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. T24.3

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM B

WILDOMAR, CALIFORNIA

FINAL DESIGN - 02/27/2026

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT-READY DOCUMENTS PROVIDED BY MICHAEL BAKER INTERNATIONAL ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRE EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT-READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN THAT COMPLIES WITH THE RECOMMENDATION OF THE GEOGRAPHIC ENGINEER 'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

PROJECT DIRECTORY

APPLICANT
NAME:
ADDRESS:
PHONE:
EMAIL:

OWNER
NAME:
ADDRESS:
PHONE:
EMAIL:

SITE PLAN & TITLE SHEET PREPARATION
COMPANY:
CONTACT:
ADDRESS:
PHONE:
EMAIL:

CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT
23300 WILDOMAR TRAIL
WILDOMAR, CA 92595
(951) 677-4400

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY 1,095 SF 3 BEDROOM, 2 BATHROOM DETACHED ACCESSORY DWELLING UNIT.

BUILDING INFORMATION

APPLICABLE CODES AND STANDARDS:	WILDOMAR MUNICIPAL CODE 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) WILDOMAR ADMINISTRATIVE PROVISIONS 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) 2022 CALIFORNIA ENERGY CODE (CEEC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA FIRE CODE (CFC)
SITE ADDRESS:	

OCCUPANCY GROUP:	R3	STORIES:	1
CONSTRUCTION TYPE:	VB	HEIGHT:	14' - 0"

VICINITY MAP

PROJECT INFORMATION

APN:
ZONING:
LOT SIZE:

LOT COVERAGE

	ALLOWABLE	PROPOSED

SETBACKS

	ALLOWABLE	PROPOSED
FRONT:		
REAR:		
SIDE (INTERIOR):		
SIDE (STREET):		
SIDE (CORNER):		

DISTANCE BETWEEN STRUCTURES

ALLOWABLE	PROPOSED

PARKING

REQUIRED	PROVIDED

HERS NOTES

1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(A)3, 10-103(B)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF 1 R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(0)3, 10-103(B)1.A.
3. CF1 R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. QUALITY INSULATION INSPECTION - HIRE HERS RATER EARLY BEFORE DRYWALL. VARIABLE CAPACITY HEAT PUMP - DUCTLESS UNITS ENTIRELY LOCATED IN CONDITIONED SPACE, AIRFLOW IN HABITABLE ROOMS, WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 S. F., VERIFY HEAT PUMP RATED CAPACITY, AND REFRIGERANT CHARGE. AT ADU -STUDIO, 1 BED, 2 BED & 2 BED 2 BATH - R-6 DUCTS IN CONDITIONED SPACE, VERIFIED EER/EER2, SEER/SEER2, HSPF, HEAT PUMP RATED HEATING CAPACITY, MIN AIRFLOW, REFRIGERANT CHARGE, & FAN WATT DRAW/FAN EFFICACY. REFERENCE KEYNOTE MP14 ON SHEET MEP.1 FOR KITCHEN RANGE HOOD CFM REQUIREMENTS.
4. FOR IAQ FAN - PLEASE SEE SITE SPECIFIC CALCULATIONS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
5. PV SYSTEM SOLAR: SEE SITE SPECIFIC T24 SHEETS FOR KWDC REQUIRED. POSSIBLE PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC(SECTION 150.1 (C)14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.
6. SPECIAL FEATURES: VCHP REQUIRED ITEMS LISTED ABOVE, EXPOSED SLAB FLOORING, AND NEEA RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL OR EQ., AND SOLAR EXEMPTION 2 WAS TAKEN AT STUDIO & 1 BED
7. NEW 2022 ELECTRIC READY REQUIREMENTS FOR NEW CONSTRUCTION: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

PROJECT CHECKLIST

OWNER OR APPLICANT TO MARK SELECTIONS WITH "X"

ADDITIONAL SUPPORTING DOCUMENTS (BY APPLICANT)

- ☐ COMPLETED COVER SHEET (G-0.0)
- ☐ SITE PLAN SHEET (AS-1.1) FOR CITY OF WILDOMAR REVIEW
- ☐ DEMOLITION PERMIT IF REQUIRED
- ☐ GRADING PERMIT IF REQUIRED AS DETERMINED BY CITY OF WILDOMAR ENGINEERING DEPARTMENT
- ☐ TITLE 24 ENERGY CALCULATION REPORT
- ☐ CONSTRUCTION WASTE MANAGEMENT PLAN
- ☐ HOLD HARMLESS AGREEMENT

FIRE SPRINKLERS

PROPOSED ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING PRIMARY RESIDENCE HAS FIRE SPRINKLERS

- ☐ EXISTING PRIMARY RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
- ☐ EXISTING PRIMARY RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
- ☐ PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
- ☐ PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE

SPRINKLERS REQUIRED:

- ☐ OPTION A - YES
- ☐ OPTION B - NO

FIRE RATED DETAILS

FIRE RATED DETAILS ARE REQUIRED WHEN:
1. THE PROPERTY IS LOCATED IN THE VHFSV
2. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 5 FT FROM THE PROPERTY LINE IN AN UNSPRINKLERED BUILDING
3. BUILDING WALLS AND/OR EAVES ARE LESS THAN 3 FT FROM THE PROPERTY LINE IN A SPRINKLERED BUILDING.
4. BUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 10 FT FROM THE MAIN DWELLING OR ADJACENT BUILDING/STRUCTURE UNIT IN AN UNSPRINKLERED BUILDINGBUILDING WALLS AND/OR ROOF EAVES ARE LESS THAN 6 FT FROM THE MAIN DWELLING UNIT ADJACENT BUILDING/STRUCTUREIN A SPRNKLERED BUILDING

FIRE RATED DETAILS REQUIRED:

- ☐ OPTION A - YES
- ☐ OPTION B - NO

WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECTO EXISTING RESIDENCE SEWER LATERAL
- ☐ SEPTIC (REQUIRES HEALTH DEPARTMENT APPROVAL)

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE
  - SIZE OF EXISTING SERVICE: _____
  - SIZE OF PROPOSED SERVICE: _____

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE
  - SIZE OF EXISTING SERVICE: _____
  - SIZE OF PROPOSED SERVICE: _____

ROOF FRAMING

- ☐ ROOF FRAMING PER DRAWINGS
- ☐ ROOF TRUSSES
  IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, OWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF WILDOMAR FOR APPROVAL. INDICATE ON THE CHECKLIST BELOW IF TRUSS PACKAGE WILL BE PROVIDED AS A SEPARATE SUBMITTAL.

ADDITIONAL PERMITS

ADDITIONAL PERMITS TO BE OBTAINED BY APPLICANT

- ☐ FIRE SPRINKLERS (WHEN REQUIRED)
- ☐ PHOTOVOLTAIC SYSTEM
  1. SYSTEM MUST BE INSTALLED AND OPERATIONAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR ADU (WHEN REQUIRED).
  2. FOR AN EXISTING PHOTOVOLATIC SYSTEM OF SUFFICIENT SIZE ON THE PRIMARY RESIDENCE TO ACCOMODATE THE NEW ADU, THE OWNER/APPLICANT IS TO PROVIDE A REPORT INDICATING THE EXISTING SIZE OF THE PV PANEL.

STYLE AND OPTION SELECTIONS

OWNER OR APPLICANT TO SELECT ONE OF THE FOLLOWING STYLES AND ONE OF EACH OF THE SUBSEQUENT OPTIONS WITHIN THE SELECTED STYLE. MARK SELECTIONS WITH "X". FINISH COLORS OF ADU TO MATCH PRINAICPAL DWELLING UNIT.

☐ CRAFTSMAN

FIBER CEMENT LAP SIDING
COLOR: _____

STONE VENEER
COLOR: _____

WINDOWS
COLOR: _____

FIBER CEMENT TRIM
COLOR: _____

ASPHALT SHINGLE ROOF
COLOR: _____

EXTERIOR SOFFITS, RAKES & EAVES
COLOR: _____
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MONTEREY

STUCCO
COLOR: _____

WINDOWS
COLOR: _____

FIRE CEMENT TRIM
COLOR: _____

CONCRETE TILE ROOF
COLOR: _____

EXTERIOR SOFFITS, RAKES & EAVES
COLOR: _____
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

☐ MODERN FARMHOUSE

BOARD AND BATTEN FIBER CEMENT PANEL SIDING
COLOR: _____

WINDOWS
COLOR: _____

EXTERIOR FIBER CEMENT TRIM
COLOR: _____

ROOF MATERIAL
COLOR: _____
- ☐ OPTION A - ASPHALT SHINGLE ROOF
- ☐ OPTION B - STANDING SEAM METAL ROOF

EXTERIOR SOFFITS, RAKES & EAVES
COLOR: _____
- ☐ OPTION A - EXTERIOR GRADE TONGUE & GROOVE
- ☐ OPTION B - FIBER CEMENT

SHEET INDEX

G-0.0	COVER SHEET
G-0.1	EXTERIOR VIEWS - STYLE OPTIONS
G-0.2	CALGREEN RESIDENTIAL CHECKLIST
G-0.3	CALGREEN RESIDENTIAL CHECKLIST
AS-1.1	ARCHITECTURAL - SITE PLAN
A-1.0	GENERAL NOTES, ABBREVIATIONS, AND SYMBOL
A-1.1	3 BEDROOM B - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)
A-1.2	3 BEDROOM B - FLOOR PLAN AND ROOF PLAN (MONTEREY)
A-1.3	3 BEDROOM B - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)
A-2.1	3 BEDROOM B - EXTERIOR ELEVATIONS (CRAFTSMAN)
A-2.2	3 BEDROOM B - EXTERIOR ELEVATIONS (MONTEREY)
A-2.3	3 BEDROOM B - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)
A-3.1	3 BEDROOM B - BUILDING SECTIONS (CRAFTSMAN)
A-3.2	3 BEDROOM B - BUILDING SECTIONS (MONTEREY)
A-3.3	3 BEDROOM B - BUILDING SECTIONS (MODERN FARMHOUSE)
A-5.1	DETAILS
A-5.2	ROOF DETAILS
A-6.1	WINDOW AND DOOR SCHEDULES & DETAILS
MEP.0	MECHANICAL/ELECTRICAL/PLUMBING GENERAL NOTES
MEP.1	MECHANICAL/ELECTRICAL/PLUMBING PLANS
S0.1	STRUCTURAL NOTES & SPECIFICATIONS
S1.1	CRAFTSMAN FOUNDATION & FRAMING PLAN
S1.2	MONTEREY FOUNDATION & FRAMING PLAN
S1.3	FARMHOUSE FOUNDATION & FRAMING PLAN
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
T24.1	EXAMPLE TITLE 24 CALCULATIONS
T24.2	EXAMPLE TITLE 24 CALCULATIONS
T24.3	EXAMPLE TITLE 24 CALCULATIONS

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REVISIONS

NO.	DATE	DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

COVER SHEET

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.0

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1 EXTERIOR PERSPECTIVE - CRAFTSMAN
SCALE: 12" = 1'-0"



2 EXTERIOR PERSPECTIVE - MONTEREY
SCALE: 12" = 1'-0"



3 EXTERIOR PERSPECTIVE - MODERN FARMHOUSE
SCALE: 12" = 1'-0"

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DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

440

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

EXTERIOR VIEWS - STYLE OPTIONS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.1

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom 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.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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STATE OF CALIFORNIA
SEAL

REVISIONS

NO.	DATE	DESCRIPTION

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.2

FINAL DESIGN - 02/27/2026

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269. European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) 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 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. 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 - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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DESIGN PATH STUDIO

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LICENSED ARCHITECT
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NO.	DATE	DESCRIPTION
		REVISIONS

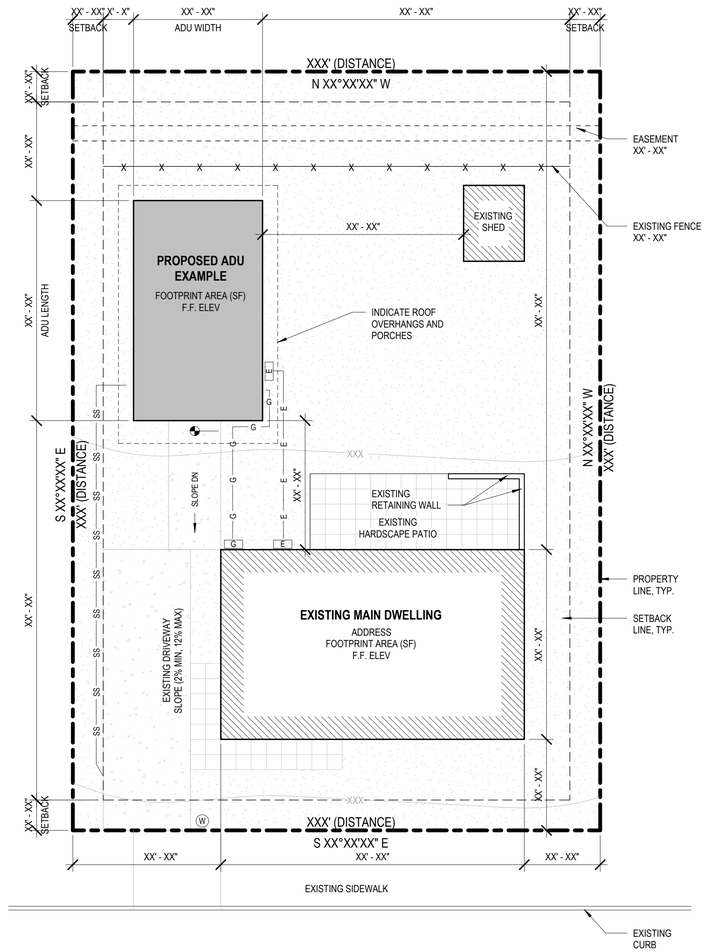
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

CALGREEN RESIDENTIAL CHECKLIST

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # G-0.3

FINAL DESIGN - 02/27/2026

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STREET NAME ℄

1 SAMPLE SITE PLAN
SCALE: 1" = 10'-0"

PLAN NORTH

0 5' - 0" 10' - 0" 20' - 0"
SCALE: 1" = 10' - 0"

LEGEND

CONCRETE PAVING	FENCE LINE	ELECTRICAL PANEL (SIZE)
LANDSCAPE AREA	EASEMENT	GAS METER
PROPERTY LINE	ELECTRICAL UTILITY LINE	WATER METER
SETBACK	GAS UTILITY LINE	
EXISTING CONTOURS	WATER UTILITY LINE	
NEW CONTOURS	SEWER LINE	
RETAINING WALL	SPOT ELEVATION	

SITE PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT OF CALIFORNIA AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING, NOT INCLUDING THE DATE OF NOTIFICATION.
3. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 IN WITHIN THE FIRST 10 FT (5% MIN).
4. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIER PROHIBIT 6 IN OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
5. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING.
6. DWELLING UNITS 150 FT OR MORE FROM A PUBLIC RIGHT-OF-WAY SHALL BE REQUIRED TO PROVIDE "ALL-WEATHER ACCESS" FOR EMERGENCY VEHICLES AS REQUIRED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.
7. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING THAT IS MORE THAN100 FEET IN TOTAL DEVELOPED LENGTH SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. (CPC 2022 SECTION 707.4)
8. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 - 4.303.1.4.4 OF CRC 2022.
9. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CPC 2022 AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS.

SITE PLAN CHECKLIST REQUIREMENTS

- ☐ APPLICANT NAME, ADDRESS, AND CONTACT INFORMATION
- ☐ PROPERTY OWNER NAME, ADDRESS, AND CONTACT INFORMATION IF DIFFERENT FROM APPLICANT
- ☐ ACCESSOR'S PARCEL NUMBER OF PROPERTY WHERE THE ADU IS PROPOSED
- ☐ PROPERTY LINE METES AND BOUNDS
- ☐ FOOTPRINT AND AREA OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
- ☐ BUILDING SEPARATION DIMENSIONS BETWEEN THE PROPOSED ADU AND ANY EXISTING BUILDING AND STRUCTURES
- ☐ LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
- ☐ INDICATE AND DIMENSION ALL REQUIRED AND PROPOSED SETBACKS AND LABEL YARDS
- ☐ PROVIDE LOT AREA
- ☐ LOT COVERAGE CALCULATION
- ☐ LOCATION AND SIZE OF EXISTING AND NEW UTILITIES INCLUDING LATERAL LINES, WELLS, SEPTIC TANKS, LEACH LINES, EXISTING SEEPAGE PITS, AND DRAINAGE STRUCTURES.
- ☐ PROVIDE LOCATION OF SEWER CLEANOUTS.
- ☐ IDENTIFY THE PIPING MATERIALS FOR EACH PLUMBING SYSTEM.
- ☐ LOCATION AND DIMENSIONS OF ALL EASEMENTS
- ☐ INDICATE ALL METHODS OF CIRCULATION INCLUDING SIDEWALKS, STREETS, DRIVEWAYS, OFF-STREET PARKING, PATHWAYS, AND ANY HARDSCAPING.
- ☐ LOCATION OF EXISTING AND NEW METERS
- ☐ INDICATE SUBPANEL SIZE AND PROVIDE AN ELECTRICAL LOAD CALCULATION FOR THE EXISTING PANEL TO VERIFY THE CAPCITY OF THE EXISTING PANEL IS SUFFICIENT TO CARRY THE LOAD OF THE EXISTING LOAD AND NEW SUBPANEL.
- ☐ SITE CONTOURS, SPOT ELEVATIONS AT ALL STAIRS, RAMPS & LANDINGS, AND FINISH FLOOR ELEVATIONS
- ☐ LOCATION OF PROPOSED VEGETATION
- ☐ LEGEND OF SYMBOLS, LINE TYPES, AND ABBREVIATIONS
- ☐ DRAWING SCALE
- ☐ NORTH ARROW

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ARCHITECTURAL - SITE PLAN

Project Number: 208026

Date: 02/27/2026

Scale: AS NOTED

Sheet # AS-1.1

FINAL DESIGN - 02/27/2026

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1 2 3 4 5

GENERAL NOTES

1. CONSTRUCTION AND CONSTRUCTION DOCUMENTATION MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION.
2. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. [CRC R105.3.2]
3. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED COMMENCES WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. [CRC R105.5]
4. ALL DIMENSIONS ARE IN FEET / INCHES UNLESS NOTED OTHERWISE.
5. DO NOT SCALE DIMENSIONS FROM DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF A DISCREPANCY IS FOUND.
6. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL NON-DIMENSIONED DOOR LOCATIONS SHALL BE LOCATED 3 ½ " FROM THE ADJACENT WALL TO THE HINGE SIDE OF THE DOOR OPENING.
8. DETAILS SHOWN ON DRAWINGS ARE TYPICAL FOR ALL SIMILAR CONDITIONS.
9. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND ARE TO BE REVIEWED AND APPROVED BY THE CTIY OF WILDOMAR.
10. VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS. STAKE OUT STRUCTURE FOR OWNER 'S APPROVAL PRIOR TO STARTING ANY WORK.
11. CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
12. CONTRACTOR SHALL PREPARE ALL WALLS AND PARTITIONS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.
13. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR ALL SURFACES DAMAGED BY DEMOLITION, ALTERATION OR INSTALLATION OF THE WORK.
14. CONTRACTOR AND SUBCONTRACTOR SHALL ALL BE LICENSED TO PERFORM THEIR REQUESTED DUTIES AS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS.
15. PRINCIPAL OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR REQUIRED OPENINGS. GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
16. APPLICANT IS RESPONSIBLE FOR PROVIDING SITE PLAN TO THE CITY FOR REVIEW AND APPROVAL.
17. PHOTOVOLTAIC SYSTEM (PV) SHALL BE SUBMITTED UNDER A SEPARATE PERMIT APPLICATION.
18. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT-OF-WAY.
19. PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

GENERAL ARCHITECTURAL NOTES

1. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, UNLESS OTHERWISE NOTED.
2. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED, TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
3. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE.
4. SILICONE SEALANT AT GLAZING TO BE CLEAR, UNLESS OTHERWISE NOTED.
5. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
6. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CRC 803.13 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY. ALL FINISHES MUST COMPLY WITH ALL APPLICABLE FIRE, LIFE SAFETY, AND BUILDING CODES.
7. PROVIDE REINFORCEMENT FOR GRAB BARS IN AT LEAST ONE BATHROOM [CRC SECTION R327.1.1, AGING-IN-PLACE DESIGN AND FALL PREVENTION]
   1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
   2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 ¼" INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
   4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
   5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
8. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO SHELVING AND BATHROOM FIXTURES.
9. PROVIDE REQUIRED CLEARANCES FOR BATHROOM FIXTURES, INCLUDING WATER CLOSETS AND SHOWER COMPARTMENTS AS ILLUSTRATED ON SHEET A5.1 [CPC 402.5 AND CPC 408]
10. SEE DETAILS FOR LOCATIONS OF MISCELLANEOUS IRON AND STEEL WORK, INCLUDING BUT NOT LIMITED TO ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, AND POST ANCHORS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO PROVIDE A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO COMPLY WITH ASTM A3.
11. <u>ATTIC ACCESS</u> [CRC R807.1]
   1. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENINGS TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SF. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS
   2. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 IN BY 30 IN AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 IN AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.
12. <u>WOOD SOFFIT/CEILING, SIDING & TRIM</u>
   ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
13. PROVIDE A WATER-RESISTIVE BARRIER APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS BARRIER BEHIND THE EXTERIOR WALL VENEER [CRC SECTION R703.2]
14. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENT AND COMPLY WITH CRC SECTION 703.4.
15. <u>FLASHING AND SHEET METAL</u>
   ALL FLASHING AND COUNTER FLASHING SHALL BE GALVANIZED AND INSTALLED PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE, AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.

GENERAL ARCHITECTURAL ROOF NOTES

1. INSTALL CLASS A ROOF ASSEMBLY PER SPECIFICATION BELOW. (CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING)
2. ROOF COVERING SHALL COMPLY WITH CRC R902 AND CRC R905.
3. ROOF MATERIAL SPECIFICATIONS
   A. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER 'S SPECIFICATIONS
   B. ASPHALT SHINGLE ROOF - CERTAINTEED (ICC-ES ER ESR-3537)
      a. 2"/12" SLOPE (17%) MINIMUM
      b. FOR ROOF SLOPES 2"/12" (17%) UP TO 4"/12" (33%), DOUBLE UNDERLAMENT APPLICATION IS REQUIRED [CRC R905.1.1]
   C. STANDING SEAM METAL ROOF - METAL SALES MAGNA-LOC (ICC ES REPORT ESR-2385)
      a. ¼"/12" SLOPE (2%) MINIMUM
      b. 24 GA
   D. CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS (IAMP UES-ER 1900)
      a. 2 ½"/12" SLOPE (25%) MINIMUM
      b. FOR ROOF SLOPES 2 ½"/12" (2%) UP TO 4"/12" (33%), INSTALL DOUBLE UNDERLAYMENT APPLICATION [CRC R905.3.3]
4. ROOF GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL. SIZE AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS.
5. PROVIDE PLAIN RECTANGULAR ROOF GUTTER.
6. GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.
7. ROOF VENTS
   1. ROOF VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
   2. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH.

GENERAL ARCHITECTURAL ROOF NOTES CONTINUED

8. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER CRC SECTION 903.2.
9. NOT LESS THAN 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENTS [CRC SECTION R806.3].
10. INSTALL INSULATION PER CRC SECTION R806.5:
   (REFER TO DETAILS A, B, AND C ON SHEET A5.2)
   1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   2. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL.
   3. WHERE BOTH AIR-IMPERMEABLE INSULATION AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH R-VALUES BASED ON CLIMATE ZONE PER TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
   4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHIGN ABOVE 45 DEG F. FOR CLACULATION PURPOSES, AN INTERIOR AIR TEMPATURE OF 68 DEG IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMEPRATURE OF THE THREE COLDEST MONTHS.

GENERAL FIRE NOTES

1. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSESMBLIES SHALL BE MAINTAINED
2. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
3. SEE SHEET A-6.1 FOR FIRE RATED GLAZING REQUIREMENTS.
4. THE ADU SHALL COMPLY WITH CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE OF THE 2022 CALIFORNIA BUILDING CODE IF IT IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ).

<u>REQUIREMENTS OF CHAPTER 7A OF THE 2022 CALIFORNIA BUILDING CODE INCLUDE:</u>

1. 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. <u>EXCEPTION:</u> CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
2. 705.A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL-SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. 705A.4 ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
   1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
   2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
   3. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
5. 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING:
   1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 - INCH AND SHALL NOT EXCEED 1/8 - INCH IN DIAMETER
   2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
   3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
6. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.
7. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
   1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE , OR SET CLOSE TOGETHER AND WELL SPIKED.
   2. LOG WALL CONSTRUCTION ASSEMBLY
   3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1.
   4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
   5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITHA 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
   6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF 5/8 -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
   7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
9. 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
   1. NON COMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOFDECK.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL. EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

GENERAL FIRE NOTES CONTINUED

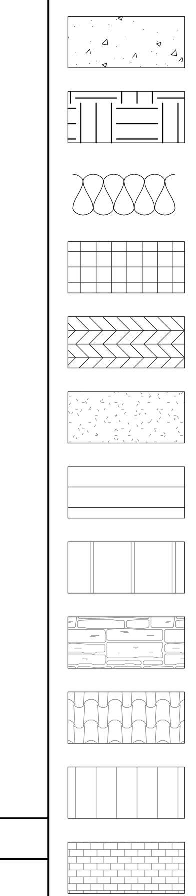
10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE,OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
   8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.
11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   1. NON COMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
   8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3. EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION
13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
14. 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
   3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
   4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
   5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION
   6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHERAND WELL SPIKED.

ABBREVIATIONS

ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
AVG	AVERAGE
B	
BC	BASE CABINET
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF
C	
C/	CENTER OF
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
E	
E	EAST
EA	EACH
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSE(URE)
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FL	FLOOR
FP	FIRE PROTECTION
FPRF	FIREPROOF(ING)
FR	FIRE RATED OR FRAME
FT	FOOT/FEET
G	
GA	GAUGE
GL	GLASS OR GLAZING
GRD	GROUND
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIBB
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HTR	HEATER
I	
ID	INSIDE DIAMETER
IN	INCH(ES)
INT	INTERIOR
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LAN	LOCAL AREA NETWORK CONNECTION
LAV	LAVATORY
LB	POUND
LF	LINEAL FOOT
LP	LOW POINT
LTL	LINTEL
M	
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL

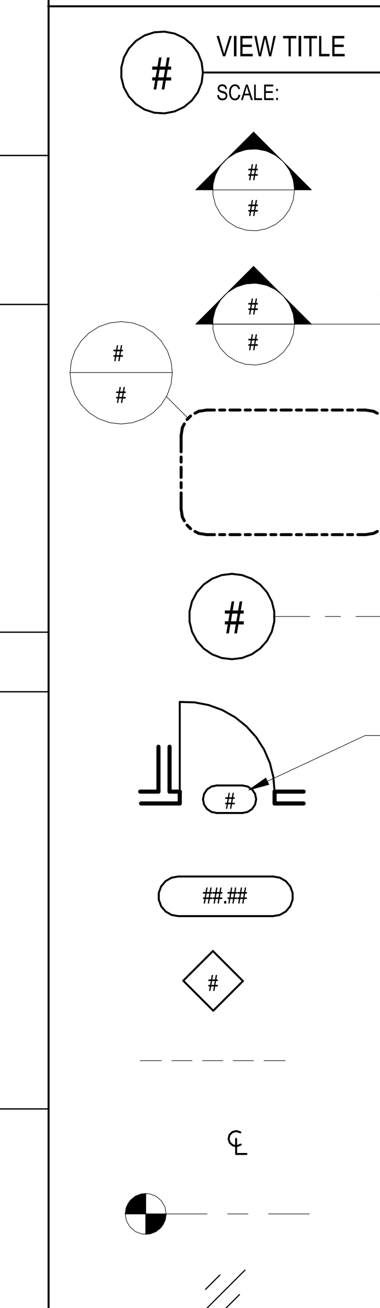
ABB	DESCRIPTION
MFR	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
Q	
QTY	QUANTITY
R	
R	RISER OR RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCING
REQ'D	REQUIRED
REQMT	REQUIREMENTS
RG	RANGE
RM	ROOM
RO	ROUGH OPENING
RTS	RUBBER TRANSITION STRIP
RWC	RAIN WATER CONDUCTOR
S	
S	SOUTH
SAN	SANITARY
SCHD	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFY, SPECIFIED OR SPECIFICATIONS
SPKLR	SPRINKLER
SQ	SQUARE
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAINED
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND, SUSPENDED, OR SUSPENSION
SYS	SYSTEM
T	
"T"	TEE (BAR OR W)
T/	TOP OF
TEMP	TEMPERED OR TEMPERATURE
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WP	WATERPROOF(ING)
WT	WEIGHT

ARCHITECTURAL MATERIALS LEGEND



CONCRETE
EARTH
BATT INSULATION
ROOF, TAPERED, CAVITY OR RIGID INSULATION
PLYWOOD
STUCCO
HORIZONTAL FIBER CEMENT SIDING
BOARD AND BATTEN SIDING
STONE VENEER
TILE ROOF
STANDING SEAM METAL ROOF
SHINGLE ROOF

ARCHITECTURAL SYMBOLS



VIEW CALLOUT
ELEVATIONS
BUILDING SECTION
CALLOUT PLAN, SECTION OR DETAIL
COLUMN GRID
DOOR TAG - SEE SCHEDULE
KEYNOTE
WINDOW TYPE
DENOTES ABOVE, BELOW, OR BEHIND
CENTER LINE
LEVEL LINE
GLAZING

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DESIGN PATH STUDIO

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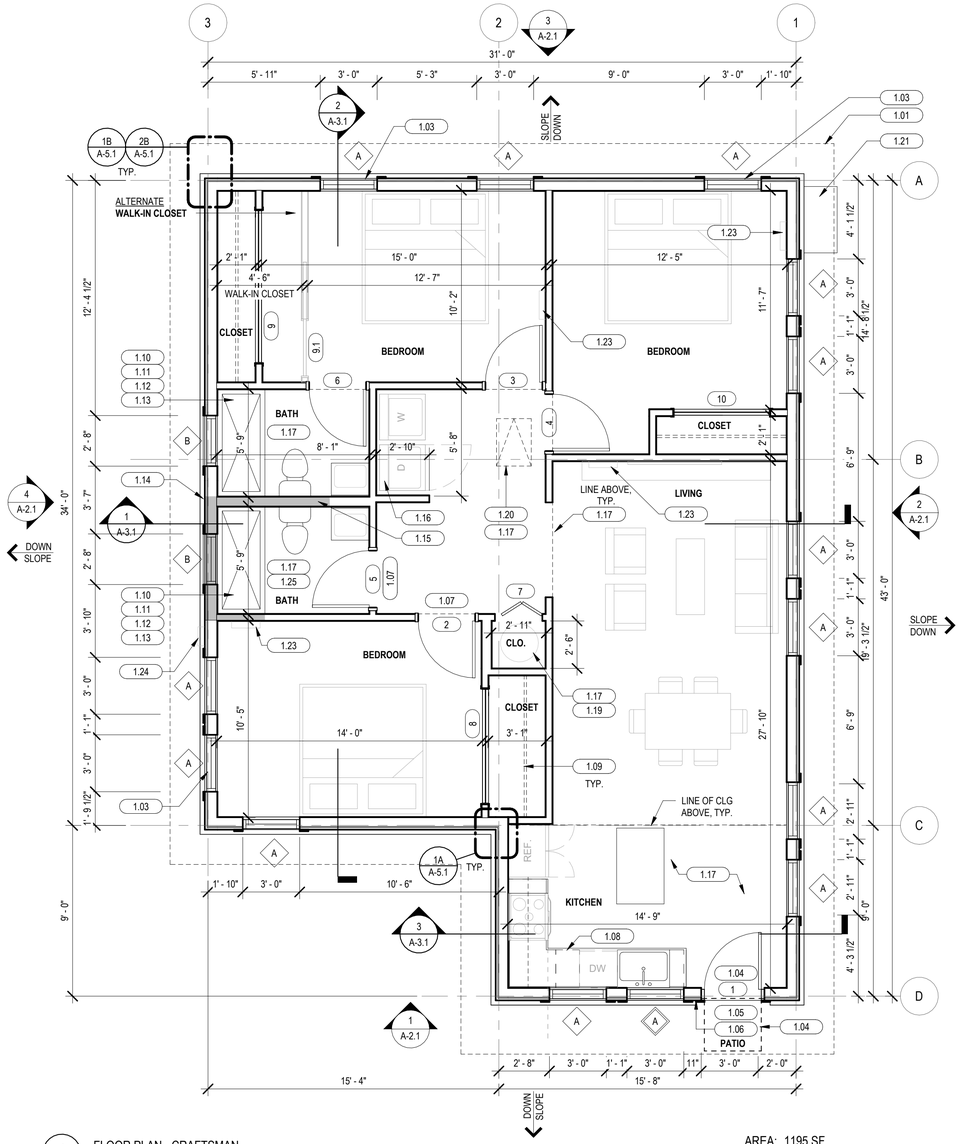
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-1.0

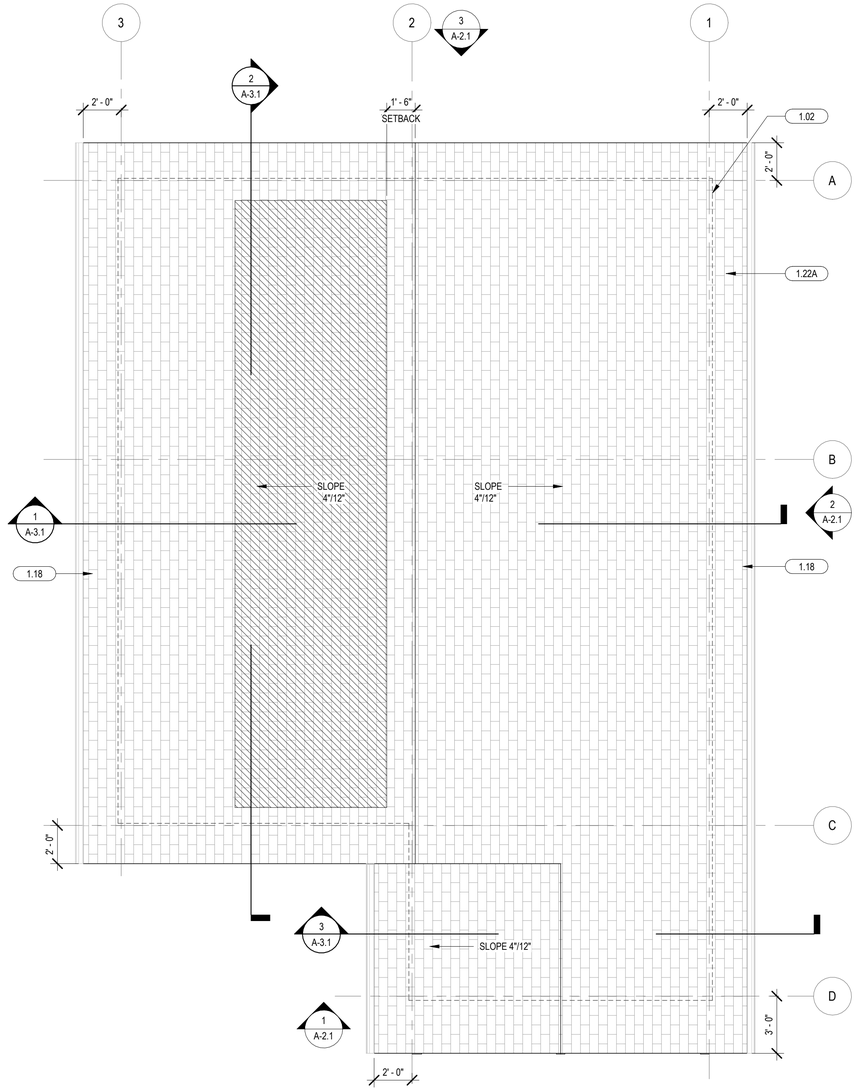
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FINAL DESIGN - 02/27/2026



1 FLOOR PLAN - CRAFTSMAN
SCALE: 1/4" = 1'-0"

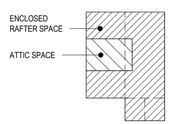
AREA: 1195 SF



2 ROOF PLAN - CRAFTSMAN
SCALE: 1/4" = 1'-0"

ROOF VENTING KEY PLAN

N.T.S



KEYNOTES

1.01	LINE OF ROOF ABOVE
1.02	LINE OF BUILDING
1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ". AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
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1.06	DOOR BELL, 48" MAX ABOVE EXTERIOR LANDING.
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1.08	36" HIGH COUNTERTOP
1.09	SHELF AND HANGING ROD AT CLOSET
1.10	WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72 " MIN.
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1.12	PROVIDE REINFORCEMENT FOR GRAB BARS [CRC R327.1]. SEE FLOOR PLAN GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
1.13	PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14	DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
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1.17	CEILING AT 8'-0" A.F.F.
1.18	GUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT LOCATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS.
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1.21	A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.22A	ASPHALT SHINGLE ROOF
1.23	INDOOR UNIT, REFER TO MEP.
1.24	ELECTRICAL SUBPANEL, REFER TO MEP.
1.25	BATHROOM SHALL COMPLY WITH AGING-IN-PLACE REQUIREMENTS

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 " IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
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2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

LEGEND

INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.

A — PROVIDE SAFETY GLAZING PER CRC R308.4.2

ROOF VENTING CALCULATIONS

VENT TYPE A: 1/2" X 14" (24 SQ. IN. VENTING AREA). EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.

VENT TYPE B: 1" X 120" (50 SQ. IN. VENTING AREA). CENTERED. VULCAN CONTINUOUS RIDGE VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE
(229 SF / 150) = 1.52 SF MIN. [220 SQ. IN.] **(5) TYPE A VENTS (2) TYPE B VENTS**

ENCLOSED RAFTER SPACE
(966 SF / 150) = 6.44 SF MIN. [928 SQ. IN.] **(39) TYPE A VENTS**

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

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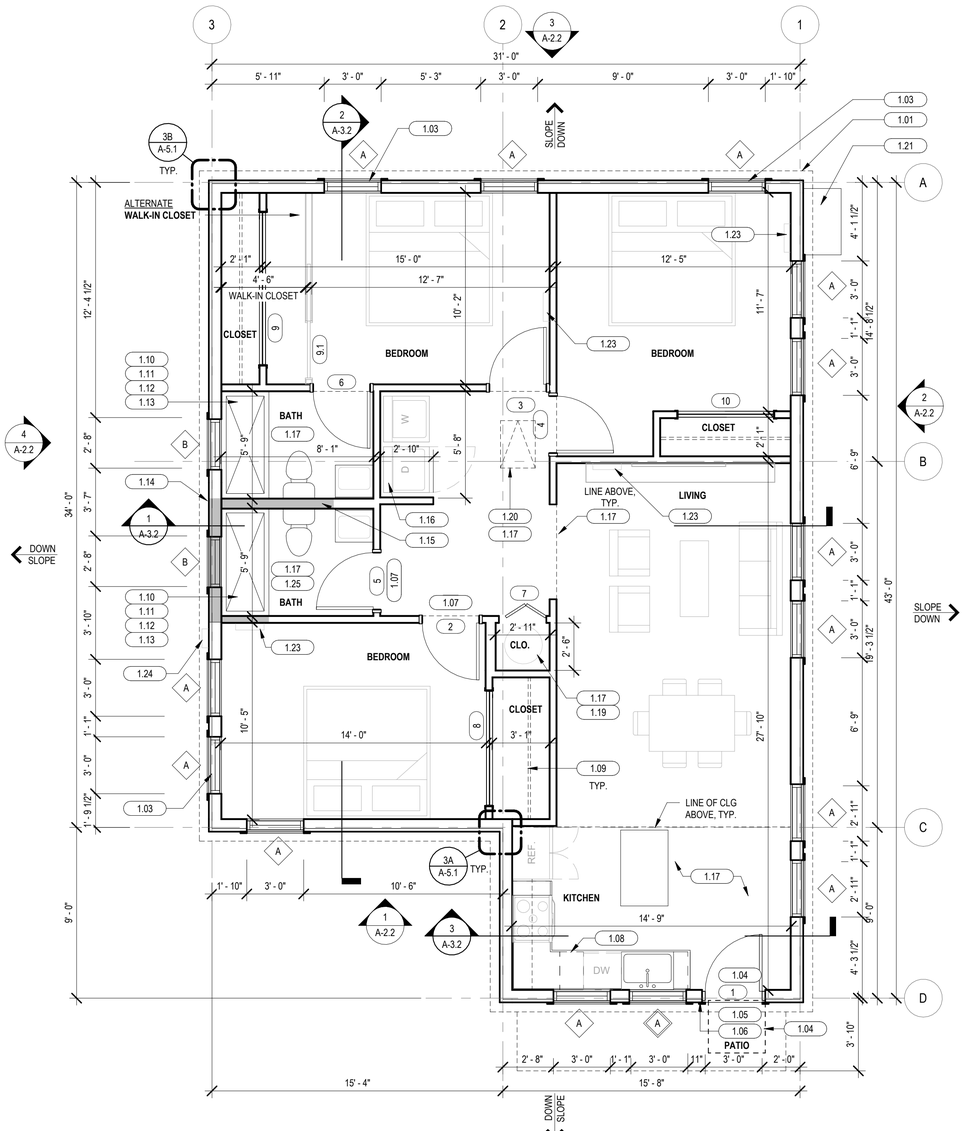
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM B - FLOOR PLAN AND ROOF PLAN (CRAFTSMAN)

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-1.1

FINAL DESIGN - 02/27/2026

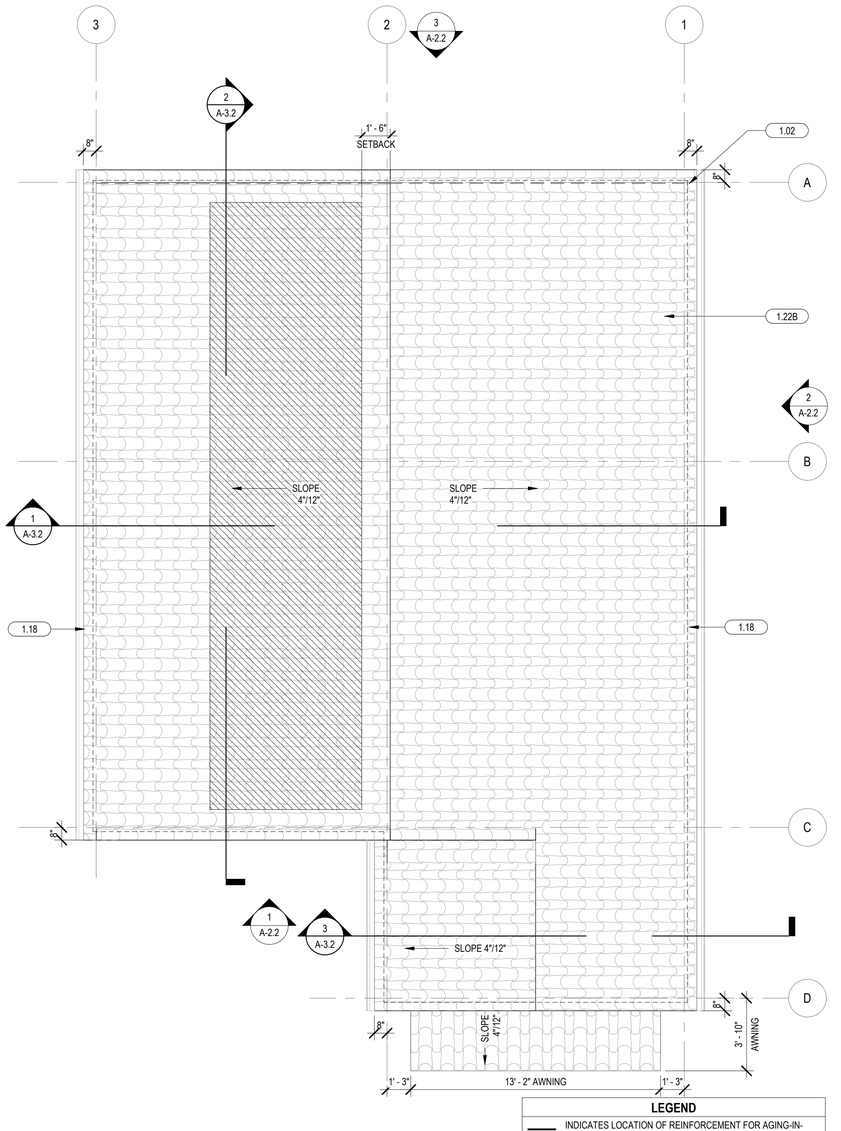
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1 FLOOR PLAN - MONTEREY

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

AREA: 1195 SF

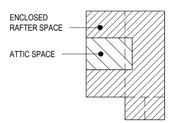


2 ROOF PLAN - MONTEREY

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

ROOF VENTING KEY PLAN

N.T.S



KEYNOTES

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0 2' - 0" 4' - 0" 8' - 0"

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

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Consultant

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SEAL

NO.	DATE	DESCRIPTION
		REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM B - FLOOR PLAN AND ROOF PLAN (MONTEREY)

Project Number: 208026

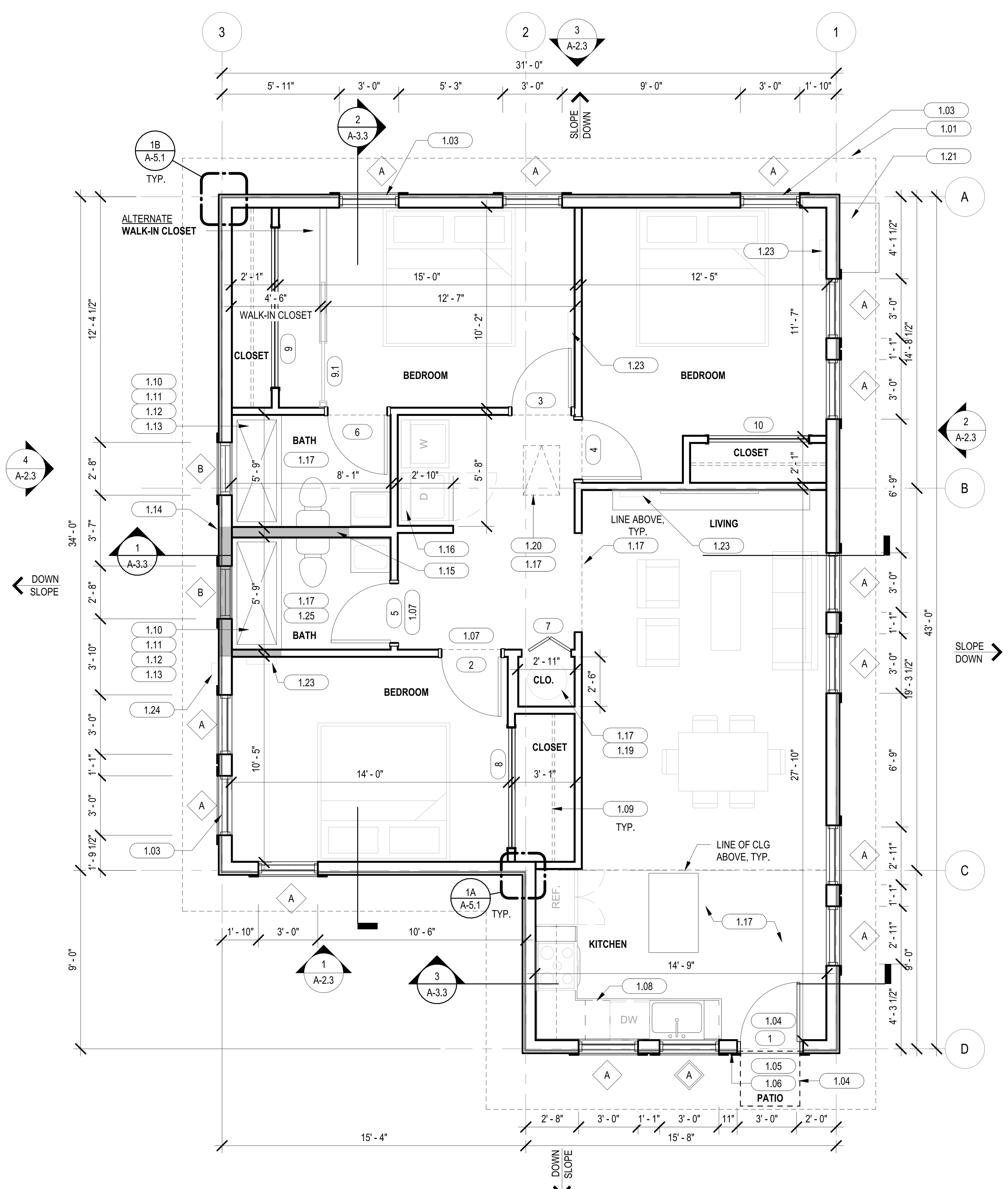
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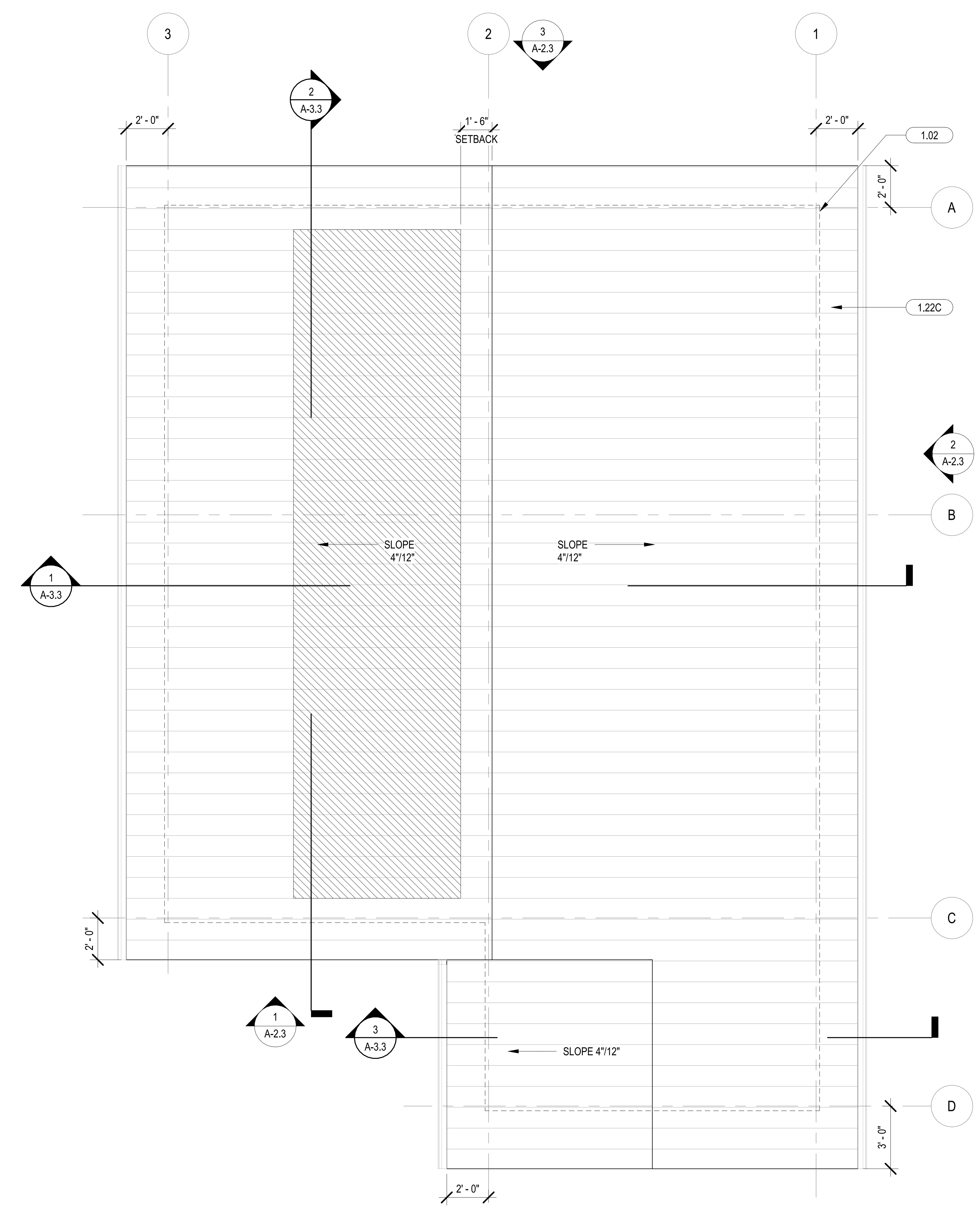
FINAL DESIGN - 02/27/2026

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1 FLOOR PLAN - MODERN FARMHOUSE
SCALE: 1/4" = 1'-0"

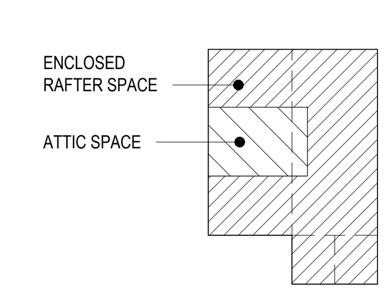
AREA: 1195 SF



2 ROOF PLAN - MODERN FARMHOUSE
SCALE: 1/4" = 1'-0"

ROOF VENTING KEY PLAN

N.T.S



LEGEND

(shaded bar)	INDICATES LOCATION OF REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PROVENTION. SEE 9/A-5.1 FOR ADDITIONAL INFORMATION.
(A)	PROVIDE SAFETY GLAZING PER CRC R308.4.2

ROOF VENTING CALCULATIONS

VENT TYPE A: 1/2" X 14" (24 SQ. IN. VENTING AREA), EQUALLY SPACED. VULCAN FIRE STOPPING SOFFIT VENT OR EQUIVALENT.
VENT TYPE B: 1" X 120" (50 SQ. IN. VENTING AREA), CENTERED. VULCAN CONTINUOUS RIDGE VENT OR EQUIVALENT.

NET FREE VENTING AREA REQUIRED = (ENCLOSED AREA / 150) [CRC R806.2]

ENCLOSED ATTIC SPACE
(229 SF / 150) = 1.52 SF MIN. [220 SQ. IN.] **(5) TYPE A VENTS (2) TYPE B VENTS**

ENCLOSED RAFTER SPACE
(966 SF / 150) = 6.44 SF MIN. [928 SQ. IN.] **(39) TYPE A VENTS**

WALLS AND PROJECTIONS LESS THAN 5 FEET FROM THE PROPERTY LINE SHALL COMPLY WITH CRC TABLES R302.1(1) AND (2).

KEYNOTES

1.01	LINE OF ROOF ABOVE
1.02	LINE OF BUILDING
1.03	EMEREGENCY EGRESS WINDOW AT SLEEPING ROOM
1.04	LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR WITH MINIMUM WIDTH EQUAL TO THE WIDTH OF THE DOOR SERVED AND MINIMUM DEPTH OF 36 ". AND 36" MINIMUM DEPTH MEASURED IN THE DIRECTION OF TRAVEL. LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1 ½ " LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 ¾ " BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
1.05	EXTERIOR LANDING SURFACE SLOPE NOT TO EXCEED ¼ "/FOOT AWAY FROM BUILDING
1.06	DOOR BELL, 48" MAX ABOVE EXTERIOR LANDING.
1.07	DOOR MUST PROVIDE NET CLEAR OPENING OF 32 "
1.08	36" HIGH COUNTERTOP
1.09	SHELF AND HANGING ROD AT CLOSET
1.10	WALLS AND FLOORS AT BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON-ABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO 72" MIN.
1.11	PROVIDE TEMPERED GLAZED ENCLOSURE AT OR ADJACENT TO BATHTUBS AND/OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 " ABOVE ANY STANDING OR WALKING SURFACE.
1.12	PROVIDE REINFORCEMENT FOR GRAB BARS [CRC R327.1]. SEE FLOOR PLAN GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
1.13	PROVIDE FURRING AS NEEDED FOR STANDARD BATHTUB AND SHOWER LENGTH.
1.14	DRYER VENT AT EXTERIOR WALL MIN. 3 FT FROM ANY OPENING
1.15	2X6 STUD WALL
1.16	STACKED WASHER/DRYER MACHINE LOCATION
1.17	CEILING AT 8'-0" A.F.F.
1.19	WATER HEATER, REFER TO MEP.
1.20	ATTIC ACCESS, ABOVE. MINIMUM 22 " X 30" CLEAR OPENING. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE [CENC 150.0(A)2]
1.21	A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1105.2]
1.22C	STANDING SEAM METAL ROOF
1.23	INDOOR UNIT, REFER TO MEP.
1.24	ELECTRICAL SUBPANEL, REFER TO MEP.
1.25	BATHROOM SHALL COMPLY WITH AGING-IN-PLACE REQUIREMENTS

FLOOR AND ROOF PLAN GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING INFORMATION.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. SEE STRUCTURAL FOR EXTERIOR STUD WALL SIZE.
5. ONE (MIN.) SIDE-HINGED EGRESS DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF NOT LESS THAN 32 " WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 " IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
6. REFER TO MECHANICAL AND PLUMBING PLAN FOR WATER EFFICIENCY REQUIREMENTS FOR ALL PLUMBING FIXTURES.
7. ROOF OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO EDGE OF ROOF

SOLAR READY GENERAL NOTES

SOLAR ZONE

1. SOLAR READY ROOF MINIMUM AREA: 250 SF
THE SOLAR ZONE TOTAL ARE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FT. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING. [CEC 2022 SECTION 110.10.(b)]
2. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. [CRC R329.6.2]
3. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
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Consultant

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SEAL

NO.	DATE	DESCRIPTION

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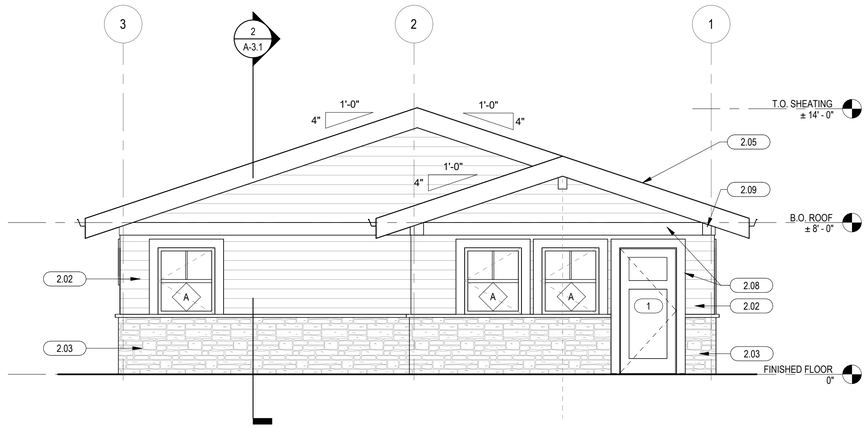
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM B - FLOOR PLAN AND ROOF PLAN (MODERN FARMHOUSE)

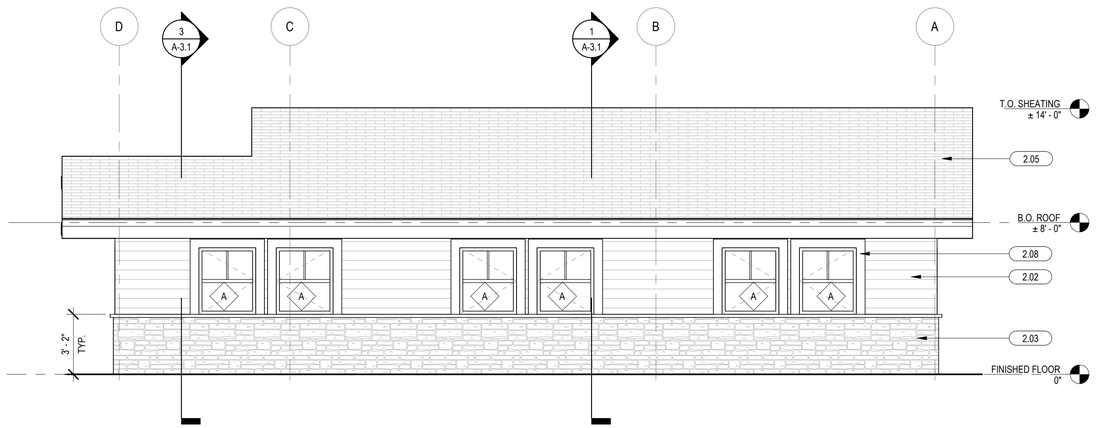
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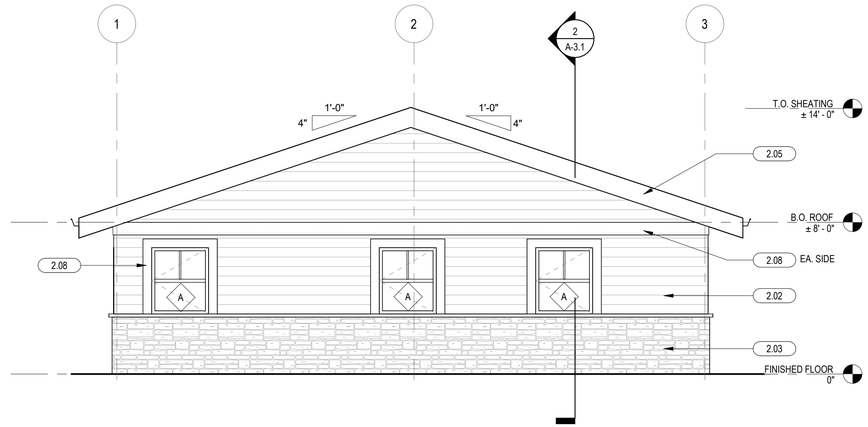
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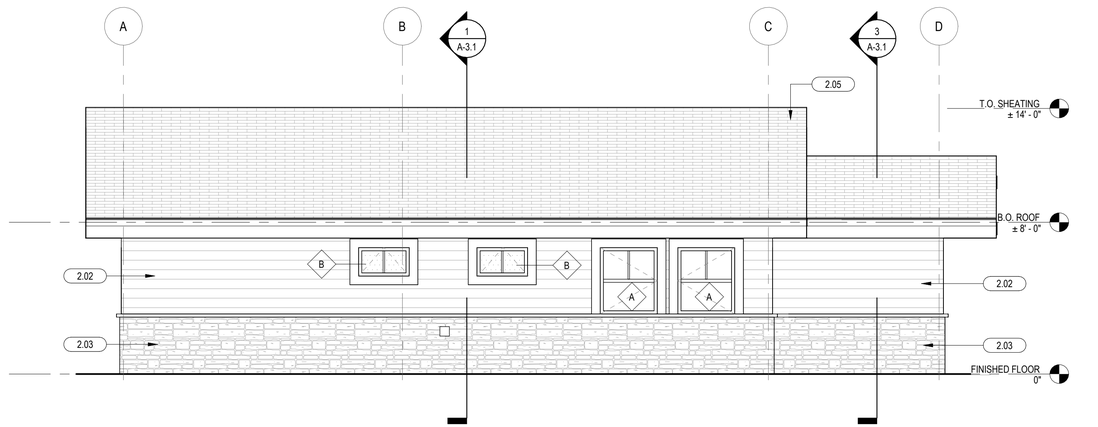
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2 ELEVATION B
SCALE: 1/4" = 1'-0"



3 ELEVATION C
SCALE: 1/4" = 1'-0"



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

KEYNOTES

2.02	HORIZONTAL FIBER CEMENT SIDING
2.03	STONE VENEER, MATERIAL SHALL COMPLY WITH CRC R703.8
2.05	ASPHALT SHINGLES
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

ELEVATION GENERAL SHEET NOTES

1. REFER TO GENERAL NOTES SHEET A1.1 FOR ADDITIONAL REQUIREMENTS
2. REFERENCE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFERENCE DOOR AND WINDOW SCHEDULES FOR HEIGHT AND SILL INFORMATION.
4. REFERENCE FLOOR PLANS AND FRAMING PLANS FOR LOCATIONS OF DOORS AND WINDOWS.
5. CONTRACTOR TO VERIFY COLOR OF FINISH MATERIALS PRIOR TO COMMENCING WORK.
6. REFER TO ROOF PLAN FOR ROOF OVERHANG DIMENSIONS.
7. PROVIDE ALUMINUM GUTTERS.
8. BUILDINGS SHALL HAVE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. LETTERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN ½ INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. [CRC R391.1]

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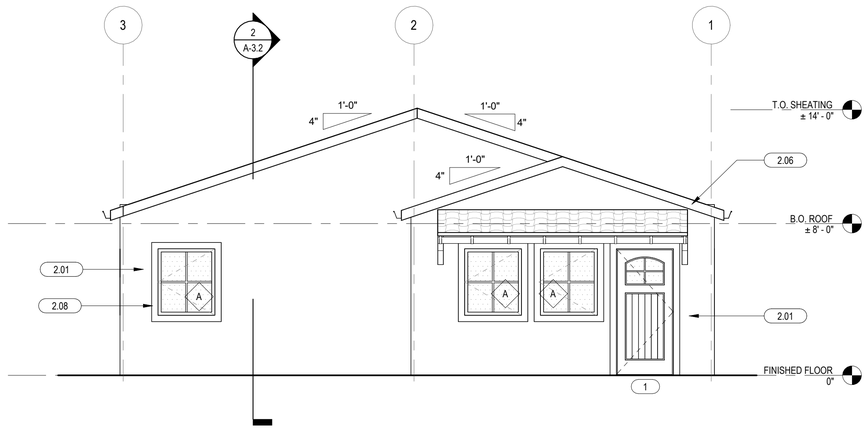
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM B - EXTERIOR ELEVATIONS (CRAFTSMAN)

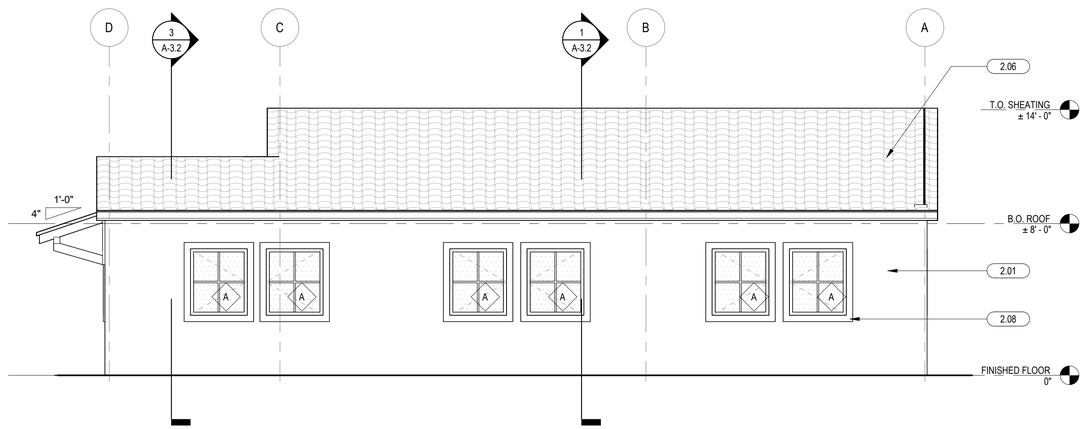
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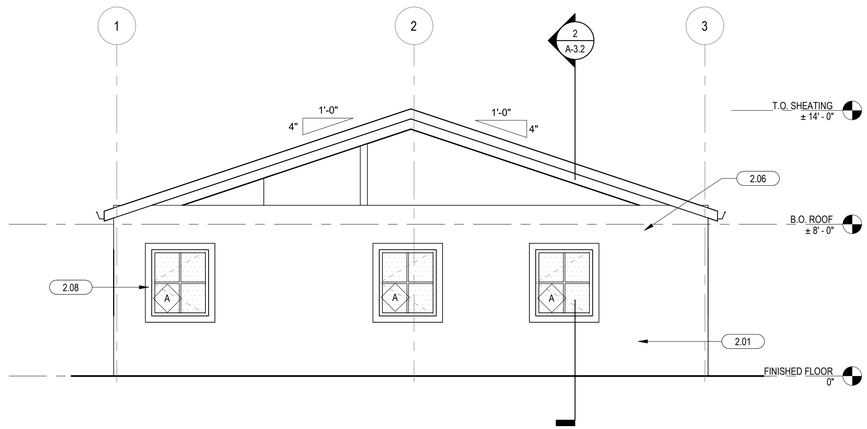
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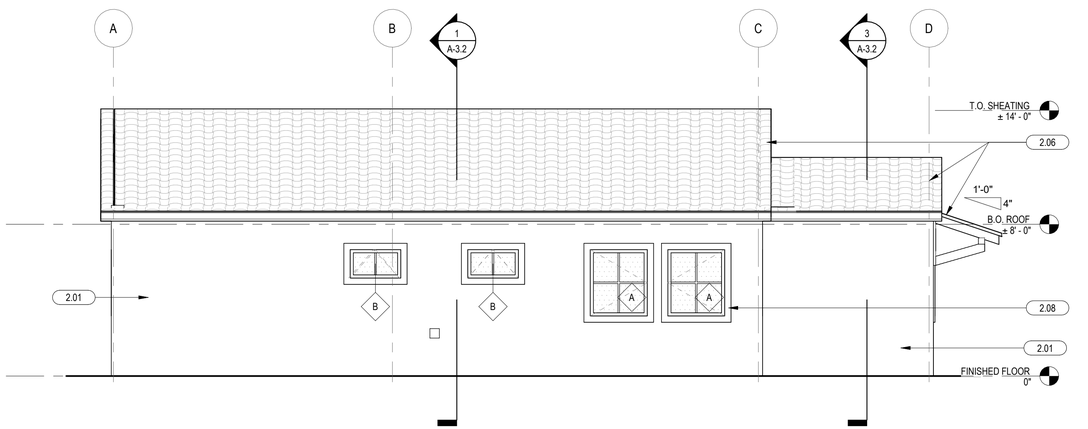
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4 ELEVATION D
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KEYNOTES

2.01	STUCCO. PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]
2.06	TILE ROOF
2.08	TRIM

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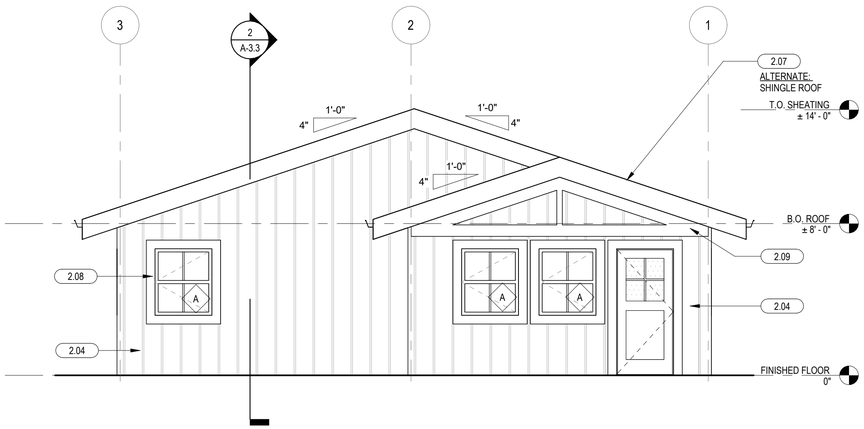
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM B - EXTERIOR ELEVATIONS (MONTEREY)

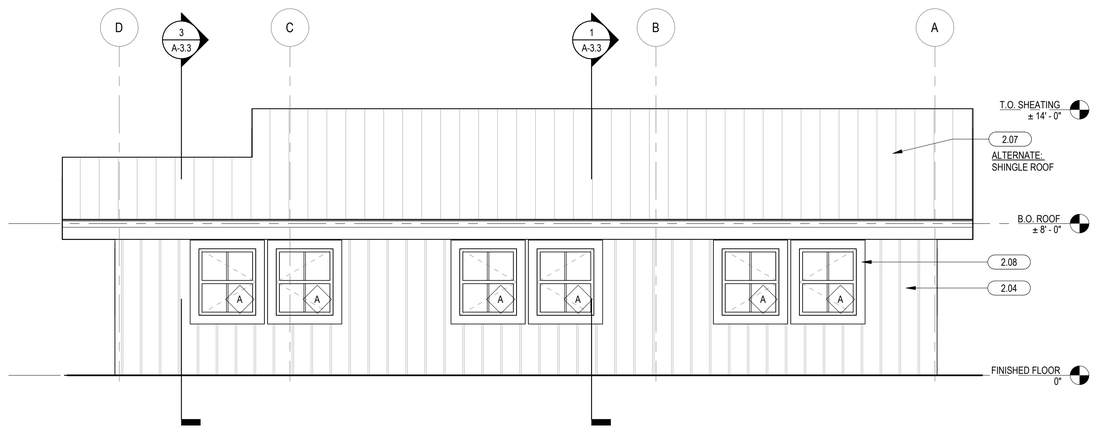
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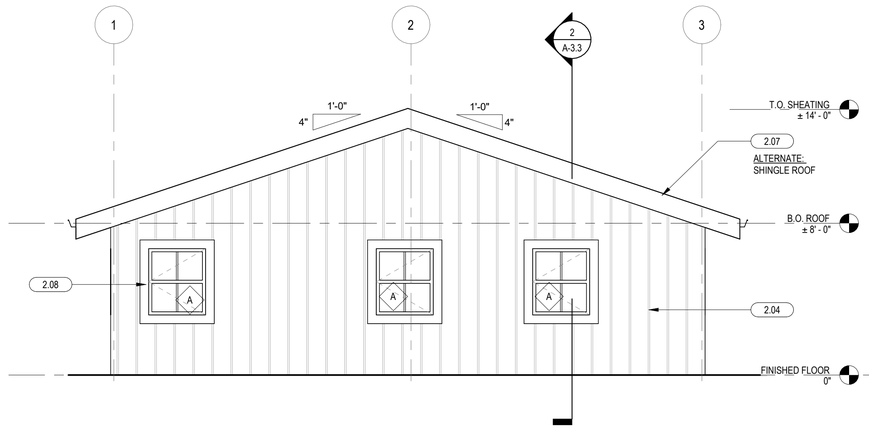
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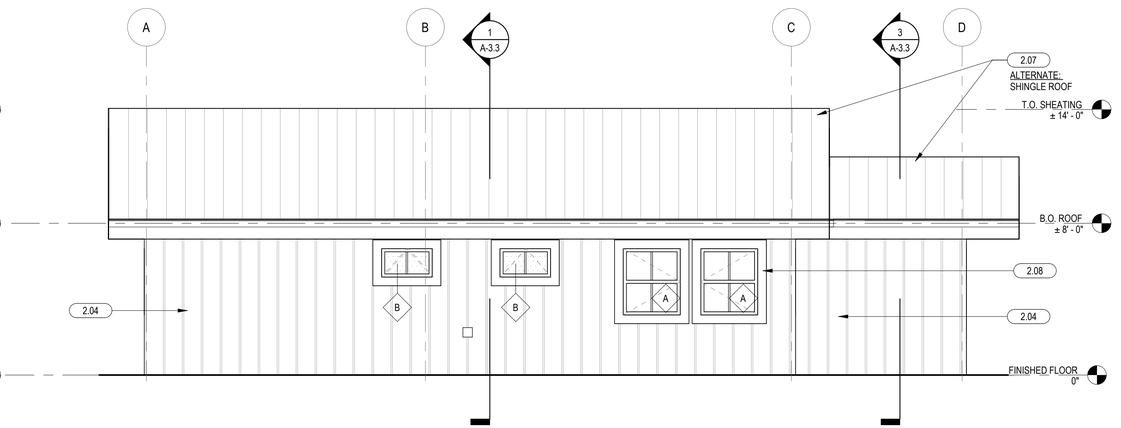
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4 ELEVATION D
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KEYNOTES

2.04	BOARD AND BATTEN FIBER CEMENT SIDING
2.07	STANDING SEAM METAL ROOF
2.08	TRIM
2.09	EXPOSED WOOD FRAMING - PRIMER & 2 COATS EXTERIOR GRADE PAINT, REQUIRED.

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

Michael Baker
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DESIGN PATH STUDIO

Consultant

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REN. 11/30/27
STATE OF CALIFORNIA

SEAL

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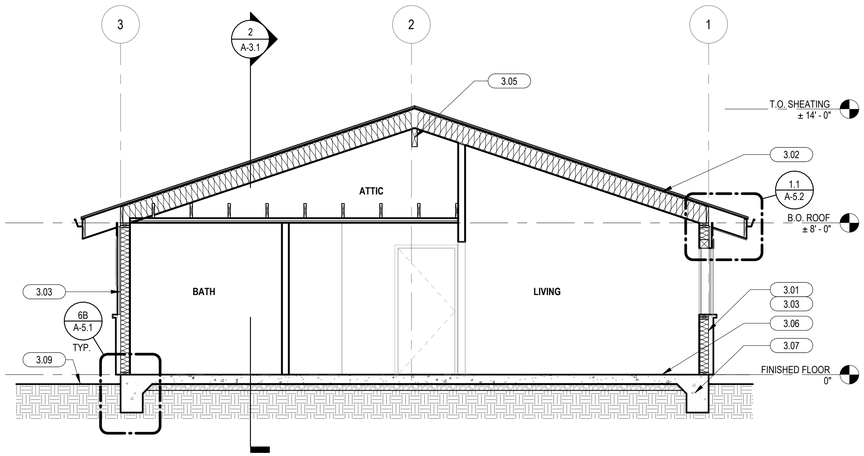
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3 BEDROOM B - EXTERIOR ELEVATIONS (MODERN FARMHOUSE)

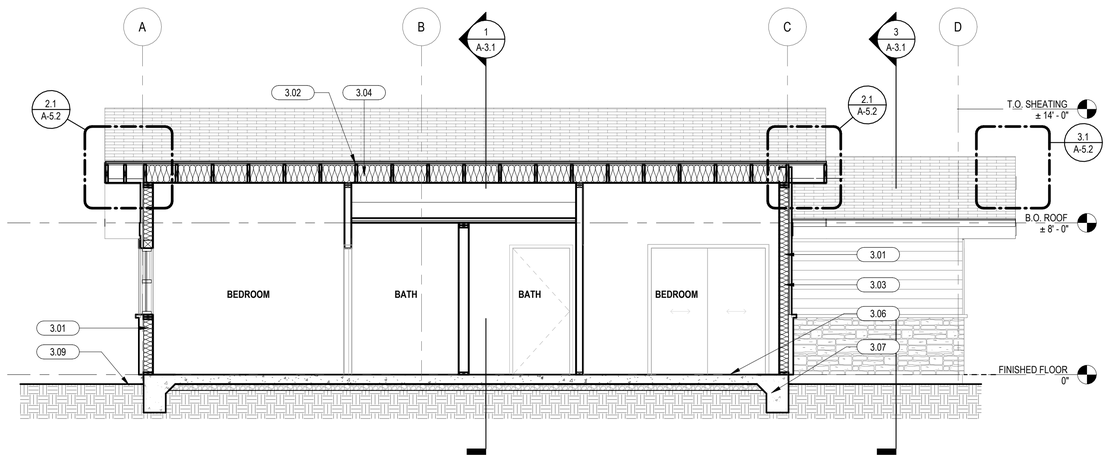
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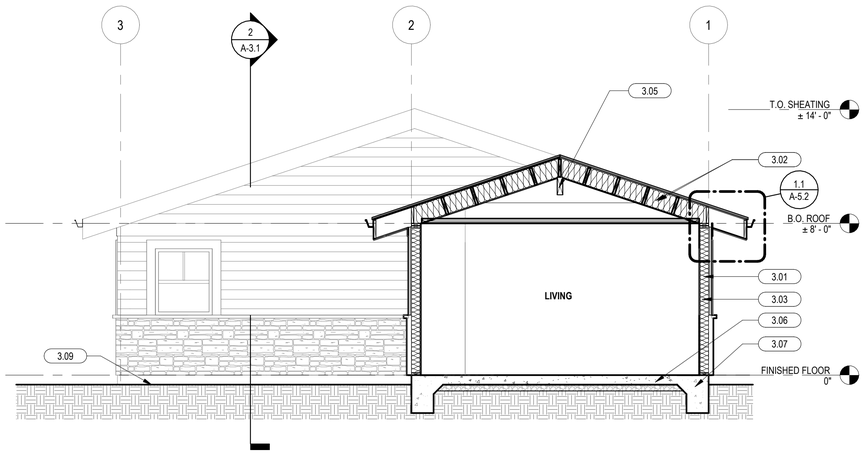
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3 SECTION C
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   5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

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   3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
   4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
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   7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
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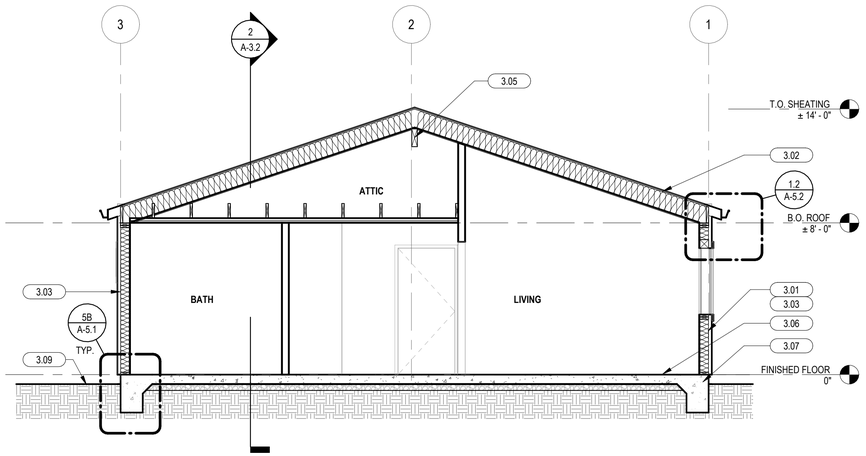
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3 BEDROOM B - BUILDING SECTIONS (CRAFTSMAN)

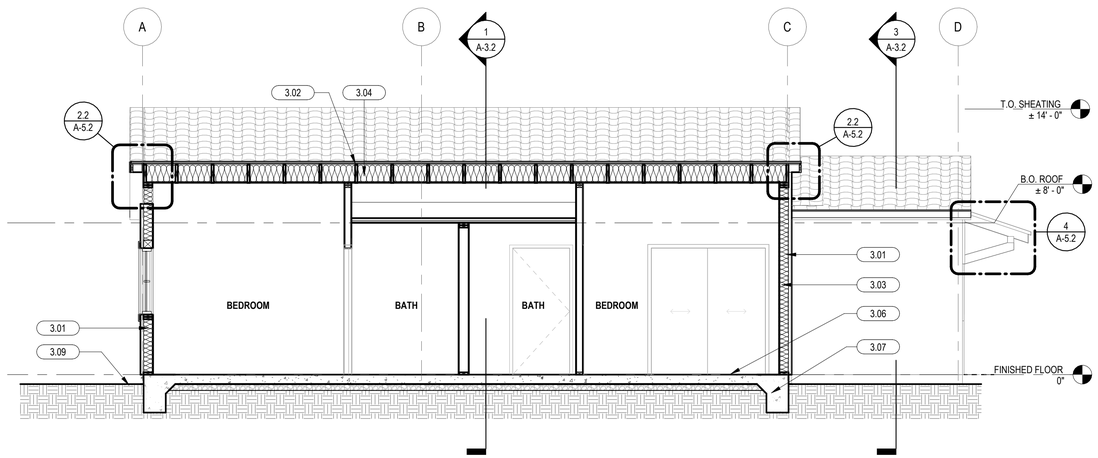
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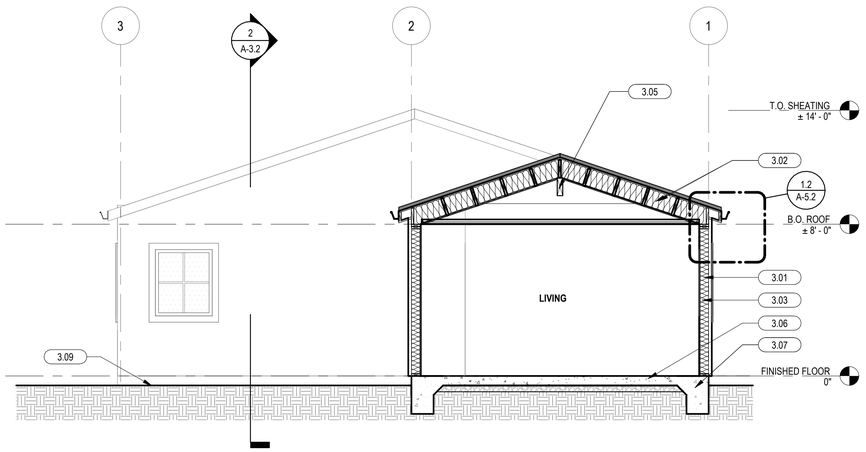
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3 SECTION C
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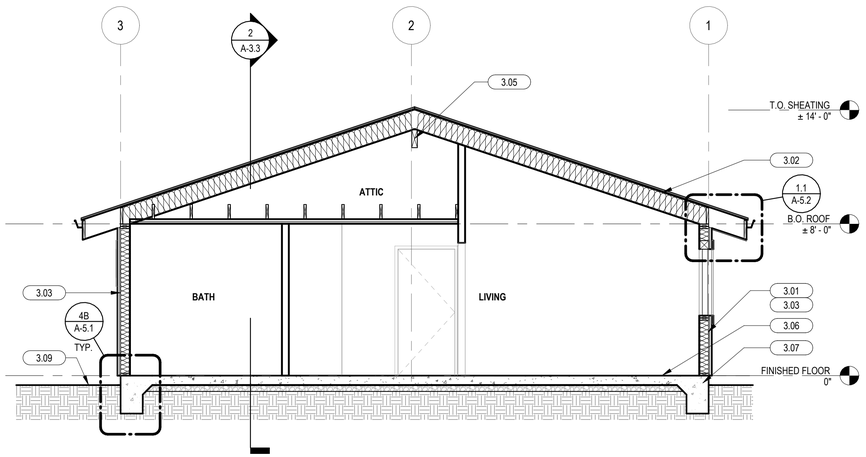
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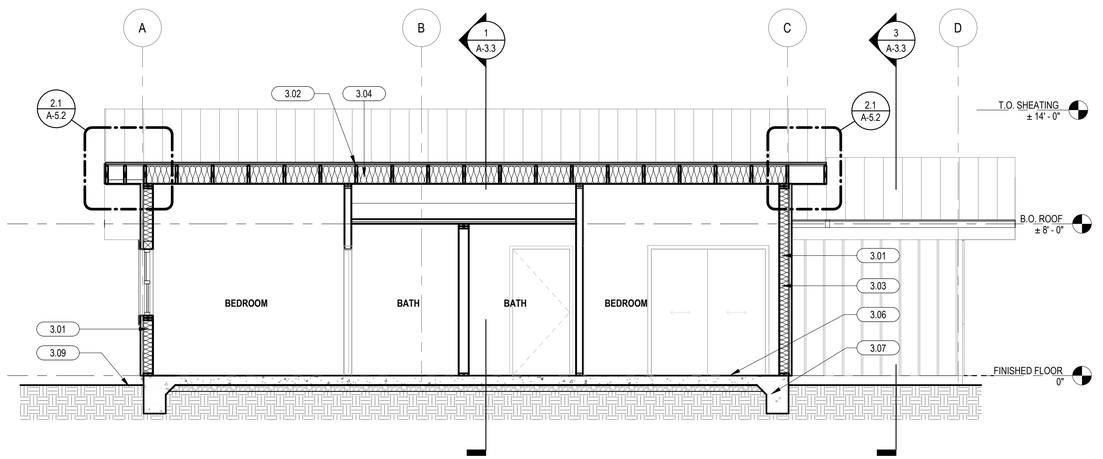
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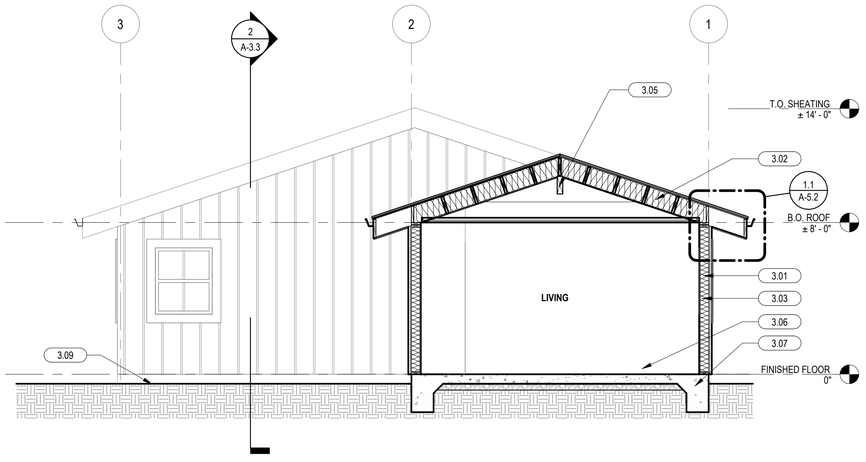
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9. PROVIDE SOUND INSULATION AT BATHROOMS, LAUNDRY ROOMS, AND PRIMARY BATHROOMS.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

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

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EDWARD J. HANBICKI
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STATE OF CALIFORNIA
SEAL

NO.	DATE	DESCRIPTION

REVISIONS

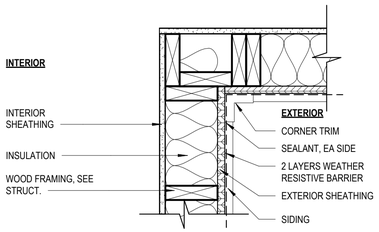
CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

3 BEDROOM B - BUILDING SECTIONS (MODERN FARMHOUSE)

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-3.3

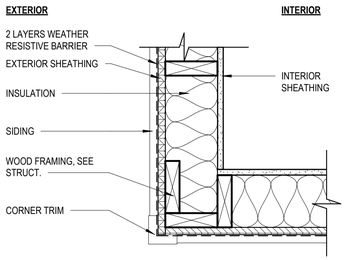
FINAL DESIGN - 02/27/2026

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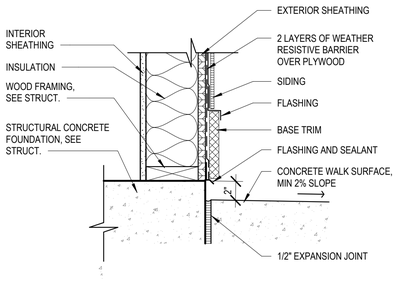
SIDING AT INSIDE CORNER

1A PLAN DETAIL - SIDING (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

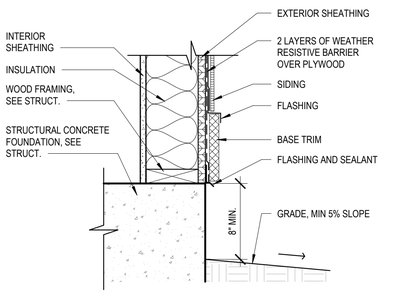


SIDING AT OUTSIDE CORNER

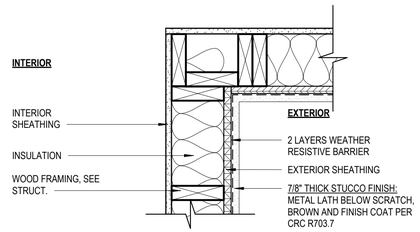
1B PLAN DETAIL - SIDING (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



4A BASE DETAILS - SIDING AT PAVED WALK
SCALE: 1 1/2" = 1'-0"



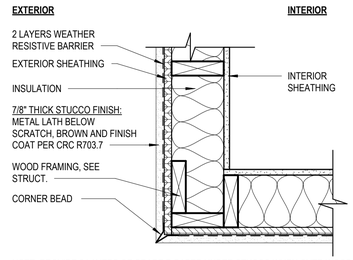
4B BASE DETAILS - SIDING AT GRADE
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

STUCCO AT INTSIDE CORNER

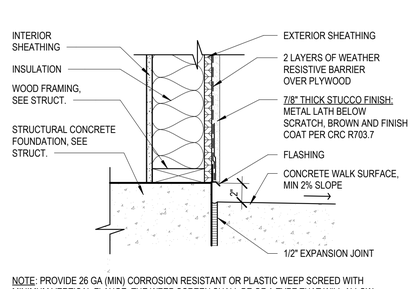
2A PLAN DETAIL - STUCCO (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING. [CRC R703.7.3]

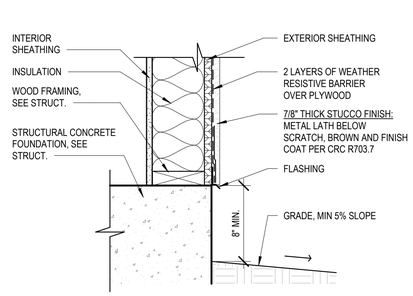
STUCCO AT OUTSIDE CORNER

2B PLAN DETAIL - STUCCO (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

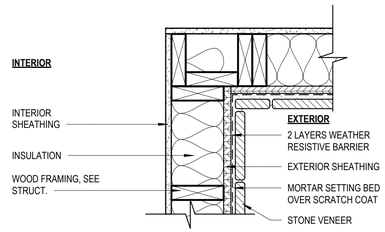


NOTE: PROVIDE 26 GA (MIN) CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH MINIMUM VERTICAL FLANGE. THE WEEP SCREEN SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING [CRC R703.7.2.1]

5A BASE DETAILS - STUCCO AT PAVED WALK
SCALE: 1 1/2" = 1'-0"

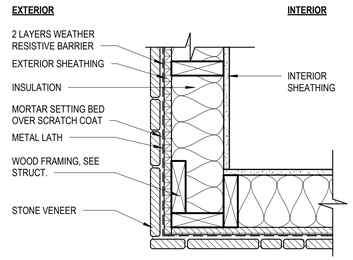


5B BASE DETAILS - STUCCO AT GRADE
SCALE: 1 1/2" = 1'-0"



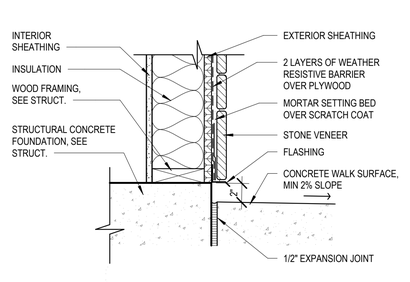
STONE VENEER AT INSIDE CORNER

3A PLAN DETAIL - STONE VENEER (INSIDE CORNER)
SCALE: 1 1/2" = 1'-0"

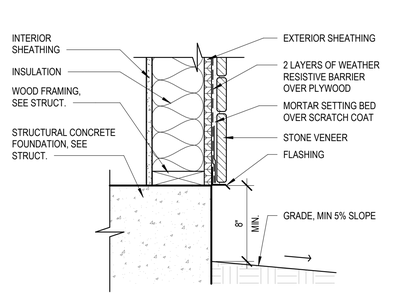


STONE VENEER AT OUTSIDE CORNER

3B PLAN DETAIL - STONE VENEER (OUTSIDE CORNER)
SCALE: 1 1/2" = 1'-0"



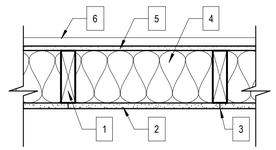
6A BASE DETAILS - STONE VENEER AT PAVED WALK
SCALE: 1 1/2" = 1'-0"



6B BASE DETAILS - STONE VENEER AT GRADE
SCALE: 1 1/2" = 1'-0"

THROUGH PENTRATION @ WALL

DESIGN NO. U356
BEARING WALL RATING - 1 HR RATING



1 **WOOD STUDS**
NOMINAL 2X6 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2 **GYPSUM BOARD**
ANY 5/8 IN. THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512 OR U305. NOM 5/8 IN. THICK, 4 FT WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7 IN. OC WITH 6D CEMENT-COATED NAILS, 1-7/8 IN. LONG WITH 1/4 IN. DIAM HEAD.

3 **JOINTS AND FASTENER HEADS**
GYPSUM BOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. FASTENER HEADS COVERED WITH JOINT COMPOUND.

4 **BATTS AND BLANKETS**
MINERAL FIBER OR GLASS FIBER INSULATION, 3-1/2 IN. THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR KRAFT PAPER AND TO HAVE A MIN DENSITY OF 0.9 PCF (MIN R-13 THERMAL INSULATION RATING)

5 **WOOD STRUCTURAL PANEL SHEATHING**
MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2 BY 4 IN. WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6 IN. OC AT PERIMETER OF PANELS AND 12 IN. OC ALONG INTERIOR STUDS.

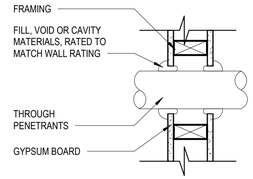
6 **EXTERIOR FACINGS**
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING:

D. CEMENTITIOUS STUCCO — PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8 TO 3/4 IN., DEPENDING ON SYSTEM.

H. FIBER-CEMENT SIDING — FIBER-CEMENT EXTERIOR SIDINGS INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

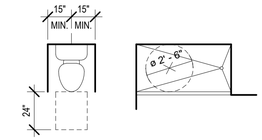
I. WALL AND PARTITION FACINGS AND ACCESSORIES* — STONE VENEER IS MORTAR BONDED TO A LATH, SCRATCH COAT AND WATER RESISTANT BARRIER APPLIED TO SHEATHING, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, AND MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES.

NON-BEARING WALL PARTITION INTERSECTION — (OPTIONAL) TWO NOMINAL 2 BY 4 IN. STUD OR NOMINAL 2 BY 6 IN. STUD NAILED TOGETHER WITH TWO 3IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY AND FASTENED TO ONE SIDE OF THE MINIMUM 2 BY 4 IN. STUD WITH 3 IN. LONG 10D NAILS SPACED A MAX 16 IN. OC. VERTICALLY. INTERSECTION BETWEEN PARTITION WOOD STUDS TO BE FLUSH WITH THE 2 BY 4 IN. STUDS. THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED BY WITH A SECOND 2 BY 4 IN. WOOD STUD FASTENED WITH 3 IN. LONG 10D NAILS SPACED A MAX. 16 IN. OC. VERTICALLY. MAXIMUM ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MINIMUM EQUAL TO THE DEPTH OF THE BEARING WALL.



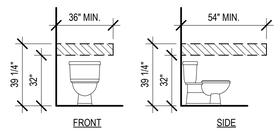
THROUGH PENTRATION @ WALL

7 FIRE RESISTIVE 1- HOUR WOOD FRAMED WALLS
SCALE: 1 1/2" = 1'-0"

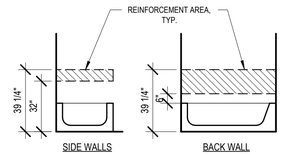


NOTES:
1. WATER CLOSETS SHALL HAVE 15 INCHES TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND 24-INCH CLEAR SPACE IN FRONT. [402.5 CPC]
2. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1,024 SQUARE INCHES AND ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. [408.6 CPC]

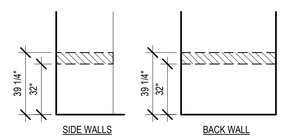
8 BATHROOM CLEARANCE DIAGRAMS
SCALE: 1/4" = 1'-0"



TOILET



BATHTUB



SHOWER

NOTES:
1. PROVIDE REINFORCEMENT FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION AS REQUIRED BY CRC R327.1.1
2. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. [R327.1.1.1 CRC]

9 REINFORCEMENT DETAILS
SCALE: 1/4" = 1'-0"

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

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CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

DETAILS

Project Number: 208026

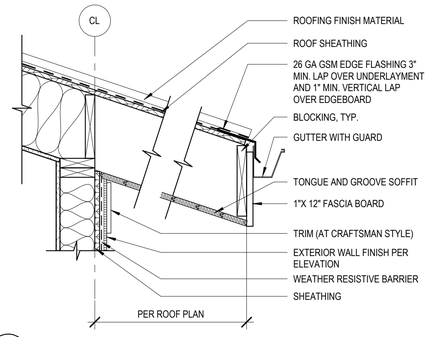
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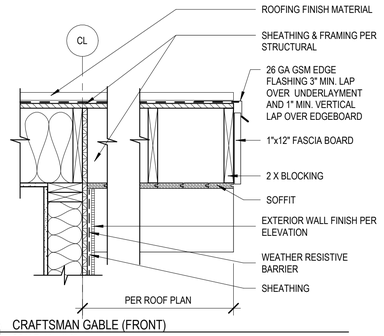
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FINAL DESIGN - 02/27/2026

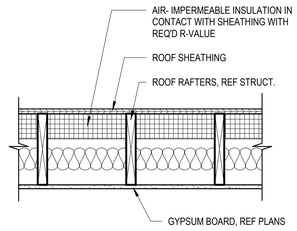
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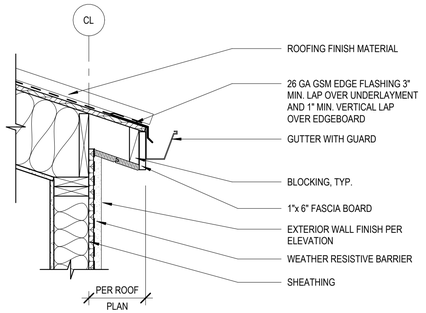
1.1 CRAFTSMAN/ MODERN FARMHOUSE EAVE
SCALE: 1" = 1'-0"



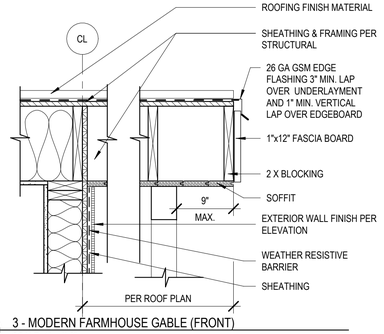
3.1 CRAFTSMAN GABLE (FRONT)
SCALE: 1" = 1'-0"



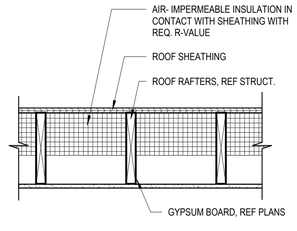
A INSULATION @ UNVENTED ROOF ASSEMBLY - BOTH TYPES
SCALE: 1" = 1'-0"



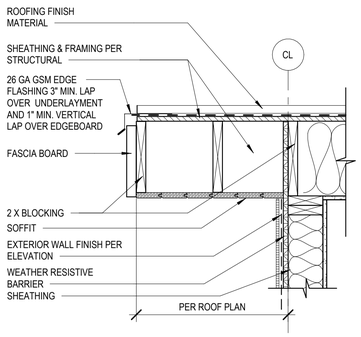
1.2 MONTEREY EAVE
SCALE: 1" = 1'-0"



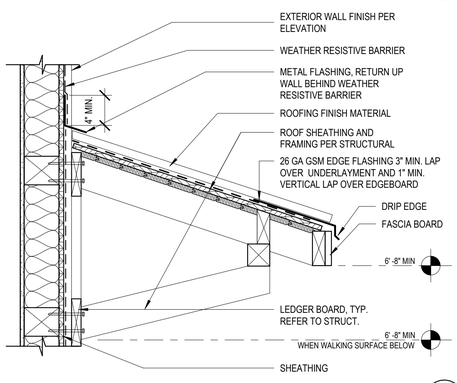
3.3 3 - MODERN FARMHOUSE GABLE (FRONT)
SCALE: 1" = 1'-0"



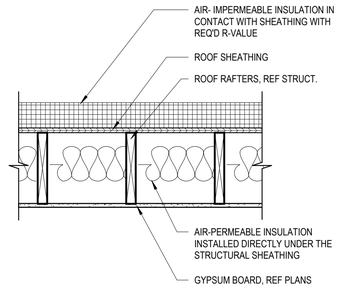
B INSULATION AT UNVENTED ROOF ASSEMBLY - IMPERMEABLE INSULATION ONLY
SCALE: 1" = 1'-0"



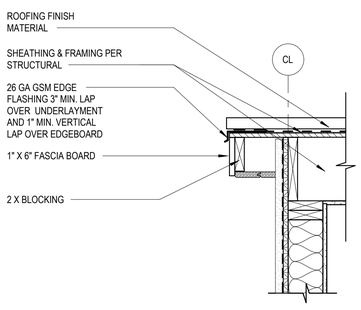
2.1 CRAFTSMAN/ MODERN FARMHOUSE GABLE
SCALE: 1" = 1'-0"



4 4 - MONTEREY AWNING
SCALE: 1" = 1'-0"



C INSULATION @ UNVENTED ROOF ASSEMBLY - OVER/ UNDER
SCALE: 1" = 1'-0"



2.2 MONTEREY GABLE
SCALE: 1" = 1'-0"

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REVISIONS

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
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0 6" 1' - 0" 2' - 0"
SCALE: 1" = 1' - 0"

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

ROOF DETAILS

Project Number: 208026
Date: 02/27/2026
Scale: AS NOTED
Sheet # A-5.2

FINAL DESIGN - 02/27/2026

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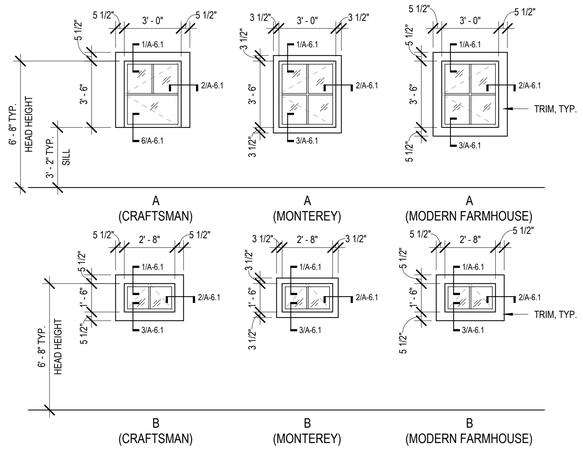
DOOR SCHEDULE

DOOR NUMBER	TYPE	SIZE HEIGHT	SIZE WIDTH	THICK.	DOOR MATERIAL	FRAME MATERIAL	U-FACTOR	SHGC	COMMENTS
1	A	6' - 8"	3' - 0"	1 3/4"	VINYL/GLASS	VINYL	0.300	0.23	EXTERIOR, REF GENERAL DOOR NOTE #7
2	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
3	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
4	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
5	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
6	B	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			
7	C	6' - 8"	2' - 6"	1 1/2"	HOLLOW WD	WD			LOUVERED*
8	D	6' - 8"	6' - 0"	1 3/4"	HOLLOW WD	WD			
9	D	6' - 8"	8' - 0"	1 3/4"	HOLLOW WD	WD			
9.1	E	6' - 8"	3' - 0"	1 3/4"	HOLLOW WD	WD			DOOR ALTERNATE FOR WALK-IN CLOSET SELECTION
10	D	6' - 8"	5' - 0"	1 3/4"	HOLLOW WD	WD			

* LOUVER SHALL PROVIDE MINIMUM 100 SQUARE INCHES FOR MAKEUP AIR (CMC 504.4.1)

WINDOW SCHEDULE

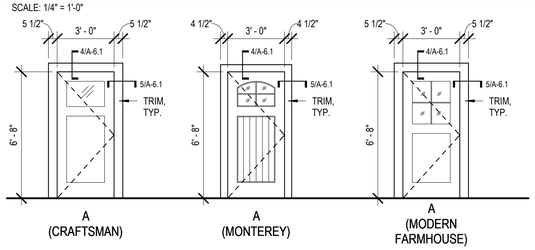
TYPE	HEIGHT	WIDTH	HEAD HEIGHT	FRAME MATERIAL	OPERATION	U-FACTOR	SHGC	COMMENTS
A	3' - 6"	3' - 0"	6' - 8"	VINYL	CASEMENT	0.300	0.23	
B	1' - 6"	2' - 8"	6' - 8"	VINYL	AWNING	0.300	0.23	

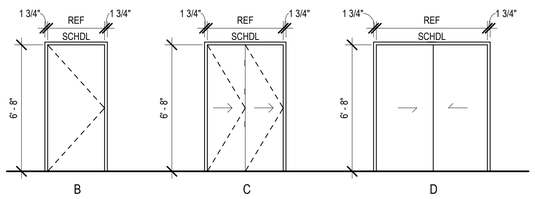


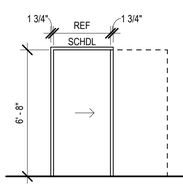
NOTE: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FINISH FLOOR. [CRC R310.2]

WINDOW ELEVATIONS

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

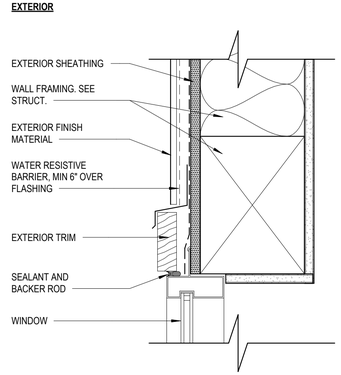




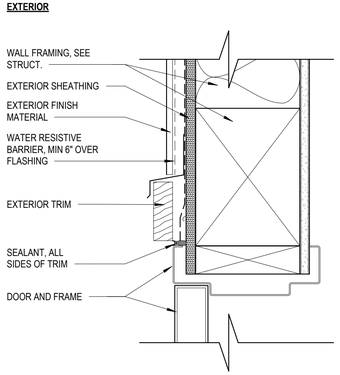


DOOR ELEVATIONS

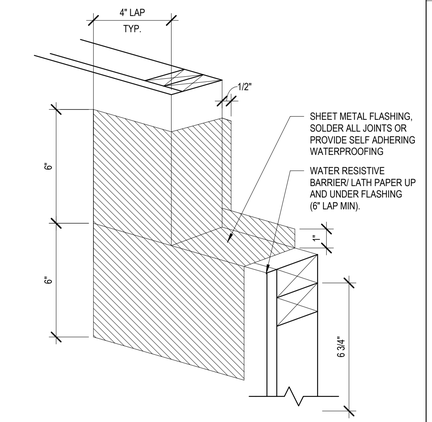
SCALE: 1/4" = 1'-0"



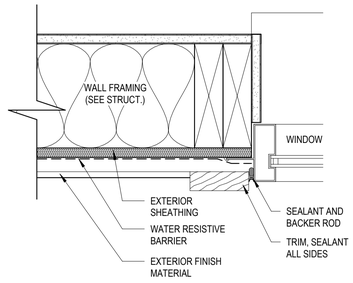
1 WINDOW HEAD
SCALE: 3" = 1'-0"



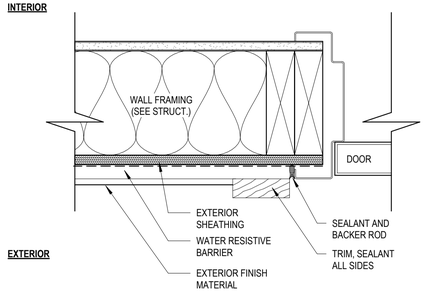
4 DOOR HEAD
SCALE: 3" = 1'-0"



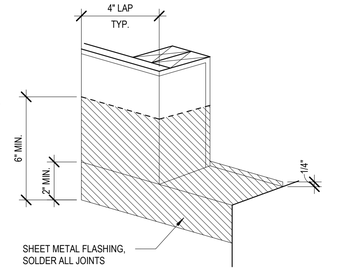
7 WINDOW SILL FLASHING
SCALE: 3" = 1'-0"



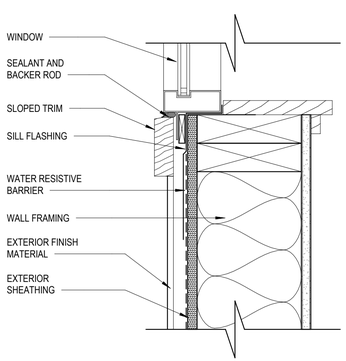
2 WINDOW JAMB
SCALE: 3" = 1'-0"



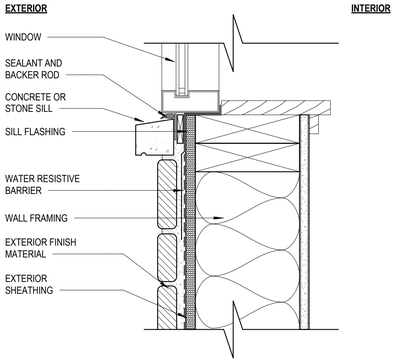
5 DOOR JAMB
SCALE: 3" = 1'-0"



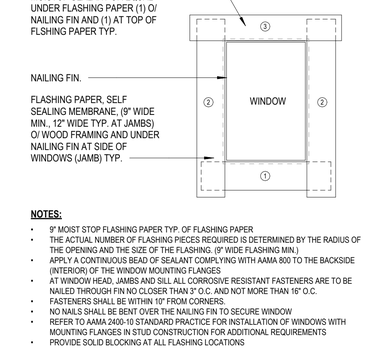
8 DOOR THRESHOLD FLASHING
SCALE: 3" = 1'-0"



3 WINDOW SILL
SCALE: 3" = 1'-0"



6 WINDOW SILL - CRAFTSMAN
SCALE: 3" = 1'-0"



NOTES:

- 9" MOIST STOP FLASHING PAPER TYP. OF FLASHING PAPER
- THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING. (9" WIDE FLASHING MIN.)
- APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
- AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C.
- FASTENERS SHALL BE WITHIN 10" FROM CORNERS.
- NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW
- REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS
- PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS

9 WINDOW FLASHING
SCALE: 3" = 1'-0"

GENERAL WINDOW NOTES

1. REFER TO GENERAL NOTES SHEET A-1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
3. REFER TO ELEVATIONS FOR DIRECTION OF OPERATION OF WINDOWS.
4. PROVIDE ALL OPERABLE WINDOWS WITH SCREENS.
5. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
6. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
7. WINDOWS MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA.
8. ALL GLAZING SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
9. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
10. GLAZING IN WALLS ADJACENT TO BATHTUB AND OR SHOWER, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE SAFETY GLAZING. [CRC SECTION R308.4.5]
11. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF, MIN. THE NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. (5 S.F. MIN. AT GROUND FLOOR). MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". [CRC SECTION R310.2]
12. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT HAVING A MINIMUM WIDTH OF 36" THAT OPENS TO A PUBLIC WALL [CRC SECTION 310.1]
13. ALL GLAZING SHALL MEET TITLE 24 ENERGY REQUIREMENTS.
14. FIRE RATED EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIMENTS PER CBC 708A.2.1:
    A. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING
    B. BE CONSTRUCTED OF GLASS BLOCK UNITS
    C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
    D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
15. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

GENERAL DOOR NOTES

1. REFER TO GENERAL NOTES SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO FLOOR PLANS FOR LOCATION OF DOORS AND DIRECTION OF DOOR SWING.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. ALL GLAZING, INCLUDING GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS, SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
5. TEMPERED GLASS SHALL BE PERMENENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
6. EXTERIOR FIRE RATED DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CBC 2022 708A.3:
    A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCUMBUSTIBLE MATERIAL
    B. THE EXTERIOR SURFACE CLADDING SHALL BE OF IGNITION-RESISTANT MATERIALS
    C. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
        a. THICK
        b. PANELS SHALL NOT BE LESS THAN 1 ⅛" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
    D. THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES WHEN TEST ACCORDING TO NFPA 252.
    E. THE EXTERIOR SURFACE CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ASTM E2707
    F. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
7. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION [CRC SECTION R308.4]. PROVIDE SAFETY GLAZING.

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0 2' - 0" 4' - 0" 8' - 0"

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

Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT
EDWARD J. HANBICKI
C-26066
REN. 11/30/27
STATE OF CALIFORNIA

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF WILDOMAR - ACCESSORY DWELLING UNITS

WINDOW AND DOOR SCHEDULES & DETAILS

Project Number: 208026

Date: 02/27/2026

Scale: AS NOTED

Sheet # A-6.1

FINAL DESIGN - 02/27/2026

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MECHANICAL/PLUMBING NOTES

1. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5
4. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)
5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)
8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)
9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 5. (CPC TABLE 703.2)
10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).
12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).
14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.
18. ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]

ELECTRICAL NOTES

1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). MINIMUM OF 2–20-AMP CIRCUITS ARE REQUIRED TO SERVE THE KITCHEN COUNTERTOP OUTLETS. THESE CIRCUITS MAY ALSO SERVE THE PANTRY, BREAKFAST ROOM, DINING ROOM OR OTHER SIMILAR AREAS (210.52(B)(1) CEC)
3. BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).
5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH AND THE FIXTURE NEEDS TO BE HIGH EFFICACY.
7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY AND CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
8. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)
9. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
12. A MINIMUM OF ONE HIGH EFFICIENCY LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT AND VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21)
13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)
14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)
15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A $\frac{120}{240}$ -VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)
16. PER CEC 2022 150.0(N).1.A.:
    IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
    - BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
    - A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
    - A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRICAL SERVICE CHECKLIST

electrical service information:

X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN (LOAD CALCS FOR THE EXISTING DWELLING IS REQUIRED)
☐	NEW SERVICE (NEW ADDRESS REQUIRED)

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

CONTACT SERVICE PROVIDER, REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU. EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF EASTVALE.

GAS SERVICE CHECKLIST

gas service information:

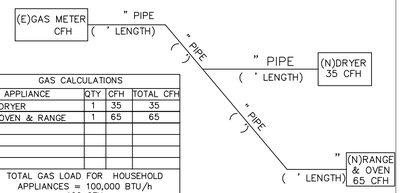
X	SELECTION
☐	UPGRADED SERVICE
☐	EXISTING SERVICE TO REMAIN
☐	NEW SERVICE
☐	ALL ELECTRICAL
☐	PROPANE "FIRE CLEARANCE REQUIRED"

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

EXAMPLE GAS PIPE DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.



GAS CALCULATIONS			
APPLIANCE	QTY	CFH	TOTAL CFH
(NEW) DRYER	1	35	35
(NEW) OVEN & RANGE	1	65	65
TOTAL GAS LOAD FOR HOUSEHOLD APPLIANCES = 100,000 BTU/h 100 CFH			

PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE

SIZE	½"	¾"	1"	1¼"	1½"	2"
CFH	44	92	173	355	532	1,020

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF EASTVALE BUILDING INSPECTOR

DRAINAGE AND VENT PIPE DIAGRAM

TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1¼	1½	2	3	4	5	6	8	10	12
Maximum Units Drainage Piping[1]										
Vertical	1	2[2]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1	8[3]	35[4]	216[5]	428[5]	720[5]	2640[5]	4680[5]	8200[5]
Maximum Length Drainage Piping										
Vertical, (feet)	45	65	85	212	300	390	510	750	—	—
Horizontal (unlimited)										
Vent **Piping** Horizontal and Vertical[6]										
Maximum Units	1	8[3]	24	84	256	600	1380	3600	—	—
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

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DESIGN PATH STUDIO
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LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA
SEAL

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
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project
City of Wildomar Accessory Dwelling Units

revisions
1
2
3
4
5

description
Mechanical/ Electrical/ Plumbing General Notes

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no.
MEP.0

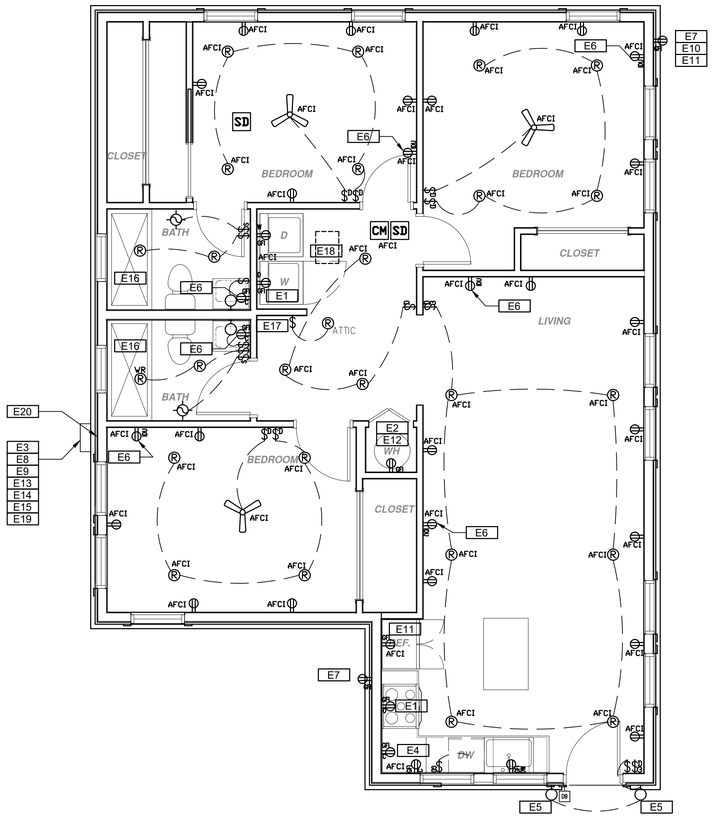
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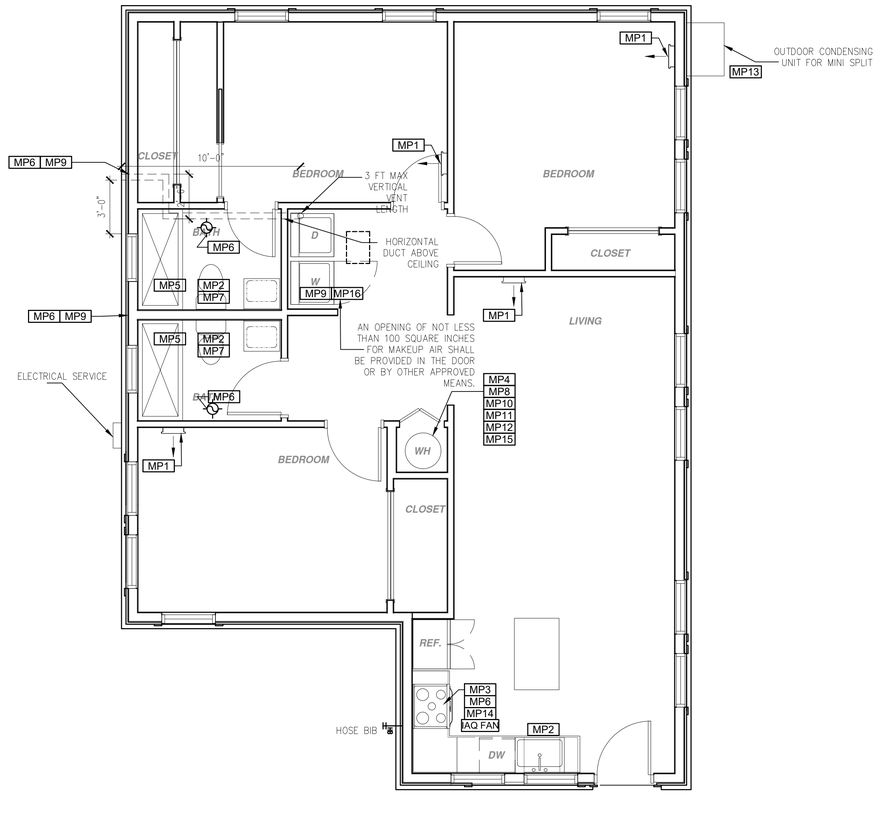


SEAL



ELECTRICAL PLAN

1/4"=1'-0"



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- MP1 INDOOR UNIT MINI SPLIT SYSTEM.
- MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.9GALLONS PER MIN AT 60 PSI., AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)
- MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)
- MP4 NEW NEEA RATED 40 GAL. HEAT PUMP WATER HEATER, RHEEM PROPH40-T2-RH375-SO (40 GA, JA13), TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE
- MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES
- MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
- MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)
- MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION
- MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXHAUST DIRECTLY TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- MP10 NEW WATER HEATER TO BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR. CLEARANCES EQUAL TO ONE OPENING WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE AND ONE OPENING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. EACH OPENING SHALL HAVE A MINIMUM FREE AREA OF 1 IN2 PER 1,000 BTU, BUT NOT LESS THAN 100 IN2, FOR ENCLOSURES OPENING INDOORS. (506.3 (1) CPC), AND ALL OTHER SPECIFICATIONS PER MANUFACTURER REQUIREMENTS.
- MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
- MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
  - ½" PIPE (½" INSULATION);
  - ¾" PIPE (1" INSULATION);
  - 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13 OUTDOOR CONDENSING UNIT ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL TO BE PIPED TO INDOOR HVAC UNIT
- MP14 A MINIMUM RATING HOOD OVER ELECTRICAL RANGE. INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED PER CEC TABLE 150.0-G: 160 cfm OR 65% CE AT <750 s.f, 130 cfm OR 55% CE AT 750-1000 s.f., 110 cfm OR 50% CE AT 1000-1500 s.f., OR 110 cfm OR 50% CE AT >1500 s.f. PROVIDE PLACARD AT THE IAQ SWITCH WHICH STATES "THIS FAN TO REMAIN ON DURING ALL HOURS THE HOUSE IS OCCUPIED"
- MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
- MP16 MAKEUP AIR SHALL BE PROVIDED FOR TYPE I CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

ELECTRICAL KEYNOTES

- E1 DEDICATED DUAL GFCI AND AFCI 30 AMP/ 240V POWER FOR ELECTRIC DRYER AND 50 AMP MINIMUM FOR DEDICATED COOKTOP BRANCH CIRCUIT CONDUCTOR. EACH APPLIANCE COVER PLATE IS TO BE LABELED AS ELECTRIC READY. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET MEP.0, ELECTRIC READY 150.0(u) FOR REQUIREMENTS
- E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. SEE ELECTRICAL NOTE #16 ON MEP.0 FOR MORE INFORMATION
- E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER
- E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24", ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE
- E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
- E6 OUTLET DEDICATED FOR INDOOR MINISPLIT UNIT
- E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED AND SHALL HAVE EXTRA DUTY COVERS
- E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL-ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4
- E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4
- E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE 125-VOLT, SINGLE PHASE, 15 OR 20 AMP RATED GFCI-WP PROTECTED.
- E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11
- E12 PER CEC 2022 150.0(N).1.A.: THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET MEP.0
- E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET MEP.0, ELECTRIC READY 150.0(s) FOR REQUIREMENTS
- E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY
- E17 LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH OR WALL MOUNTED CONTROL DEVICE AT EACH ATTIC ACCESS (210.70 (C) CEC)
- E18 ATTIC ACCESS PANEL MIN SIZE TO BE 22"X30" AND TO HAVE ONE LIGHTING OUTLET WITH A SWITCH OR CONTROLLED BY A WALL SWITCH OR LISTED WALL MOUNTED CONTROL DEVICE
- E19 THE ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR THE FUTURE SOLAR ELECTRIC INSTALLATION. (CEnC 110.10 (b)B 4(e))
- E20 LOCATION RESERVED FOR ROUTING OF CONDUIT FOR SOLAR ZONE

MECHANICAL LEGEND

MECHANICAL

- EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR; SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IAQ FAN SWITCH. A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR.

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS.:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT .

RETURN AIR GRILLE, WALL MOUNTED

SUPPLY AIR DIFFUSER, WALL MOUNTED

T THERMOSTAT

HOSE BIB

ELECTRICAL LEGEND

FIRE DETECTION

SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT.

SHALL COMPLY WITH THE FOLLOWING:

- AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN
- NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM
- AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4
- AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM

CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT

POWER/DATA

TAMPER RESISTANT RECEPTACLE
WALL MOUNTED, 110 V DUPLEX U.O.N.
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 MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

GFI = WATER PROOF GFCI
CT = COOKTOP/ GRILL 240 V
O = OVEN 240 V
MW = MICROWAVE 110 V
GD = GARBAGE DISPOSAL 110 V
R = RANGE 220V
C = COUNTER HEIGHT 6" ABV COUNTER
IDU = INDOOR UNIT POWER 84" AFF
W/D = WASHER/DRYER 30AMP/ 240AMP
AFCI = ARC FAULT CIRCUIT INTERRUPTER 120-VOLT SINGLE PHASE, 15- AND 20 20-AMP BRANCH CIRCUIT PER CEC 210.12 (A)
PHONE / DATA / MEDIA
CEILING, WATERPROOF OUTLET
FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.
SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)
SUB PANEL

SWITCHING

- $ SWITCH, MOUNT AT 43" AFF
- $3 THREE-WAY SWITCH
- $4 FOUR-WAY SWITCH
- $D DIMMER SWITCH
- $C MOUNT 6" ABV COUNTER
- $S OCCUPANCY/VACANCY SENSOR
- $AFCI ARC-FAULT CIRCUIT INTERRUPTEPER CEC 210.12 (A)

MISC.

- CEILING FAN/LIGHT COMBO
- CIRCUIT WIRING
- DOOR BELL BUTTON

LIGHTING

- CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
- CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
- CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
- ARC-FAULT CIRCUIT INTERRUPTER CEC 210.12 (A) WALL MOUNTED LIGHT
- JUNCTION BOX FLUSH CEILING MOUNTED
- UNDER COUNTER LIGHTING
- LOW VOLTAGE, LANDSCAPE LIGHT
- FLUIORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)

BATHROOM EXHAUST FAN REQUIREMENTS:PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS:ES 150.0(K)/160.5(a)

*IN THE KITCHEN, ALL OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.
*BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
*ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.
*OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (W/ OVERIDE).

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS, AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING (ADU) PROGRAM FOR THE CITY OF WILDOMAR ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF WILDOMAR BUILDING & SAFETY DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. MICHAEL BAKER INTERNATIONAL SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MICHAEL BAKER INTERNATIONAL. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, DEFEND, INDEMNIFY AND HOLD MICHAEL BAKER INTERNATIONAL AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF MICHAEL BAKER INTERNATIONAL OR ITS ARCHITECTS.
3. MICHAEL BAKER INTERNATIONAL REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

City of Wildomar Accessory Dwelling Units

revisions

description

Mechanical/ Electrical/ Plumbing Plans

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no.

MEP.1

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REN 10-31-27
STATE OF CALIFORNIA

SEAL

2. CONCRETE FOUNDATION CONSTRUCTION

200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.

201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.

202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S2.1, CENTERED IN SLAB.

203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER

204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.

205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{16}$", LENGTH<=$1\frac{3}{4}$") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF $1\frac{3}{4}$" FROM THE EDGE OF CONCRETE.

206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE $\frac{5}{8}$" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.

207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.

208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.

209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S2.1 FROM EXTERIOR CORNER OF SLAB.

210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF WILDOMAR OF ANY DISCREPANCY, TYPICAL.

211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.

212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.

213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:

MISPLACED HOLDOWN	RETROFIT BOLT	MIN EDGE DISTANCE	REPLACEMENT HD
HDU2	5/8" ALL-THREAD, EMBED 6"	2"	HDU2
HDU4	5/8" ALL-THREAD, EMBED 6"	4.5"	HDU4
HDU5	5/8" ALL-THREAD, EMBED 9"	6"	HDU5
HDU8	7/8" ALL-THREAD, EMBED 9"	6"	HDU8
HDU11	1" ALL-THREAD, EMBED 12"	7"	HDU11

214. RETROFIT $\frac{5}{8}$" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.

LOCATION	TYPE	REPLACEMENT
SLAB EDGE, 1 3/4" DIST.	SHEARWALL	$\frac{5}{8}$" ALL-THREAD, EPOXY, EMBED 3" OR $\frac{5}{8}$" TITEN HD, EMBED $5\frac{1}{2}$" MIN.
INTERIOR > 6," EDGE DIST.	SHEARWALL OR NON-SHEAR	$\frac{5}{8}$" TITEN HD, EMBED $5\frac{1}{2}$" MIN.
ANY OTHER	NON-SHEAR	0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:
A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF WILDOMAR APPROVAL.
B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.
C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF WILDOMAR RECOMMENDATIONS .

216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE $\frac{19}{32}$" OR $\frac{5}{8}$" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:
INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. $\frac{5}{8}$" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{7}{8}$" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{7}{16}$" STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC PS1 OR PS2 IN ACCORDANCE WITH NDS SDPWS.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.

SILL PLATE ANCHORS:

306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.

307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.

308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.

ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

310. ENGINEERED BEAMS ARE AS FOLLOWS:
"PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
"LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
"LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
"IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:

2X4 FRAMING LUMBER NOT LISTED BELOW	STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS	STUD GRADE OR BETTER
2X4 STUDS OVER 10'	#2 OR BETTER
2X4 SILLS & PLATES	STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES	#2 OR BETTER
4X4 STUDS & POSTS	STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS	#1 OR BETTER
4X4, 4X6 BEAMS & HEADERS	#2 OR BETTER
4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS	#1 OR BETTER
6X4 BEAMS & HEADERS	#2 OR BETTER
6X6 & LARGER BEAM & HEADERS	#1 OR BETTER
2X10 AND LARGER RAFTERS AND JOISTS	#1 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.

STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S2.1 FOR NOTCHING AND BORING.

313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.

314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.

315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.

316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.

317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.

320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.

322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

BEAM OR JOIST	SIMPSON/USP HANGER
I-JOIST FLOOR JOISTS	IUS, IUT, OR ITT HANGERS
1.75 X LSL AND LVL	HU, HUS, OR WPU
2.69 X PSL AND LVL	HU OR HWU
3.5 X PSL AND LVL	HHUS OR HWU
5.25 X PSL AND LVL	HHUS OR HWU
7 X PSL AND LVL	HHUS OR HWU

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.

323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:
A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)
C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG

400. PLYWOOD AND OSB PANELS:
APA PLYWOOD & OSB--ESR-2586

401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403
ROSEBURG JOISTS & BEAMS--ESR-1210, 1251
GLU-LAM BEAMS-- ESR-1940
PACIFIC WOOD TECH - ESR 2909

402. WOOD CONNECTORS:
SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472

403. ADHESIVES & ANCHORS:
SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771
SIMPSON TITEN HD--ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D $2\frac{1}{2}$" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D $2\frac{1}{2}$" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D $2\frac{1}{2}$" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

NAIL SIZES

SIZE OF NAIL	STANDARD LENGTH	WIRE GAUGE	SIZE (INCHES)	PENETRATION REQUIRED
BOX NAILS				
6D	2"	12	0.099	1"
8D	2 "	11	0.113	1"
10D	3"	10	0.128	1"
12D	3"	10	0.128	1 "
16D	3 "	10	0.135	1 "
16D SINKER	3"	9	0.148	1"
COMMON NAILS				
6D	2"	11	0.113	1"
8D	$2\frac{1}{2}$ "	10	0.131	1"
10D	3"	9	0.148	$1\frac{1}{4}$"
12D	3"	9	0.148	$1\frac{1}{4}$"
16D	3 "	8	0.162	$1\frac{1}{2}$"

C&C PRESSURES

ROOF: GABLE ROOF, PITCH α = 18.3°

$A_{EFFECTIVE}$ =	10 sf	28 sf	30 sf
(-) ZONE 1	-42.0 psf	-39.5 psf	-39.3 psf
(-) ZONE 2	-50.6 psf	-45.5 psf	-45.1 psf
(-) ZONE 3	-87.5 psf	-76.0 psf	-75.2 psf
(+) ALL ZONES	16.5 psf	16.0 psf	16.0 psf

WALLS

$A_{EFFECTIVE}$ =	10 sf	21 sf	48 sf
(-) ZONE 4	-1.28 psf	-34.7 psf	-32.9 psf
(-) ZONE 5	-1.58 psf	-41.6 psf	-38.0 psf
(+) ZONE 4&5	1.00 psf	31.9 psf	30.1 psf

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.	4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N.	2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N.	2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples
FLAT BLKNG TO TRUSS AND WEB, F.N.	16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c
CEILING JOISTS TO TOP PLATE, T.N.	4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
COLLAR TIE TO RAFTER, F.N.	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples
RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM	
TOENAIL	4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
ENDNAIL	2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN
STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)	16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN
BUILT-UP HEADER (2" TO 2"), FN EA. EDGE	16d Com @ 16" o.c OR 16d Box @ 12" o.c.
CONT. HEADER TO STUD, T.N.	4-8d Com, 4-10d Box, 5-8d box
TOP PLATE TO TOP PLATE	16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN
TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL 24" MIN LAP SPLICE EA. SIDE	8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples
BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL	
UNBRACED WALL: 16" o.c. FN	16d Com
UNBRACED WALL: 12" o.c. FN	16d Box, 3" x 0.131" nails, 3" 14 gage staples
BRACED WALL: 16"o.c. FN	2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples
STUD TO TOP OR BOTTOM PLATE	
TOENAIL	4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples
ENDNAIL	3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.	2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
1" BRACE TO EACH STUD AND PLATE, F.N.	3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
1"x6" SHEATHING TO EACH BEARING, F.N.	3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box
1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.	4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box
JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.	4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER	8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN
1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.	2-1.75" Gage Staples, 2-8d Com, 3-10d Box
2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND	3-16d Box, 2-16d Com
2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING	3-16d Box, 2-16d Com
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	
32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES	20d Com
24" o.c. FN Top & BTTM	10d Box, 3"x0.131" nails, 3" 14 gage staples
ENDS & SPLICES, FN	2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
LEDGER SUPPORTING JOISTS/RAFTERS	4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
JOIST TO BAND OR RIM JOIST, END NAIL	3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.	2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples

WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND PARTICLEBOARD WALL SHEATHING TO FRAMING		EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
$\frac{3}{8}$"-$\frac{1}{2}$"	16d Com or deformed; or $2\frac{3}{8}$"x.113" nail (subfloor and wall)	6	12
	8d Com or deformed (roof) or $2\frac{3}{8}$" x.113" nail (roof)	6[e]	6[e]
	$1\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (subfloor and wall)	4	8
	$2\frac{3}{8}$" x.113"x.266" head nail (roof)	3[f]	3[f]
	$1\frac{3}{4}$" 16 Ga Staple, $\frac{7}{16}$" crown (roof)	3[f]	3[f]
$\frac{19}{32}$"-$\frac{3}{4}$"	8d Com or deformed (subfloor and wall)	6	12
	8d Com or deformed (roof) or $2\frac{3}{8}$" x.113" nail (roof)[d]	6[e]	6[e]
	$2\frac{3}{8}$" x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$" crown	4	8
$\frac{7}{8}$"-$1\frac{1}{4}$"	10d Com or (3"x0.148"); or deformed ($2\frac{1}{2}$ x.131"x.281 head)	6	12
OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)			
$\frac{1}{2}$"[b]	$1\frac{1}{2}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or $1\frac{1}{4}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
$\frac{25}{32}$"[b]	$1\frac{3}{4}$" x0.120", galvanized roofing nail ($\frac{7}{16}$" head dia) or $1\frac{1}{2}$" 16 Ga Staple w/ $\frac{7}{16}$" or 1" crown	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
$\frac{3}{4}$" & LESS	8d COMMON ($2\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
$\frac{7}{8}$"-1"	8d COMMON ($2\frac{1}{2}$"x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")	6	12
$1\frac{1}{8}$"-$1\frac{1}{4}$"	10d COMMON (3"x0.148"); or deformed ($2\frac{1}{2}$"x0.131"); or deformed ($2\frac{1}{2}$"x0.120")	6	12
PANEL SIDING TO FRAMING			
$\frac{1}{2}$" & LESS	6d corrosion-resistant siding ($1\frac{7}{8}$"x.106"); or 6d corrosion-resistant (2"x.099")	6	12
$\frac{5}{8}$"	8d corrosion-resistant siding ($2\frac{3}{8}$"x0.128"); or 8d corrosion-resistant casing ($2\frac{1}{2}$"x0.113")	6	12
INTERIOR PANELING			
$\frac{1}{4}$"	4d casing ($1\frac{1}{2}$"x0.080"); or 4d finish ($1\frac{1}{2}$"x0.072")	6	12
$\frac{3}{8}$"	6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)	6	12

FOOTNOTES:

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. 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. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph
g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA RESIDENTIAL CODE.

701. SEISMIC DESIGN CRITERIA:

SOIL BEARING VALUE					1,500 psf
SITE CLASS					D (Default)
SEISMIC DESIGN CATEGORY					D
RISK CATEGORY					II
SEISMIC IMPORTANCE FACTOR					1
Ss:	1.850	Sds:	1.480	Cs:	0.207
S1:	0.670	Sd1:	0.759	R:	6.5

BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.

702. WIND DESIGN CRITERIA :

WIND SPEED	126 mph
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEF	0.18

703. DESIGN LOADING - WORST CASE LOADING:

ROOF DL	18 psf	I	ROOF LL	20 psf
PORCH DL	26 psf	I	PORCH LL	20 psf
TRELLIS DL	6 psf	I	TRELLIS LL	10 psf
SOLAR PANELS	3 psf			

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A HOLDOWN ATTACHED.)

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

9. SOILS REPORT

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

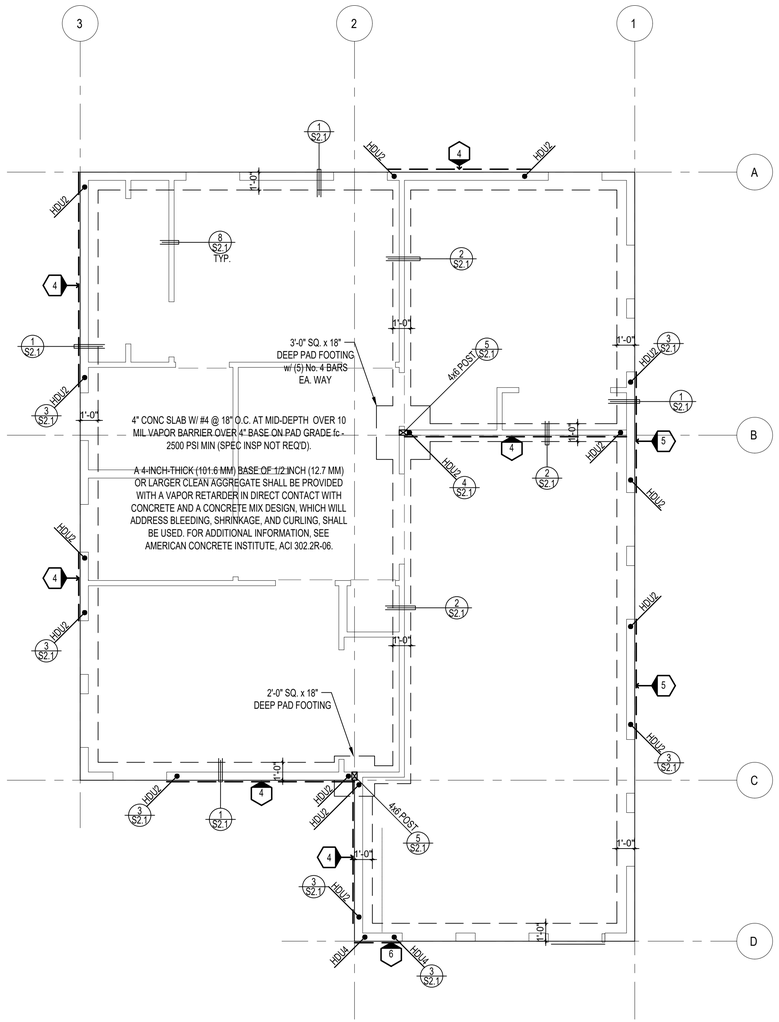
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project
City of Wildomar Accessory Dwelling Units

revisions

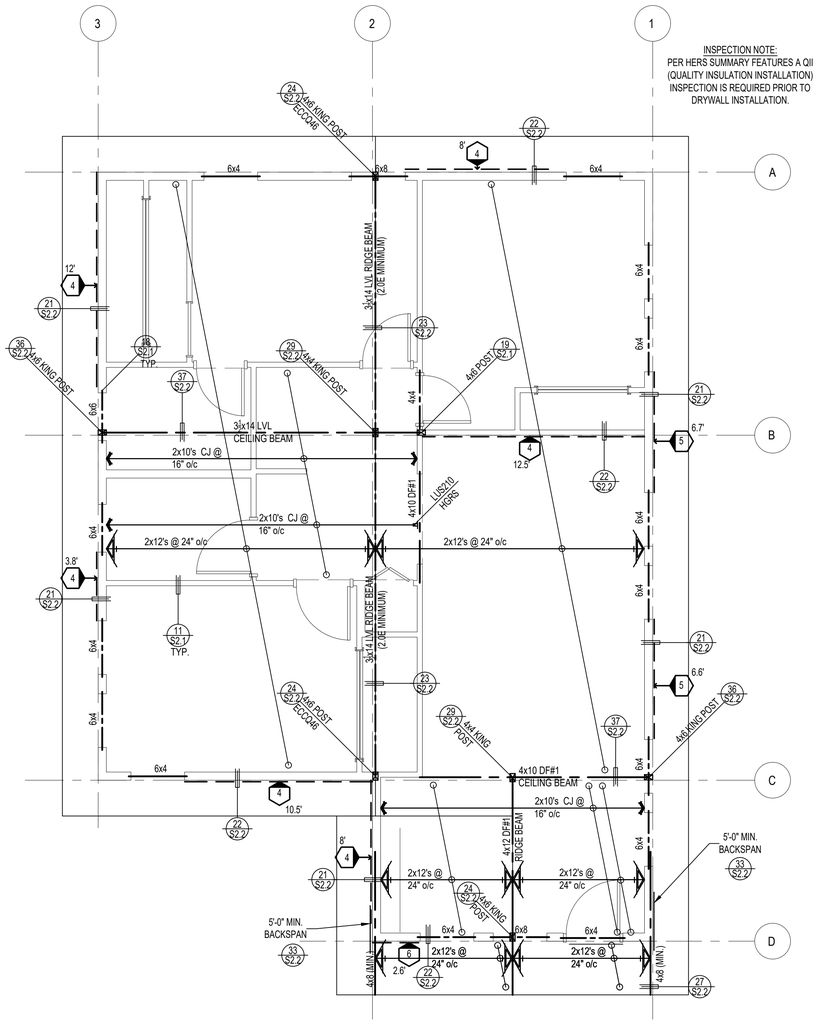
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Structural Notes & Specifications

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S0.1



FOUNDATION PLAN

1/4"=1'-0" CRAFTSMAN



ROOF FRAMING PLAN

1/4"=1'-0" CRAFTSMAN

INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	7/16" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	7/16" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND

- X / X" — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

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Consultant

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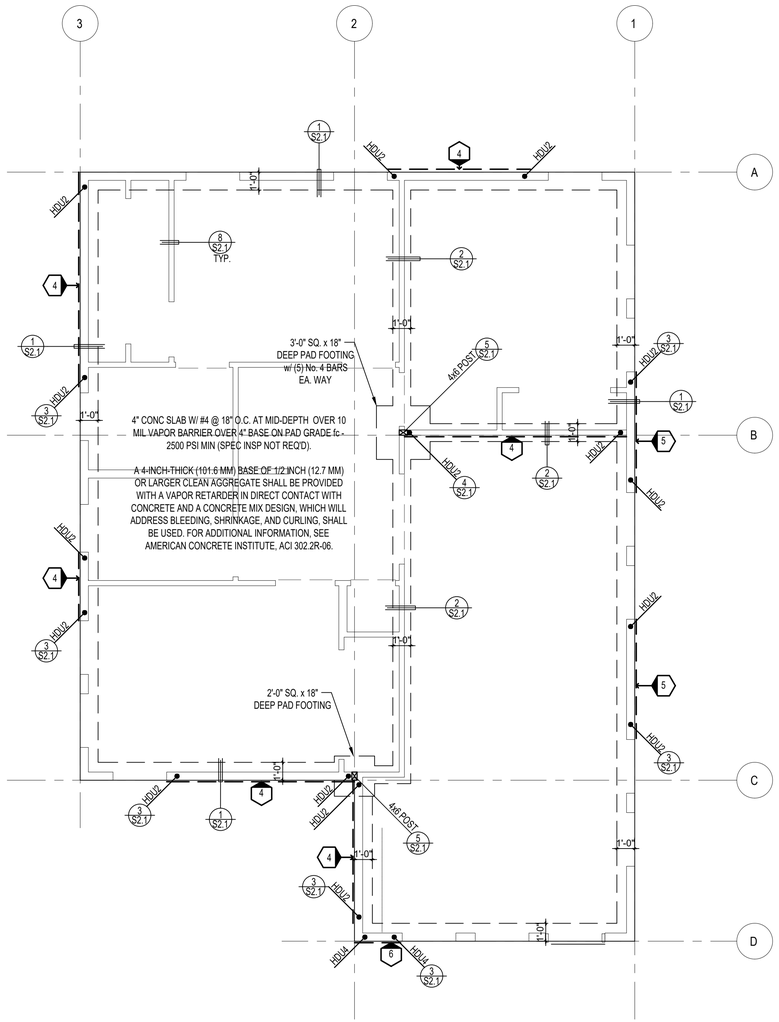
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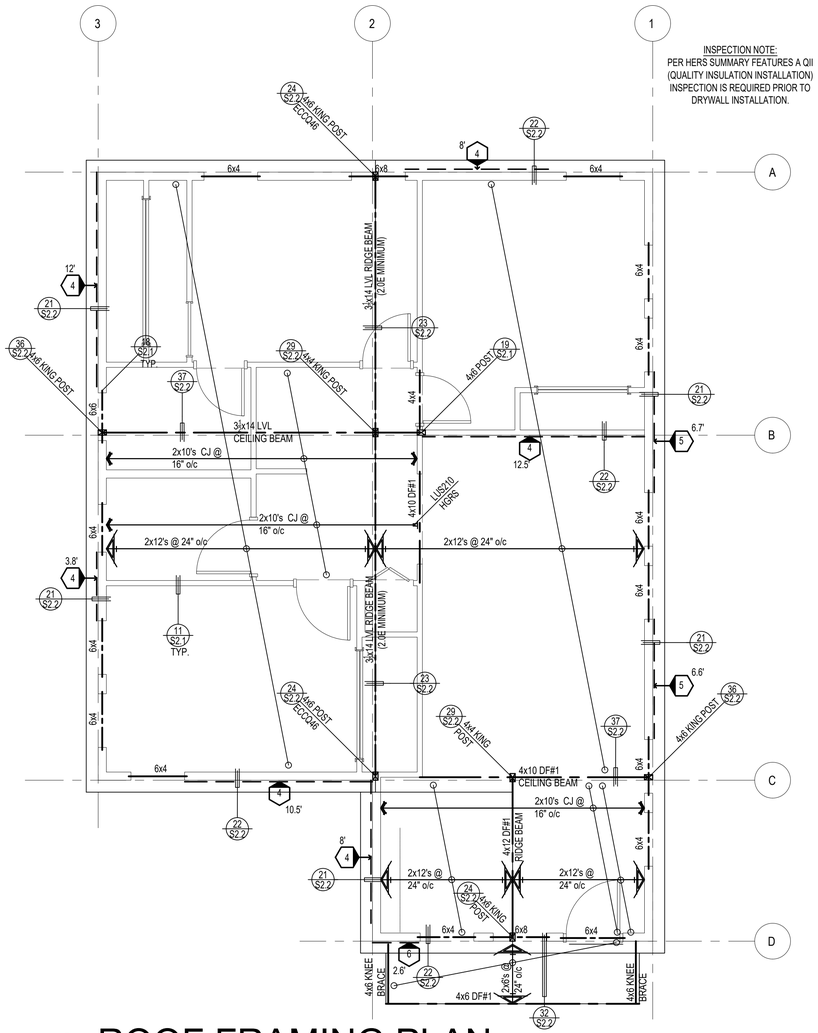
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CRAFTSMAN FOUNDATION & FRAMING PLAN

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S1.1



FOUNDATION PLAN

1/4"=1'-0" MONTEREY



INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

ROOF FRAMING PLAN

1/4"=1'-0" MONTEREY

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	7/16" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	7/16" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

(1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.

(2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)

(3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.

(4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.

(5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.

(*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND

- X / X' — SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S0.1 FOR LUMBER GRADE SPECIFICATIONS.

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Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-27 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

description

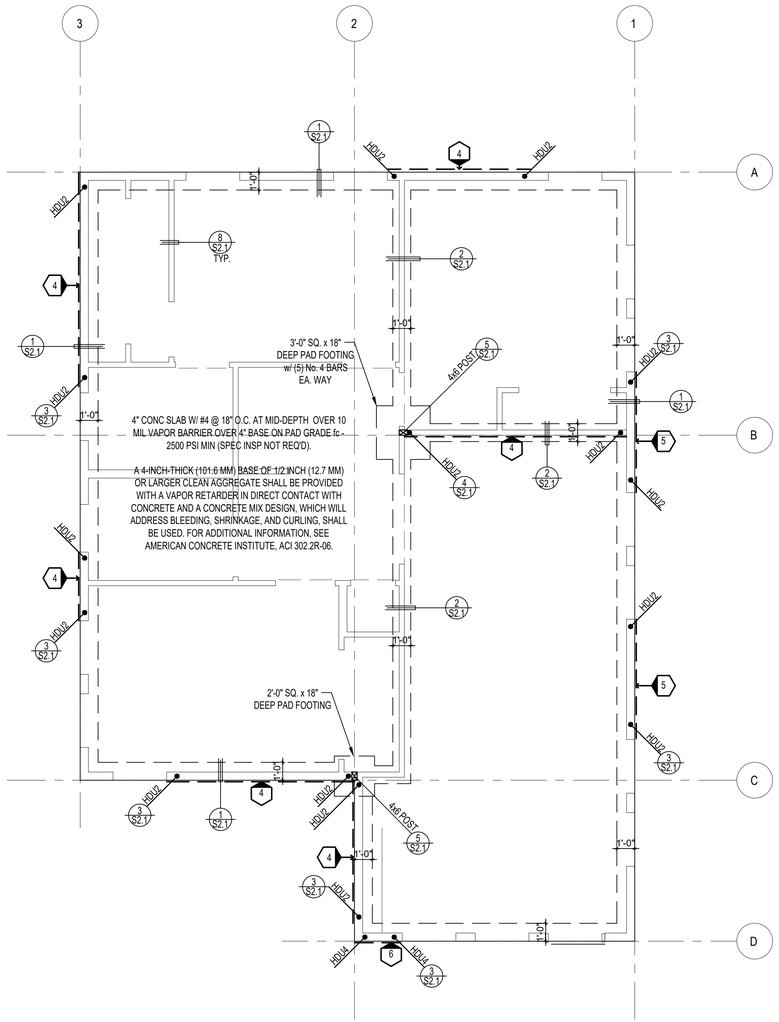
MONTEREY FOUNDATION & FRAMING PLAN

date 27 February 2026

project no. 2025_Wildomar

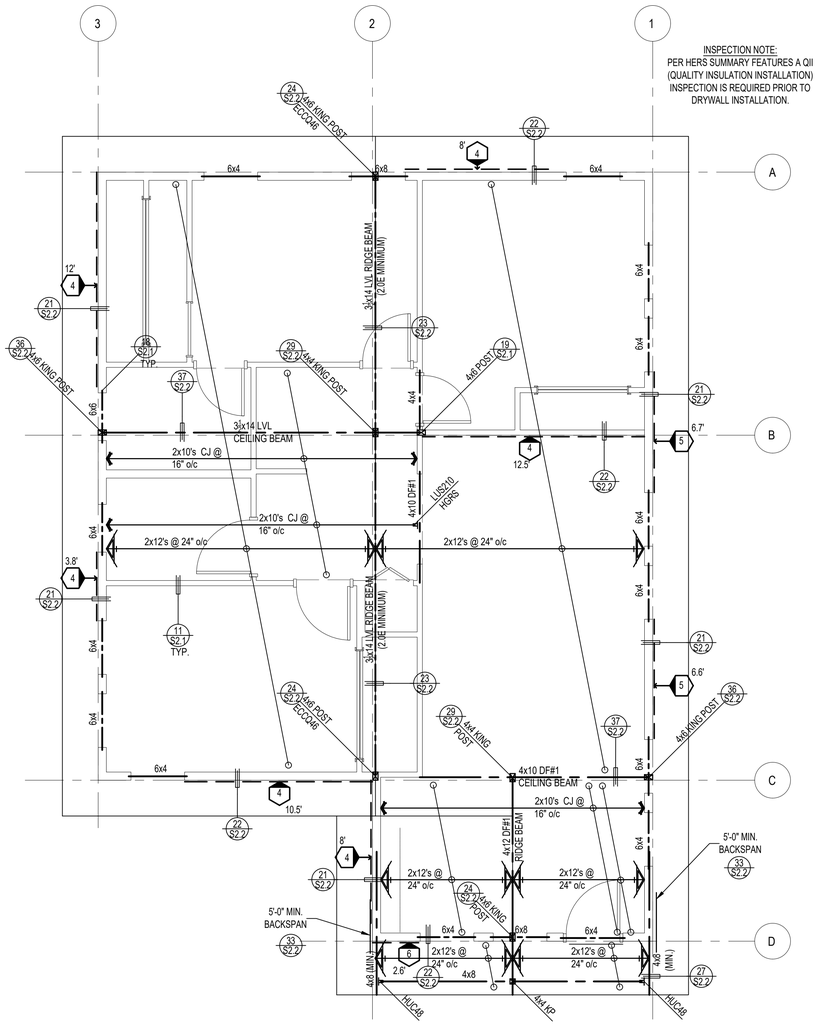
drawn by YSP/CRP/JDJG

sheet no. S1.2



FOUNDATION PLAN

1/4"=1'-0" FARMHOUSE



INSPECTION NOTE:
PER HERS SUMMARY FEATURES A QII (QUALITY INSULATION INSTALLATION) INSPECTION IS REQUIRED PRIOR TO DRYWALL INSTALLATION.

ROOF FRAMING PLAN

1/4"=1'-0" FARMHOUSE

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	7/16" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	7/16" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	7/16" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

FOUNDATION NOTES

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4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHT S2.1 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

INTERIOR HEADER SCHEDULE

MAX OPENING	MIN. HEADER	MIN. GRADE
7'-0"	2x4	DF#2
9'-6"	DBL 2x4	DF#2
11'-0"	4x4	DF#2

SHEAR WALL FOOTNOTES

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LEGEND

- X / X" — SHEARWALL & A.B. SPACING PER SCHEDULE
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- BEARING OR EXTENT OF JOISTS

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DESIGN PATH STUDIO

Consultant

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project
City of Wildomar Accessory Dwelling Units

revisions

description
FARMHOUSE FOUNDATION & FRAMING PLAN

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S1.3

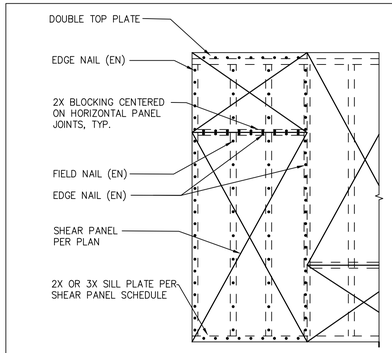
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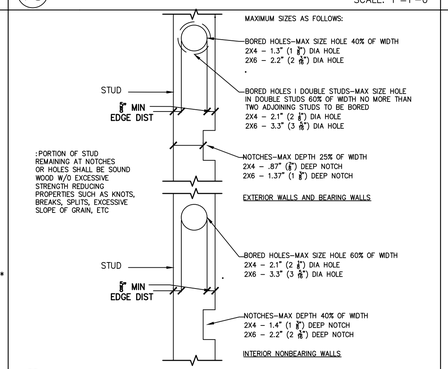
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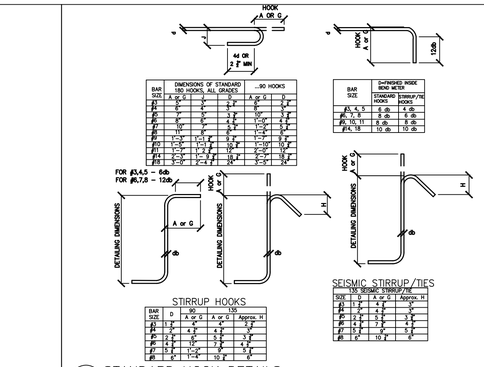
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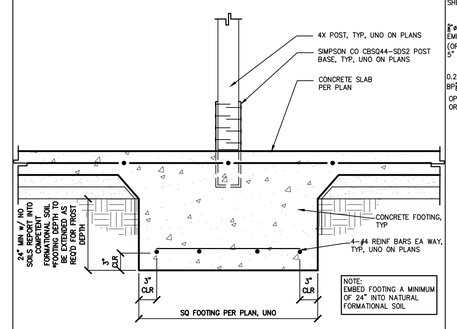
17 TYPICAL SHEAR PANEL
SCALE: NTS



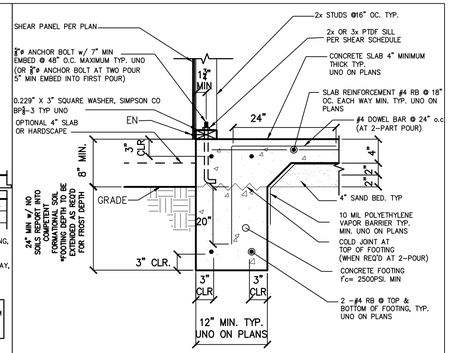
14 STUD CUTTING, BORING AND NOTCHING
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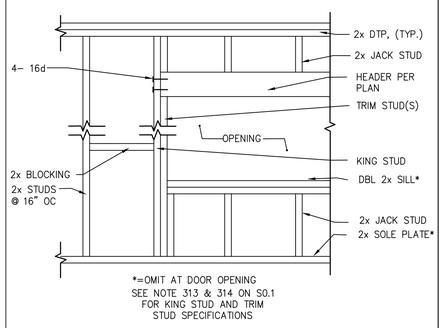
9 STANDARD HOOK DETAILS
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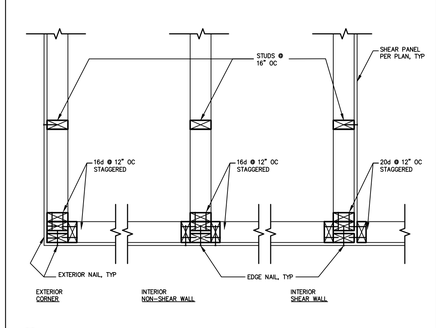
5 POST FOOTING WITHIN SLAB
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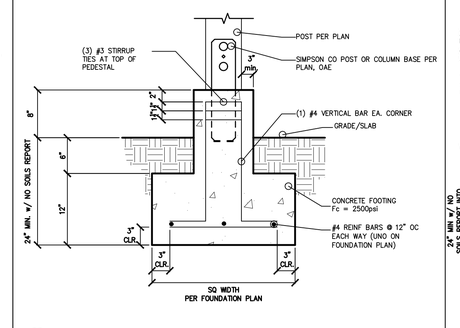
1 EXTERIOR FOOTING, TYPICAL
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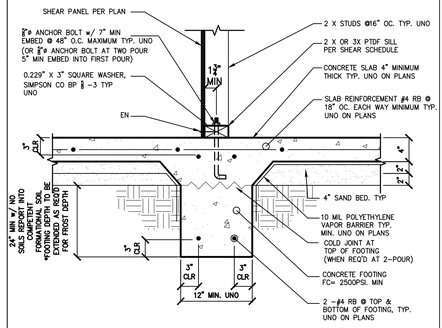
18 FRAMING FOR ROUGH WINDOW OR DOOR OPENING
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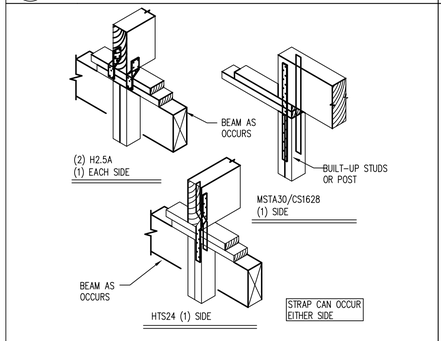
10 STUD WALL INTERSECTION
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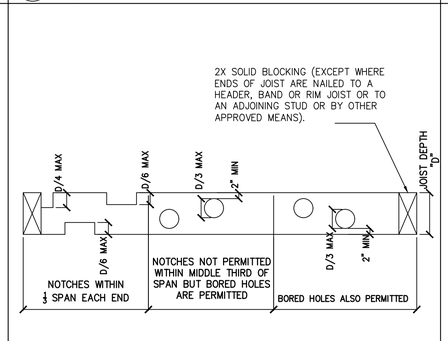
6 TYPICAL POST FOOTING
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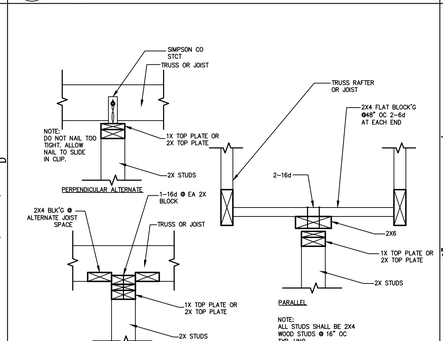
2 SLAB ON GRADE ONE STORY INTERIOR FOOTING
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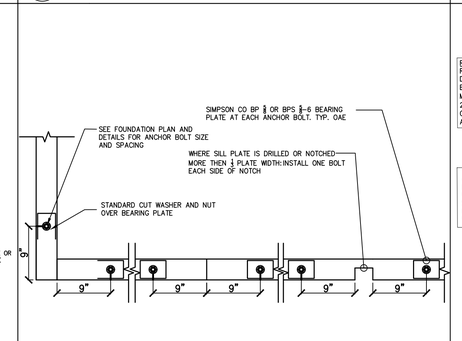
19 SUPPORT COLUMN TO BEAM
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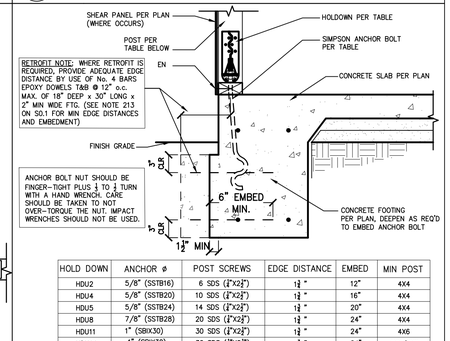
15 JOIST CUTTING, BORING AND NOTCHING
SCALE: NTS



11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE
SCALE: 1"=1'-0"

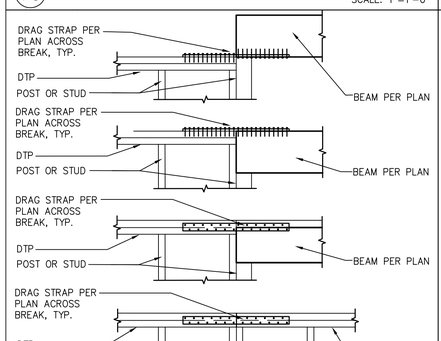


7 SILL PLATE ANCHOR BOLTING
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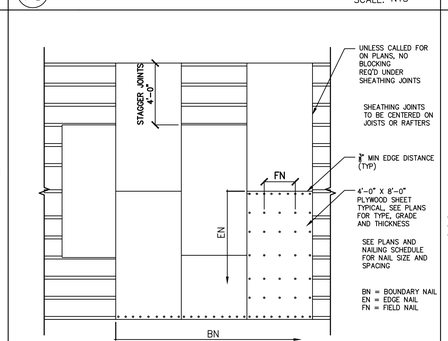


HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

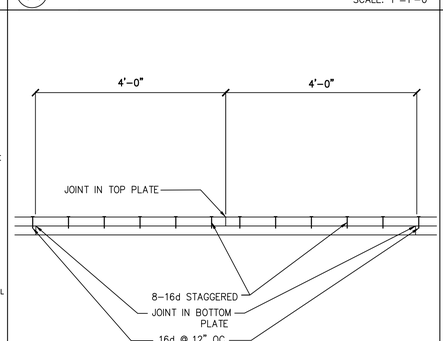
3 HOLDOWN – PERIMETER FOOTING
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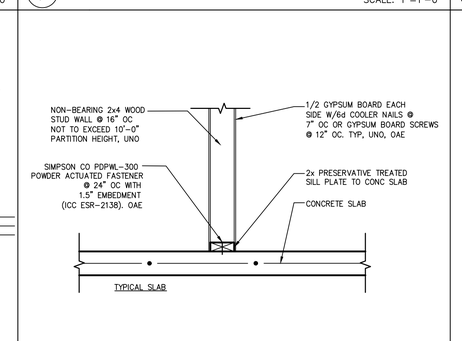
20 DRAG STRAP AT TP TO BM OR TP
SCALE: 1"=1'-0"



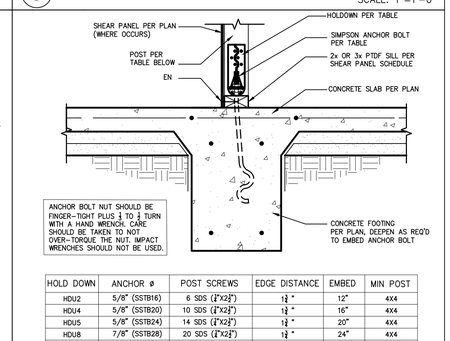
16 WOOD ROOF AND FLOOR SHEATHING LAYOUT
SCALE: 1"=1'-0"



12 DOUBLE TOP-PLATE SPLICE
SCALE: NTS



8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB
SCALE: 1"=1'-0"



HOLD DOWN	ANCHOR ø	POST SCREWS	EDGE DISTANCE	EMBED	MIN POST
HDU2	5/8" (SSTB16)	6 SDS (2"x2½")	1¾"	12"	4X4
HDU4	5/8" (SSTB20)	10 SDS (2"x2½")	1¾"	16"	4X4
HDU5	5/8" (SSTB24)	14 SDS (2"x2½")	1¾"	20"	4X4
HDU8	7/8" (SSTB28)	20 SDS (2"x2½")	1¾"	24"	4X4
HDU11	1" (SBX30)	30 SDS (2"x2½")	1¾"	24"	4X6
HDU14	1" (SBX30)	36 SDS (2"x2½")	1¾"	24"	4X8/6X6

4 HOLDOWN – INTERIOR FOOTING
SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

revisions

description
Structural Details

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.1

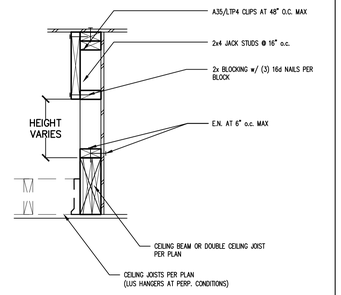
Michael Baker
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40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

DESIGN PATH STUDIO

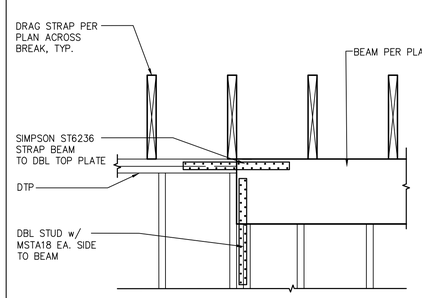
Consultant



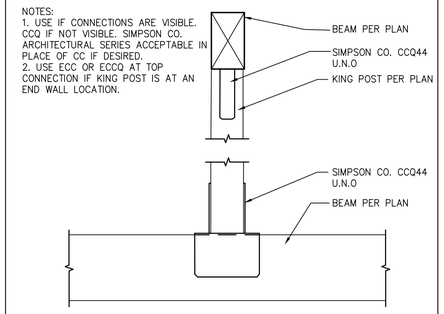
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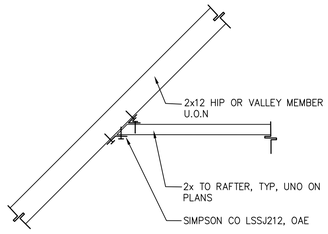
37 VAULTED ROOF TO FLAT CEILING CONNECTION
SCALE: 1"=1'-0"



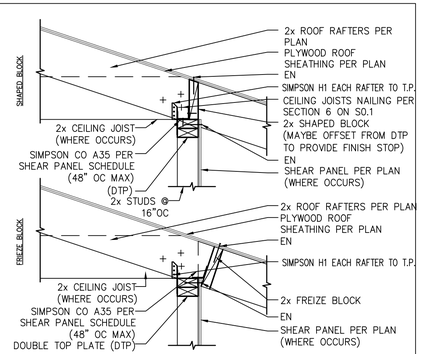
33 CANTILEVER PORCH BEAM CONNECTION TO WALL
SCALE: 1"=1'-0"



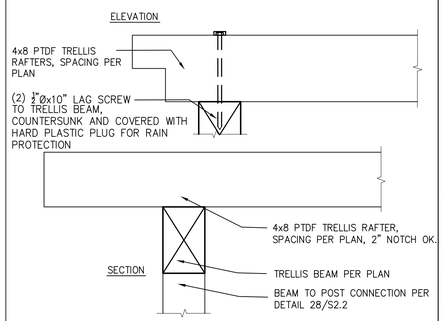
29 KING POST
SCALE: 1"=1'-0"



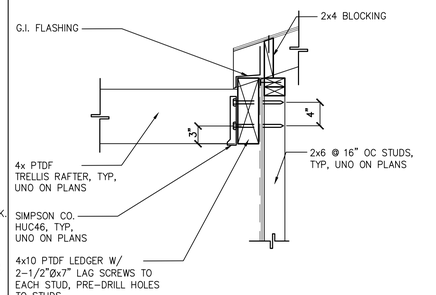
25 RAFTER TO HIP OR VALLEY
SCALE: 1"=1'-0"



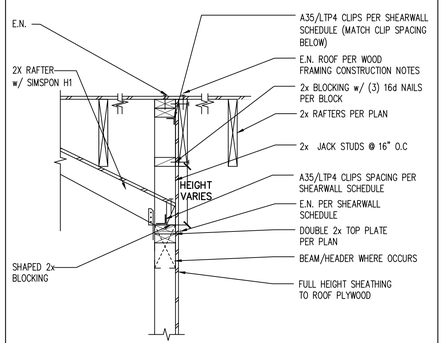
21 SHEAR TRANSFER AT EAVE
SCALE: 1"=1'-0"



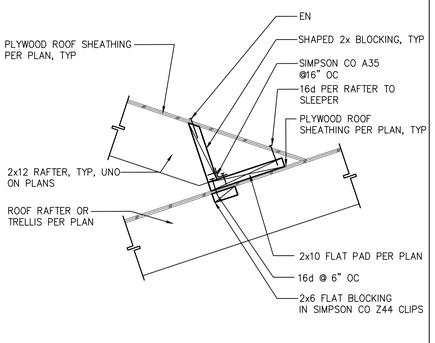
38 POST/BEAM/RAFTER/TRELLIS CONNECTIONS
SCALE: 1"=1'-0"



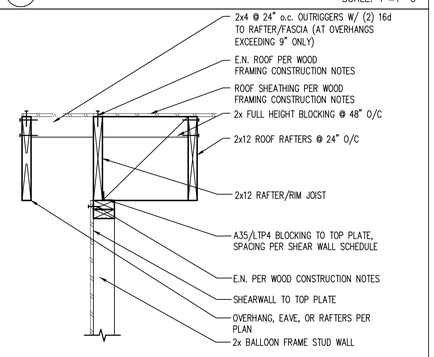
34 TRELLIS LEDGER AT WALL
SCALE: 1"=1'-0"



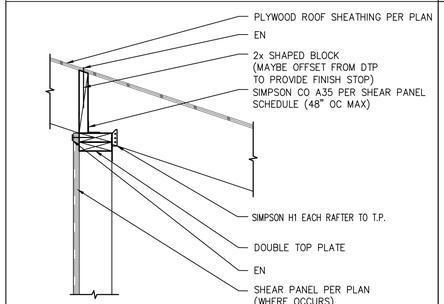
30 ROOF TRANSITION @ WALL/HEADER
SCALE: 1"=1'-0"



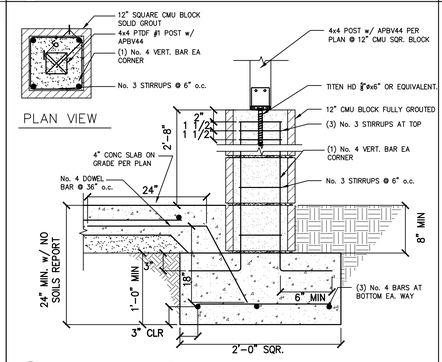
26 CALIFORNIA ROOF FILL CONNECTION
SCALE: 1"=1'-0"



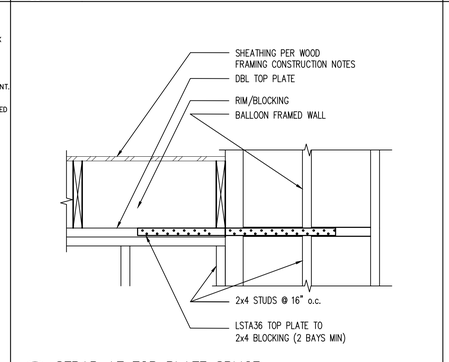
22 PARALLEL RAFTERS AT SHEAR WALL
SCALE: 1"=1'-0"



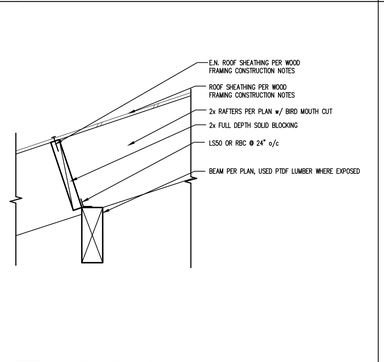
39 SHEAR TRANSFER AT BEARING WALL
SCALE: 1"=1'-0"



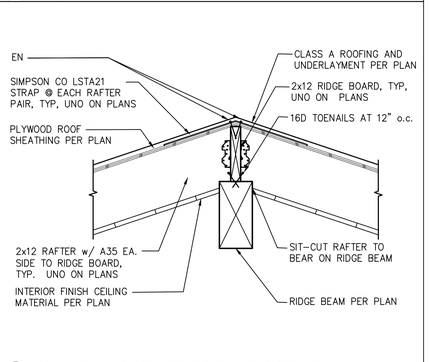
35 4x4 POST AT 12" CMU PILASTER
SCALE: 1"=1'-0"



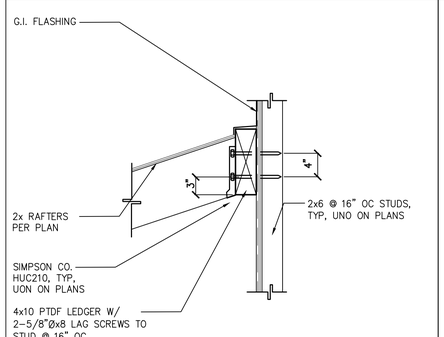
31 STRAP AT TOP PLATE SPLICE
SCALE: 1"=1'-0"



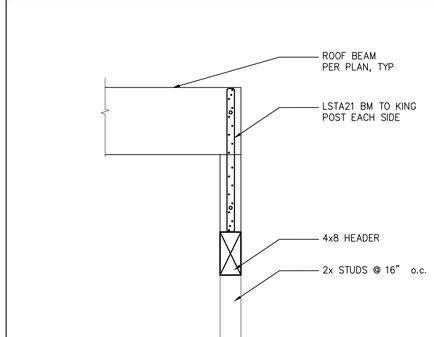
27 RAFTERS PORCH BEAMS
SCALE: 1"=1'-0"



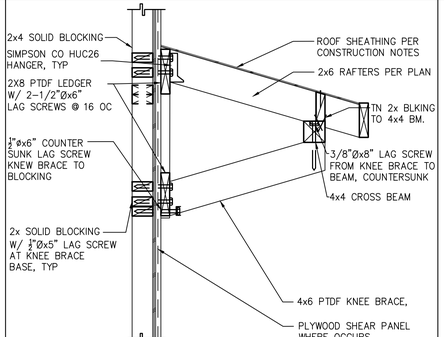
23 RAFTER AT RIDGE BOARD OVER RIDGE BEAM
SCALE: 1"=1'-0"



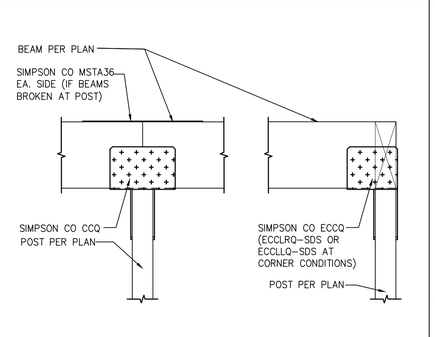
40 LEDGER AT MONTEREY PORCH WALL



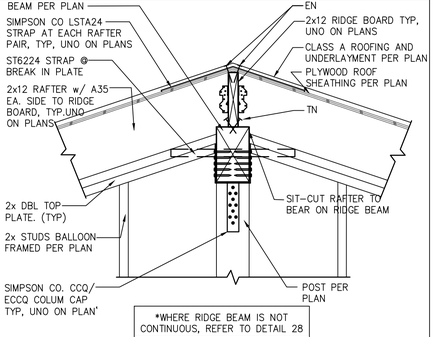
36 KING POST – OPTION B
SCALE: 1"=1'-0"



32 KNEE BRACE TRELLIS OPENING CAP
SCALE: 1"=1'-0"



28 POST TO BEAM WITH CCQ/ECCQ
SCALE: 1"=1'-0"



24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE
SCALE: 1"=1'-0"

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project
City of Wildomar Accessory Dwelling Units

revisions
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△
△
△
△

description
Structural Details

date 27 February 2026
project no. 2025_Wildomar
drawn by YSP/CRP/JDJG
sheet no. S2.2

Michael Baker
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40810 COUNTY CENTER DRIVE
SUITE 200
TEMECULA, CA 92591

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Wildomar ADU 3 Bed B

Wildomar, CA 92595

Project Designer:

Design Path Studio
P.O. Box 230165
Encinitas, CA 92023
619-292-8807

Report Prepared by:

Design Path Studio

,

Job Number:

Date:

1/26/2026

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC – www.energysoft.com.

GENERAL INFORMATION					
01	Project Name	Wildomar ADU 3 Bed B			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Wildomar	05	Standards Version	2022
06	Zip code	92595	07	Software Version	EnergyPro 9.4
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1195	19	Glazing Percentage (%)	14.64%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

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

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	37.8	40.3	29.8			
Proposed Design						
North Facing	35.5	37.8	28.5	2.3	2.5	1.3
East Facing	35.1	37	28	2.7	3.3	1.8
South Facing	34.7	36.7	27.9	3.1	3.6	1.9
West Facing	34.9	37.1	28.1	2.9	3.2	1.7
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.42 kWdc
- Proposed PV Capacity Scaling: North (2.42 kWdc) East (2.42 kWdc) South (2.42 kWdc) West (2.42 kWdc)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.65	7.53	1.93	13.78	-0.28	-6.25
Space Cooling	1.21	26.35	0.81	23.06	0.4	3.29
IAQ Ventilation	0.42	4.42	0.42	4.42	0	0
Water Heating	2.02	20.5	1.33	13.84	0.69	6.66
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**5.3**	**58.8**	**4.49**	**55.1**	**0.81**	**3.7**
Space Heating	1.65	7.53	1.83	12.97	-0.18	-5.44
Space Cooling	1.21	26.35	0.79	22.77	0.42	3.58
IAQ Ventilation	0.42	4.42	0.42	4.42	0	0
Water Heating	2.02	20.5	1.33	13.82	0.69	6.68
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**5.3**	**58.8**	**4.37**	**53.98**	**0.93**	**4.82**

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.65	7.53	1.63	11.5	0.02	-3.97
Space Cooling	1.21	26.35	0.84	23.81	0.37	2.54
IAQ Ventilation	0.42	4.42	0.42	4.42	0	0
Water Heating	2.02	20.5	1.32	13.77	0.7	6.73
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**5.3**	**58.8**	**4.21**	**53.5**	**1.09**	**5.3**
Space Heating	1.65	7.53	1.71	12.17	-0.06	-4.64
Space Cooling	1.21	26.35	0.85	23.72	0.36	2.63
IAQ Ventilation	0.42	4.42	0.42	4.42	0	0
Water Heating	2.02	20.5	1.32	13.8	0.7	6.7
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**5.3**	**58.8**	**4.3**	**54.11**	**1**	**4.69**

ENERGY USE INTENSITY	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	19.84	18.36	1.48	7.46
Net EUI[2]	8.03	6.56	1.47	18.31
East Facing				
Gross EUI[1]	19.84	18.33	1.51	7.61
Net EUI[2]	8.03	6.53	1.5	18.68
South Facing				
Gross EUI[1]	19.84	18.23	1.61	8.11
Net EUI[2]	8.03	6.42	1.61	20.05
West Facing				
Gross EUI[1]	19.84	18.2	1.64	8.27
Net EUI[2]	8.03	6.39	1.64	20.42

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.42	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Exposed slab floor in conditioned zone
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified EER/EER2
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located within the conditioned space (except < 12 lineal ft)

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Wildomar ADU 3 Bed B	1195	1	3	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU 3 Bed B	Conditioned	New ducted heat pump1	1195	8.89	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	ADU 3 Bed B	R-19 Wall	0	Front	341	51.5	90
Right Wall	ADU 3 Bed B	R-19 Wall	270	Right	344	63	90
Back Wall	ADU 3 Bed B	R-19 Wall	180	Back	341	31.5	90
Left Wall	ADU 3 Bed B	R-19 Wall	90	Left	344	29	90
Roof Ceiling	ADU 3 Bed B	R-30 Roof Attic	n/a	n/a	149	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof (Cath)	ADU 3 Bed B	R-30 Roof No Attic	0	Front	1046	0	4	0.1	0.85	No

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic ADU 3 Bed B	Attic RoofADU 3 Bed B	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Door #1	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A	Window	Front Wall	Front	0			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (6) #A	Window	Right Wall	Right	270			1	63	0.3	NFRC	0.23	NFRC	Bug Screen
Window (3) #A 2	Window	Back Wall	Back	180			1	31.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (2) #A	Window	Left Wall	Left	90			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
Window (2) #B	Window	Left Wall	Left	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	ADU 3 Bed B	1195	138	none	0	0%	No

DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 REN 10-31-25 STATE OF CALIFORNIA

SEAL

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project

City of Wildomar Accessory Dwelling Units

revisions

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△
△

description

Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. T24.1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: Wildomar ADU 3 Bed B — **Calculation Date/Time:** 2026-01-26T13:16:39-08:00 — **(Page 9 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 3 Bed B.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.034	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Attic RoofADU 3 Bed B	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**	**CFM50**
Required	Not Required	N/A	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

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Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 3 Bed B.ribd22x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**	**Water Heater Name (#)**
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	**# of Units**	**Tank Vol. (gal)**	**NEEA Heat Pump Brand**	**NEEA Heat Pump Model**	**Tank Location**	**Duct Inlet Air Source**	**Duct Outlet Air Source**
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH400-SO (40 gal)	TankZone	ADU 3 Bed B	ADU 3 Bed B

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	**System Type**	**Heating Unit Name**	**Heating Equipment Count**	**Cooling Unit Name**	**Cooling Equipment Count**	**Fan Name**	**Distribution Name**
New ducted heat pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

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HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	**System Type**	**Number of Units**	**Heating Efficiency Type**	**HSPF/HSPF2/COP**	**Cap 47**	**Cap 17**	**Cooling Efficiency Type**	**SEER/SEER2**	**EER/EER2/CEER**	**Zonally Controlled**	**Compressor Type**	**HERS Verification**
Heat Pump System 1	Central split HP	1	HSPF	11.5	33000	26400	EERSEER	20	14	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Verified Airflow**	**Airflow Target**	**Verified EER/EER2**	**Verified SEER/SEER2**	**Verified Refrigerant Charge**	**Verified HSPF/HSPF2**	**Verified Heating Cap 47**	**Verified Heating Cap 17**
Heat Pump System 1-hers-htpump	Required	350	Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	**Type**	**Design Type**	**Supply**	**Return**	**Supply**	**Return**	**Supply**	**Return**	**Bypass Duct**	**Duct Leakage**	**HERS Verification**
Air Distribution System 1	Conditioned space - except 12ft	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

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Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 3 Bed B.ribd22x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Duct Leakage Verification**	**Duct Leakage Target (%)**	**Verified Duct Location**	**Verified Duct Design**	**Buried Ducts**	**Deeply Buried Ducts**	**Low-leakage Air Handler**	**Low Leakage Ducts Entirely in Conditioned Space**
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	**Type**	**Fan Power (Watts/CFM)**	**Name**
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	**Verified Fan Watt Draw**	**Required Fan Efficacy (Watts/CFM)**
HVAC Fan 1-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	**Airflow (CFM)**	**Fan Efficacy (W/CFM)**	**IAQ Fan Type**	**Includes Heat/Energy Recovery?**	**IAQ Recovery Effectiveness - SRE/ASRE**	**Includes Fault Indicator Display?**	**HERS Verification**	**Status**
SFam IAQVentRpt	65	0.35	Exhaust	No	n/a / n/a	No	Yes	

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Calculation Description: Title 24 Analysis — **Input File Name:** Wildomar ADU 3 Bed B.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Yvonne St. Pierre	Documentation Author Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Signature Date: 01/26/2026
Address: P.O. Box 230165	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Yvonne St. Pierre	Responsible Designer Signature: *Yvonne St. Pierre*
Company: Design Path Studio	Date Signed: 01/26/2026
Address: P.O. Box 230165	License:
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

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

RESIDENTIAL MEASURES SUMMARY — **RMS-1**

Project Name	Building Type	Date
Wildomar ADU 3 Bed B	☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	1/26/2026

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
Wildomar	CA Climate Zone 10	1,195	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 19	1,195		New
Roof	Wood Framed Rafter	R 30	1,046		New
Slab	Unheated Slab-on-Grade	- no insulation	1,195	Perim = 138'	New
Roof	Wood Framed Attic	R 30	149		New

FENESTRATION — Total Area: 175 — Glazing Percentage: 14.6% — New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N)	51.5	0.300	0.23	none	none	N/A	New
Right (W)	63.0	0.300	0.23	none	none	N/A	New
Rear (S)	31.5	0.300	0.23	none	none	N/A	New
Left (E)	29.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	11.50 HSPF	Split Heat Pump	20.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
New ducted heat pump	Ductless / with Fan	Ductless	Conditioned	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.83	Standard	New

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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project
City of Wildomar Accessory Dwelling Units

revisions
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△
△
△

description
Example Energy Calculations

date 27 February 2026

project no. 2025_Wildomar

drawn by YSP/CRP/JDJG

sheet no. T24.2

Michael Baker
INTERNATIONAL
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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).*
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Solar Readiness:	
§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located or steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
Electric and Energy Storage Ready:	

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with necessary installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

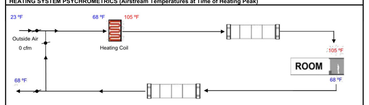
*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

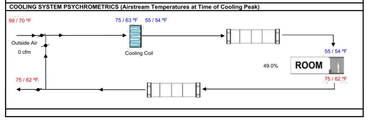
Project Name: Wildomar ADU 3 Bed B
Date: 1/26/2026
System Name: New ducted heat pump
Floor Area: 1,195

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
Number of Systems	1		CFM	Sensible	Latent	CFM	Sensible
Heating System		Total Room Loads	527	10,878	442	392	14,970
Output per System	33,000	Return Vented Lighting		0			0
Total Output (Btuh)	33,000	Return Air Ducts		0			0
Output (Btuh/sqft)	27.6	Return Fan		0			0
Cooling System		Ventilation	0	0	0	0	0
Output per System	34,200	Supply Fan		0			0
Total Output (Btuh)	34,200	Supply Air Ducts		0			0
Total Output (Tons)	2.9						
Total Output (Btuh/sqft)	28.6						
Total Output (sqft/Ton)	419.3	TOTAL SYSTEM LOAD		10,878	442		14,970
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	Fujitsu FO3620RUCAB		28,430	2,874		18,941
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		28,430	2,874		18,941
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



DESIGN PATH STUDIO

Consultant

LICENSED ARCHITECT YVONNE ST PIERRE C-34789 10-31-27 REN STATE OF CALIFORNIA

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project

City of Wildomar Accessory Dwelling Units

revisions

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description

Example Energy Calculations

date	27 February 2026
project no.	2025_Wildomar
drawn by	YSP/CRP/JDJG
sheet no.	T24.3

City of Wildomar

2026

ADU Guidebook

Confidently plan and build your ADU with expert tips, clear steps, and handy checklists—all in one easy-to-use comprehensive guide

This project is funded by Southern California Association of Governments (SCAG) Regional Early Action Program 2021 grant funding from the State of California

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FUNDING + SUPPORT

WRCOG Western Riverside Council of Governments

SCAG INNOVATING FOR A BETTER TOMORROW

Useful links and tidbits found here!

Look out for blue boxes with helpful information.

Using this Guidebook

WHY USE THIS GUIDEBOOK?

This guidebook is designed to assist first-time building permit applicants in understanding the process of obtaining a permit from the City of Wildomar (City) for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU). It identifies key references necessary for preparing an application, outlines the steps involved in the process, and notes common oversights to help applicants prepare effectively.

Note that when ADU is discussed generally, it is inclusive of JADUs as well.

NAVIGATING THIS GUIDEBOOK

This guidebook includes signposts or call-outs highlighting key information. The material is organized according to the sequence of the building permit review process, and building permit applicants may find it helpful to read the document in its entirety before beginning their application.

Tools for putting together a building permit application, including detailed checklists, are included, as well as high level process overviews to help set expectations and allow for advanced planning.

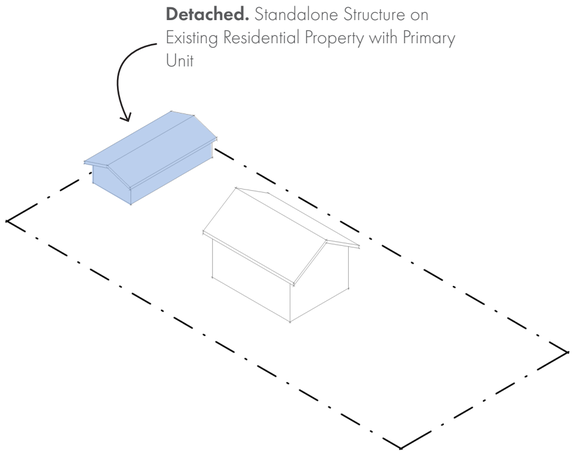


Source: Google Earth

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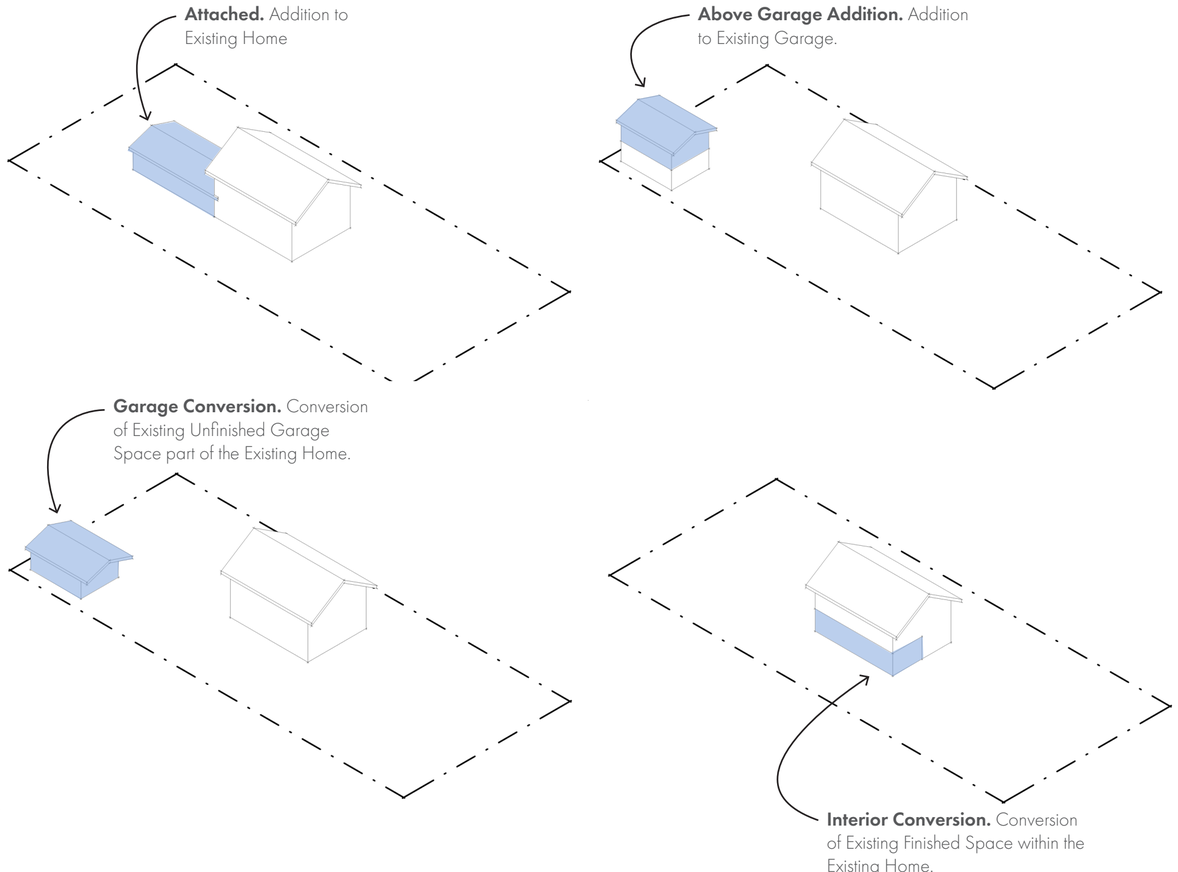


What is an ADU?

Generally speaking an accessory dwelling unit is a small apartment-type home that shares a property with an existing larger home, typically a traditional single-family home. They can be in many types, sizes, configurations, and locations. Many of these factors are determined by the State, who has written numerous pieces of legislation defining in detail what counts as an ADU.

ACCESSORY DWELLING UNIT. An ADU is a smaller home in relation to the primary home on a property, or a residence that is accessory to a primary residence. The ADU must have complete independent living facilities for one or more persons. ADUs can be "detached from," "attached to," or located within the proposed or existing primary dwelling. This includes attached garages, storage areas or similar spaces, and accessory structures. The ADU can also be detached from the proposed or existing primary dwelling, including detached garages, provided it is located on the same lot.

JUNIOR ACCESSORY DWELLING UNIT. A Junior Accessory Dwelling Unit (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.



Benefits of ADUs

ADUs are an affordable housing type that allow for increased housing options and opportunities. Their affordability combined with the relative ease with which one can be added to an existing residential property make it a significant contributor to addressing housing supply shortages across the State. According to the California Department of Housing and Community Development, in the last ten years the number of ADUs across the State has risen 20-fold, and 21% of all homes permitted in the State in 2023 were ADUs.[1] The image below shows how a traditional single-family neighborhood can easily be developed with significantly more dwelling units by adding ADUs.

COMMUNITY BENEFITS

- ADUs are a flexible housing type that can be well-suited for individuals, couples, small families, friends, young people, and older adults alike.
- ADUs can provide as much living space as many newly built apartments and condominiums, and often provide ample private open space.
- ADUs are an affordable type of home to construct in California because the property already has electricity, water, sewer and other improvements.
- ADUs are often built with cost-effective wood frame construction, which is significantly less costly than a home in a new multifamily building.

PRIVATE BENEFITS

- ADUs can provide a source of income for homeowners.
- ADUs allow extended families to be near one another while maintaining privacy.
- ADUs give homeowners the flexibility to share independent living areas with family members and others, which can allow older adults to age in place or young adults to live at home with some

[1] California Department of Housing and Community Development, *Accessory Dwelling Unit Handbook: January 2025*, September 9, 2025, p. 4.



Find Your Zoning:

Use the City's Parcel Information Tool to find your property's zoning as well as other key information

Find Your Zoning Standards:

Use the City's Municipal Code to find the development standards for your property's zoning as well as other key information

For Assistance with Planning + Permitting Your ADU:

Contact a Planner at (951) 677-7751 or visit the Planning Department

Getting Started

CAN I BUILD AN ADU ON MY PROPERTY?

It depends. The first thing to check when considering building an ADU on your property is what zoning district your property is located in. To find your property's zoning district, navigate to the City of Wildomar Parcel Information Tool available on the City website. Type in your property address or Assessor's Parcel Number (APN) into the search bar to locate your property. Then review the search results for your property's zoning district. Generally speaking, ADUs are only permitted in residentially zoned districts, which are denoted with an "R" (e.g., RM or R1). For a comprehensive list of residentially zoned districts in the City, refer to Table 17.25.020-1 of the Wildomar Development Code.

DEVELOPMENT STANDARDS

Once you have determined whether an ADU is allowed on your property, you will need to check whether you can meet all the standards and requirements for siting an ADU on your property. The State has made these standards and requirements easy for homeowners to achieve, but there are a number of details to pay attention to elaborated in the table below. Make sure to confirm requirements with the Planning Department.

Development Standards

ZONING DISTRICT

All ADUs	Residential zones only

DWELLING UNIT DENSITY

Single-Family Neighborhood	1 ADU + 1 JADU per property[1]
Multi-Family Development	Up to 8 detached ADUs + interior conversions of up to 25% the existing units [2]

UNIT SIZE

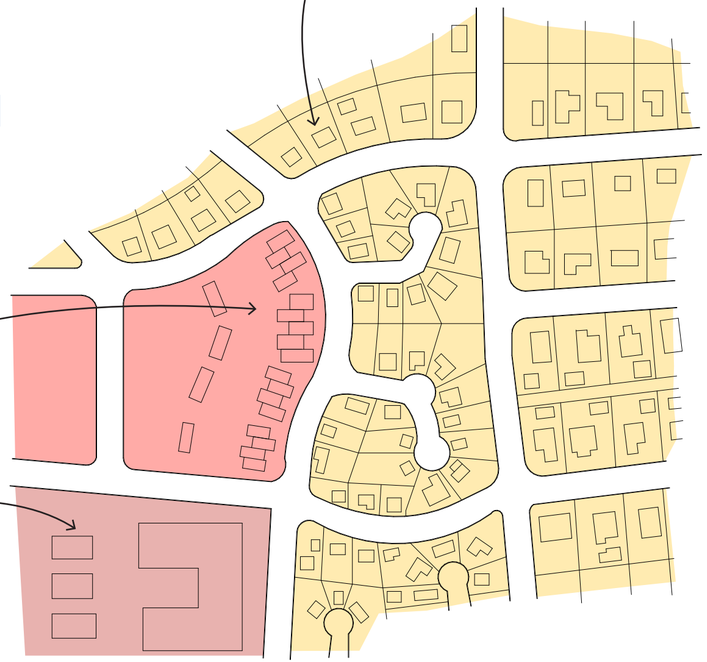
Detached	Up to 1,200 sq ft
Attached	50% of primary or maximum of 1,200 sq ft, whichever is less

[1] In some instances three (3) J/ADUs can be achieved.
[2] Up to eight (8) detached ADUs can be added to a multi-family property provided that the number of ADUs does not exceed the number of existing dwelling units on the property.

Single-Family Residential. Low-density residential typically comprised of detached family homes with separate parcels

Multi-Family Residential. Medium density housing that is typically attached townhomes or rowhomes with detached or attached garages

Multi-Family Residential. High-density housing that is typically stacked apartment or condominium units with an attached parking structure or detached garages



Development Standards

SETBACKS + SEPARATION

New Attached or Detached ADU	Max 4 feet from side and rear lot lines
ADU or JADU within Existing Structure	No setbacks required for conversions within existing living area or accessory structures
ADU Replacing Existing Structure	No setbacks required if built in the same location and to the same dimensions
Front Yard Setback	Allowed in Front Yard Setback but only if 800 sq ft or less ADU cannot fit elsewhere [3]
Distance Between Structures	Depending on zone district 7 or 10 feet where feasible

[3] Local agencies cannot preclude an ADU of at least 800 sq ft even if the ADU would be within the front setback

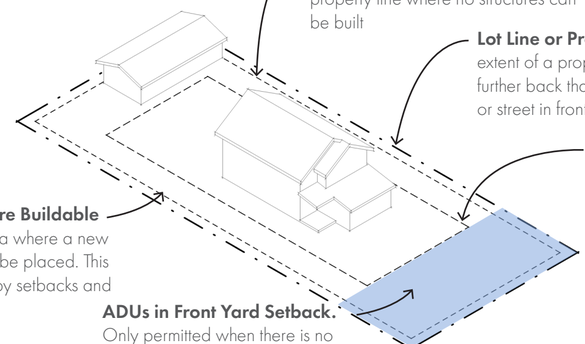
Utility Easement. Typically 5- to 7-foot wide area adjacent to the property line where no structures can be built

Lot Line or Property Line. Defines the extent of a property. Typically this line is further back than the edge of sidewalk or street in front of the home.

Principal Structure Buildable Area. This is the area where a principal structure can be placed. This area is determined by setbacks and utility easements.

Accessory Structure Buildable Area. This is the area where a new detached ADU can be placed. This area is determined by setbacks and utility easements.

ADUs in Front Yard Setback. Only permitted when there is no feasible way to add an 800 sq ft ADU elsewhere on the property



Development Standards

BUILDING HEIGHT

All ADUs	16 ft standard 8–20 ft near transit 25 ft max

PARKING

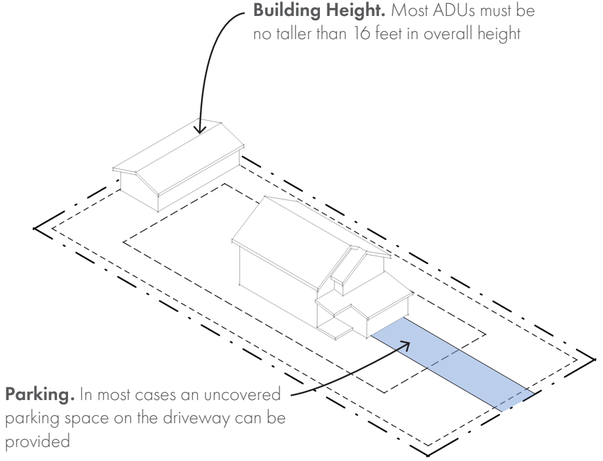
Standard ADU [4]	Max 1 space per unit or per bedroom (whichever is less); Parking may be provided in tandem or within setbacks unless infeasible due to topography or fire/life safety
All ADUs	No replacement parking is required if garage or carport is converted
Garage Conversion	No replacement parking required
Efficiency Units + Studios	No additional parking required
JADUs	No parking required

DESIGN STANDARDS

All ADUs	Objective Design Standards [5]

[4] Within 0.5-mile of public transit; In a historic district; Part of the existing or proposed primary residence or accessory structure; When on-street parking permits are required but not offered to the ADU occupant; When a car share vehicle is located within one block; When submitted with a permit for a new single- or multifamily dwelling

[5] Local agencies may impose objective standards, but not if they unreasonably restrict ADU creation



Building Height. Most ADUs must be no taller than 16 feet in overall height

Parking. In most cases an uncovered parking space on the driveway can be provided

Development Standards

KITCHEN

ADU	Full kitchen
JADU	Efficiency ktichen

BATHROOM

ADU	Full bath
JADU	May share with primary

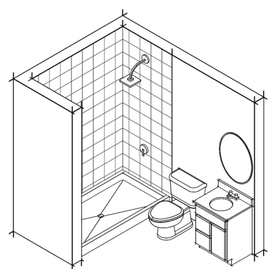
FIRE SPRINKLERS

Varies	If the existing residence has sprinklers, the ADU will also be required to provide sprinklers

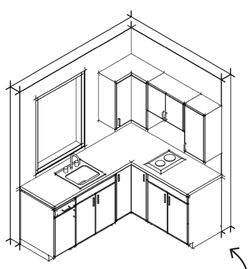
UTILITIES

All projects	No new water, sewer, electric, or gas service connection can be required for conversions

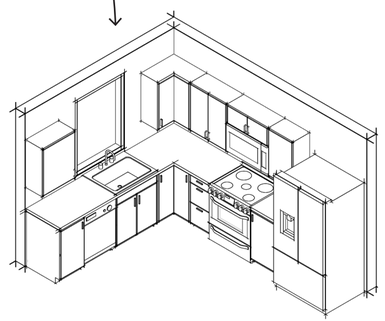
Typical Full Kitchen. Has a sink, full range, and typically an oven, dishwasher, and refrigerator



Bathroom. A bathroom must have a toilet and shower or shower/tub combo



Typical Efficiency Kitchen. A sink, cook top, and small refrigerator.



SHOULD I HIRE A PROFESSIONAL?

Development can be a daunting task, and many people opt to hire professionals to help them create an ADU application and navigate the permitting process. Working with a licensed contractor, architect, engineer, landscape architect, and/or surveyor can provide invaluable guidance at various stages in the design and construction process. These licensed professionals offer different services that can help you with your project:

A **Contractor** is beneficial to build your unit. Often a contractor will work at a design build company that can provide design, engineering, landscaping, and surveying services in the form of a one-stop-shop service. The contractor must be licensed by the State of California licensing board.

An **Architect** offers overall design, floor, and construction planning services.

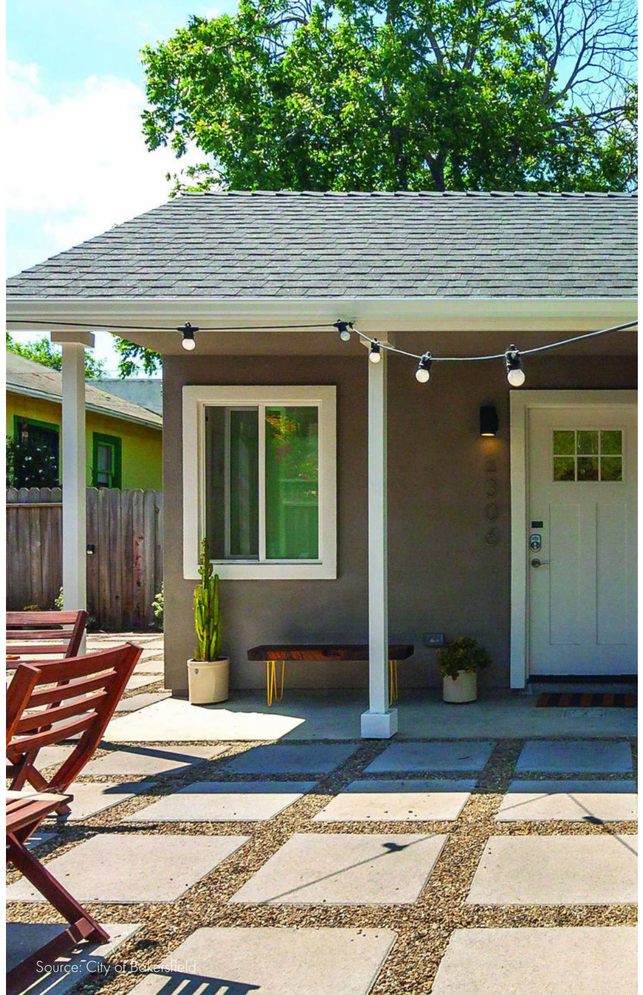
A **Designer** offers services in design, floor, and sometime landscape design services, but are not licensed practitioners.

An **Engineer** offers structural calculations, utility design, site drainage and other services depending on the need and their area of specialty.

A **Landscape Architect** offers irrigation planning, landscapes layouts, plant selection, and existing trees care services.

A **Surveyor** offers services to locate your property line, which is essential to ensure construction does not occur in easements on your property or outside of your property line.

It is highly recommended that the professionals you hire for your ADU are licensed and that their references are checked prior to signing any contracts.



Source: City of Bakersfield

How Much Does an ADU Cost?

Despite being small in size, ADUs are significant investments. Ensuring a successful project that comes in on budget requires upfront budget planning. The following estimate costs and fees is intended to provide an idea about which costs to consider for your ADU project that are on top of the labor and materials costs for construction.

ESTIMATING THE COST TO CREATE A BUILDING PERMIT APPLICATION

One of the most significant costs besides construction itself is the cost to create a plan set, or a set of drawings showing what your ADU will look like, where it will be located, and how it will be constructed. Hiring an architect can cost anywhere between $3,000 to $10,000 to create the plans, provide revisions as needed, and assist with the permitting process. Alternatively, Pre-Approved Plan Sets are available from the City at no cost (see the Pre-Approved Plans section below).

PERMIT FEES

Permit fees cover the cost of City staff time to review the plans submitted. Fees are collected at the time of building permit submittal, when revisions are submitted, when the final building permit is issued, and when the certificate of occupancy is issued. Consult with City staff on estimating total review and at which points of the review process fees are due.

Estimated Costs + Fees

PLAN SET COSTS

$15,000	Custom plan set created for property owner by an architect
$0	Pre-Approved Plan Set available for use on the City website

PERMIT APPLICATION FEES

$0	Planning Fee
up to $5,759.57	Building Fee

DEVELOPMENT IMPACT FEES

$0	City Impact Fee – for units 749 square feet and under
up to $31,479	City Impact Fee – for units 750 square feet and over
$0	School Impact Fee - for units 500 square feet and under
$6,204	School Impact Fee - for units 501 square feet and over

INSPECTION FEES

up to $2,327.70	Mechanical, Electrical, Plumbing, Structural

SERVICE CONNECTION FEES

$170	Elsinore Valley Municipal Water District for water and sewer, unless private water source is used
$796	Riverside County Department of Environmental Health only if a well or septic tank is proposed
$(5,700)	Southern California Edison costs vary from $3,000 to 30,000 depending on the project. Projects that expand existing service cost roughly $3-5,000. If the ADU proposes all electric energy, up $5,700 can be credited toward the service connection fee.
Please contact Riverside County Department of Environmental Health	Riverside County Department of Environmental Health - Varies. Please contact to verify if your lot qualifies for septic
Please contact SoCal Gas	SoCal Gas - if gas will be used

TOTAL EXPENSES

$4,748.13	If the ADU is under 499 sq ft and under, uses the Pre-Approved Plan Set, expands existing water, sewer, and electric service, and uses only electricity in the ADU
$14,461.27	If the ADU is 500 sq ft and over, uses the Pre-Approved Plan Set, expands existing water, sewer, and electric service, and uses only electricity in the ADU

The example budget is intended to help create a ballpark estimate. Fees listed above are current as of November 2025. Please check with the City and service providers for an up-to-date estimate of applicable fees.

Potential ADU Funding Sources:

CalHFA | California Housing Finance Agency at 877.9.CalHFA or visit CalHFA

Habitat for Humanity | Call 951-787-6754, email Info@HabitatRiverside.org or visit Riverside Habitat for Humanity

DEVELOPMENT IMPACT FEES

Development impact fees cover the costs of the new housing unit on capital funds for roads, schools, utilities, emergency services, and other public services. Only units sized 750 square feet and over are required to pay development impact fees at the time of building permit issuance.

INSPECTION FEES

Inspection fees cover the cost of staff time to travel to the project site, inspect the installation, and review the plans submitted. Fees are collected at the time when the final building permit is issued, and when the certificate of occupancy is issued. Consult with City staff on estimating total fees and at which points of the construction process fees are due.

CONNECTION FEES

Similar to impact fees, utility service providers collect what is called a connection fee to offset the costs of providing new services to a property. To determine connection fee amounts, reach out to the following entities as applicable:

FUNDING SOURCES

A variety of funding sources are available to assist with adding ADUs to existing properties, particularly in cases where the unit will be used to house low-income households or where the current property owner is considered low-income. Two key funding available for eligible property owners is the California Housing Finance Agency (CalHFA) ADU Grant Program, which provides direct funds to qualifying homeowners, and the CalHome Program, which provides grant funding to local jurisdictions and non-profits like Habitat for Humanity to build ADUs.

RENTING YOUR ADU

Be sure get an accurate estimate of your ADUs potential rental income and factor in tax on rental income. Working with a reputable realtor should provide an accurate estimate of the potential rental income of your new ADU. While you can check rental rates for similar units in your area using Zillow, Redfin and other rental listings, it is recommended that a realtor provide input on these estimates. Realtors can also work with you to rent the unit while it's under construction to ensure the unit is rented as soon as the unit is inhabitable. Income tax on rental payments runs between 10 to 37% of the income amount depending on the landlord's overall income and filing status. A tax advisor can provide an accurate estimate of the income tax you will owe on your rental income, or you can run a mock tax return on readily available tax software for estimates.

Reach Out for Up-to-Date Fees:

BUILDING + SAFETY FEE SCHEDULE.
Building + Safety

***Note:** *Fees are updated annually. Applicants should check with the City for the most up-to-date fees.*

SCHOOL FEES. Lake Elsinore Valley Unified School District at (951) 353-7015 or visit LEVUSD

WATER + SEWER SERVICE. Elsinore Valley Municipal Water District (EVMWD) (951) 674-3146 or visit EVMWD

GAS SERVICE. Southern California Gas Company (SoCal Gas) at (800) 228-7377 or visit SoCal Gas

ELECTRIC SERVICE. Southern California Edison (SCE or Edison) at (800) 644-4555 or visit SCE

HEALTH DEPARTMENT. County Department of Environmental Health (RivCoEH) at (951) 955-8980 or visit RivCoEh



Source: City of Bakersfield

Getting a Building Permit

Getting a building permit is collaborative process that involves conversation with City staff. Staff are committed to providing the guidance and support necessary for residents to successfully navigate the building permit process. Here are some useful insights to further assist you as you prepare to submit a building permit application.



STEP 1
Complete building permit application requirements

STEP 2
Submit application and pay required fees

STEP 3
Respond to any City comments in full and as quickly as possible to facilitate quick approval of your application

STEP 4
Obtain building permit and pay remaining fees including the development impact fees, connection fees, and inspection fees

STEP 5
Complete construction and inspections at required intervals

STEP 6
Obtain certificate of occupancy and move in!

PERMIT APPLICATION REQUIREMENTS

This section includes handy checklists to guide you through the key steps of submitting a building permit. You'll find one for general requirements and another focused on the site plan. These lists aren't all-inclusive, but they are a great starting point. Be sure to check in with City staff for any extra requirements that might apply to your project.

Check Before You Apply:

Check the City's Pre-Approved ADU Program webpage for the most up-to-date information on submitting a permit.

Pre-Approved Plans

SUBMITTING YOUR PERMIT APPLICATION

Applicants can submit their permit online through the Building + Safety Department. Refer to the City's Building + Safety Department webpage for the latest information on how to submit.

WHEN TO EXPECT A RESPONSE

Once a complete application is submitted and all plan check fees are paid, staff will review the application for compliance with the Municipal Code and Development Code. Reviewers from Planning, Building, Public Works, Engineering, Fire, Landscape, and other departments and divisions will review your application and provide a comment letter with any revisions necessary to reach full compliance. This process typically takes about two weeks from the time of submittal and is required to take no more than **15 days.**

WHAT DO TO IF YOU RECEIVE COMMENTS FROM THE CITY

Once you have received a comment letter, the applications materials will need to be revised to address all the comments. Once the application materials have been revised, the materials can be resubmitted to the City for review. Typically a permit application receives one or two comment letters prior to building permit approval. However, the City is required to provide a final decision within **60 days** of submitting your application.

Application Checklist

BUILDING PERMIT APPLICATION

- ○ **Application Form** — City-provided form with basic property owner, property, and project proposal information
- ○ **Demolition Permit Application Form** — City-provided form that is only required if an existing structure is removed or altered as part of the ADU construction
- ○ **Written Statement** — Property owner letter describing how the ADU will be used and state whether the accessory dwelling will be used for family members or for rental purposes
- ○ **Verification Letter** — Letter obtained from EVMWD that their requirements have been complied with
- ○ **Will-Serve Letter** — Letter obtained from EVMWD stating that the appropriate water and sewerage availability and capacity exist for the proposed ADU
- ○ **Site Plan** — Custom plan set created for property owner by an architect or opt to use one of the City's Pre-Approved Plan Set
- ○ **Elevations** — Custom plan set created for property owner by an architect or opt to use one of the City's Pre-Approved Plan Set

Required forms are available on the Building + Safety Department website

Pre-Approved Plans are available on the City's PRADU website

Application Checklist

SITE PLAN

- ○ Applicant name, address, and contact information
- ○ Property owner name, address, and contact information, if different from applicant
- ○ Assessor's parcel number of property where the ADU is proposed
- ○ Property dimensions
- ○ Location and dimensions of all existing and proposed structures
- ○ Location and dimensions of all easements, wells, septic tanks, leach lines, existing seepage pits, drainage structures and utilities
- ○ Location, dimensions and names of all clear adjacent roads, whether public or private, showing the location of the street centerline and all existing improvements such as sidewalks, curbs, gutters and curb cuts
- ○ Topography lines or location and direction of slope
- ○ Setbacks from all property lines

SITE PLAN (cont'd)

- ○ Methods of circulation, including ingress and egress, access, yards, drives, parking areas, landscaping, walls or fences
- ○ Independent exterior unit access from street. Access cannot be provided from the interior of the primary dwelling unit
- ○ Walls, landscaping, architectural treatments and other methods which will be used to ensure that the accessory dwelling unit will be compatible with the neighborhood
- ○ Dwelling units 150 feet or more from a public right-of-way shall be required to provide "all-weather access" for emergency vehicles as required by the Riverside County Fire Department
- ○ Indicate subpanel size and provide an electrical load calculation for the existing panel to verify the capacity of the existing panel is sufficient to carry the load of the existing load and new subpanel

After You Submit Your Permit:
The City has **60 days** to approve or deny your application. If changes are needed, you'll hear back within **15 days**—so you'll never left wondering what's next!



Source: Google Earth

Pre-Approved ADU Program

The City's Pre-Approved ADU Program provides pre-approved ADU plans that have been made available to the public for free so that anyone can use them. Through the Pre-Approved ADU Program, the City provides free ADU plans that have been pre-approved by City staff so the permit review process is streamlined. These plans are a great benefit to the community as they save the property owner significant costs and time. Property owners do not need to pay private consultants to create a plan set for them, they do not need to spend time in design development, and because the Pre-Approved Plans have already been reviewed by the City, they reduce the amount of time their permit application is in review.

PRE-APPROVED ADU PLAN SETS

Pre-Approved Plans are available on the City's PRADU website

Here's a look at the City's pre-approved building plans. You can choose from three architectural styles with options for a studio, 1, 2, or 3 bedrooms—and two porch designs. Full plans are just a click away on the City website, with links right next to each preview.

USING PRE-APPROVED PLANS

Pre-Approved Plans are simple and easy to use. Start by selecting an architectural style, then a floor plan, and then following the permit review procedures at the end of this section.

Architectural Style

The Pre-Approved Plans are all available in one of the three styles shown below. Select which of the three styles you prefer.



CRAFTSMAN



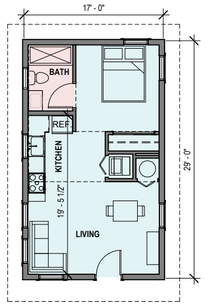
MONTEREY



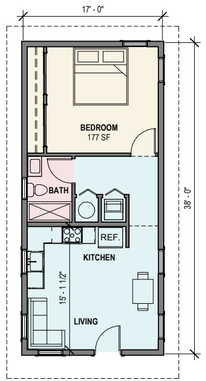
MODERN FARMHOUSE

Unit Size

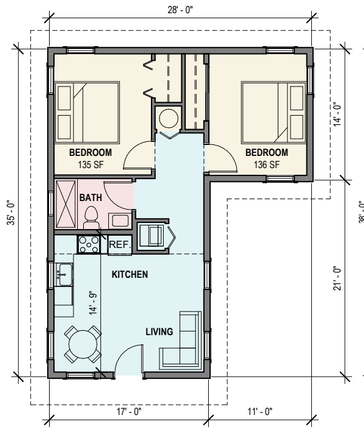
Next select which unit layout you prefer. There are six different layouts with a variety of bedroom numbers. Also available is the option to add a front porch.



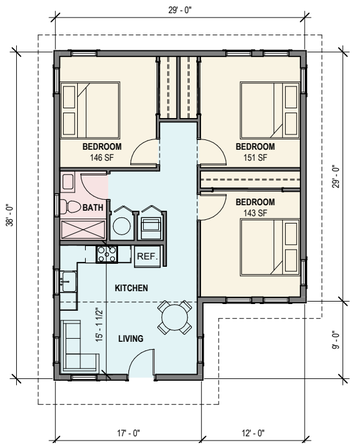
STUDIO
493 Square Feet



1 BEDROOM
646 Square Feet

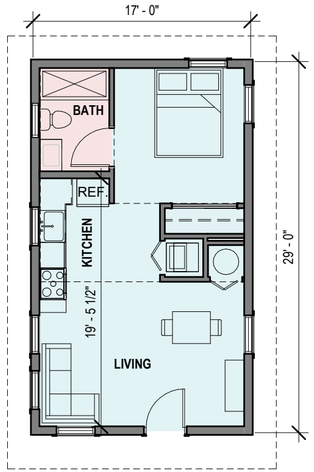


2 BEDROOM
749-1086 Square Feet



3 BEDROOM
994-1195 Square Feet

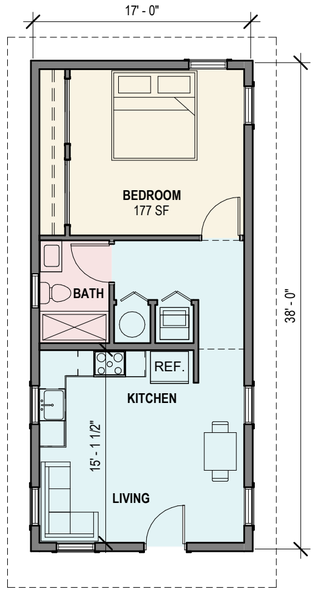
Craftsman | Studio





STUDIO
493 Square Feet

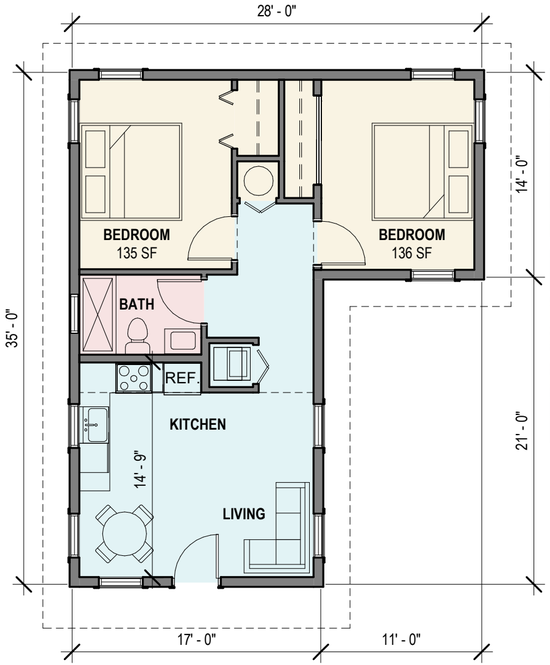
Craftsman | 1 Bedroom





1 BEDROOM
646 Square Feet

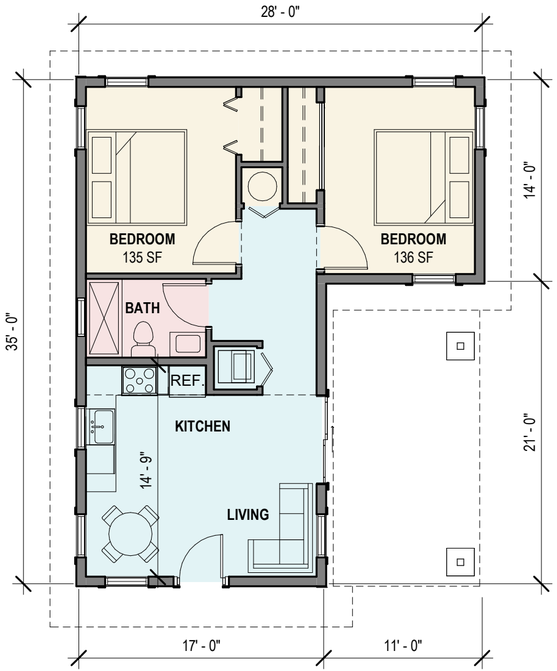
Craftsman | 2 Bedroom Option A





2 BEDROOM | Option A
749 Square Feet

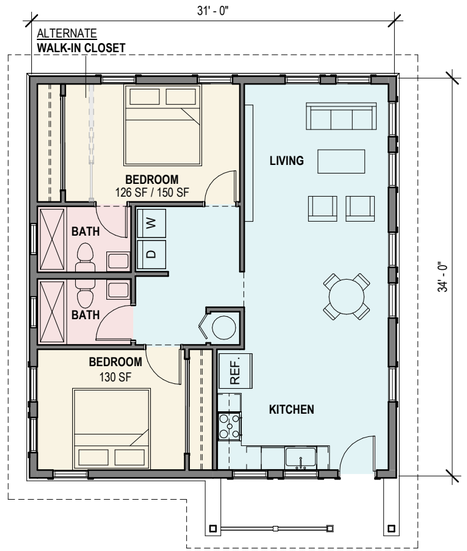
Craftsman | 2 Bedroom Option A w/Porch





2 BEDROOM | Option A w/Porch
1104 Square Feet

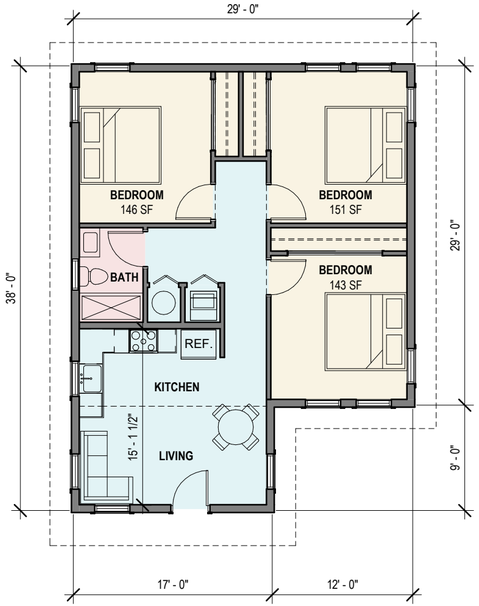
Craftsman | 2 Bedroom Option B





2 BEDROOM | Option B
1139 Square Feet

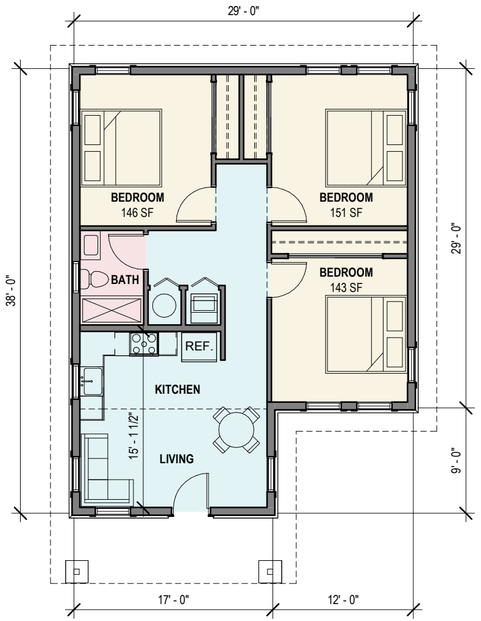
Craftsman | 3 Bedroom Option A





3 BEDROOM | Option A
994 Square Feet

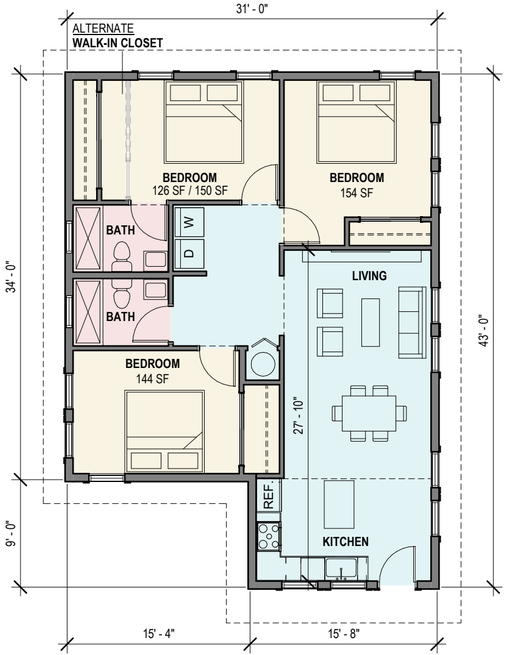
Craftsman | 3 Bedroom Option A w/Porch





3 BEDROOM | Option A w/Porch
1104 Square Feet

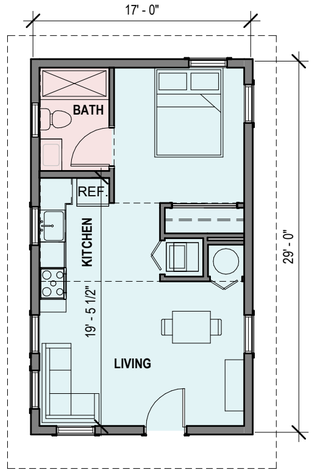
Craftsman | 3 Bedroom Option B





3 BEDROOM | Option B
1195 Square Feet

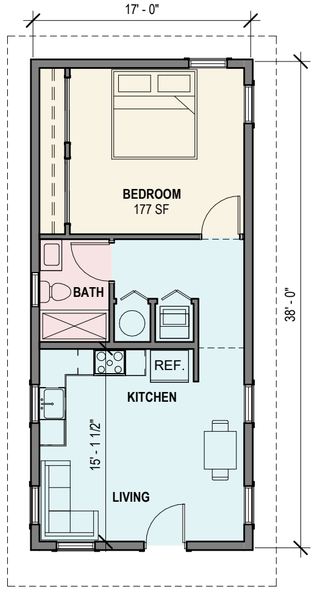
Monterey | Studio





STUDIO
493 Square Feet

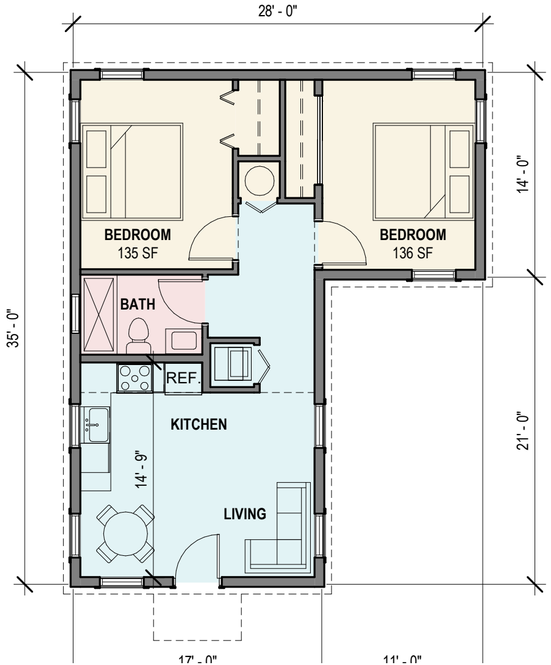
Monterey | 1 Bedroom





1 BEDROOM
646 Square Feet

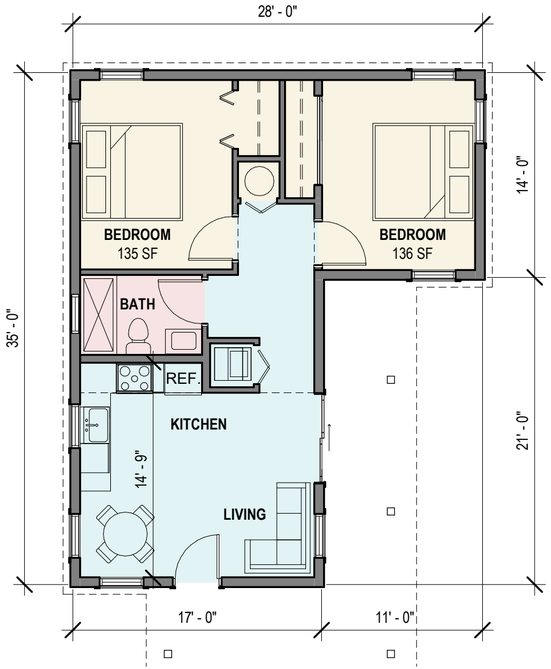
Monterey | 2 Bedroom Option A





2 BEDROOM | Option A
749 Square Feet

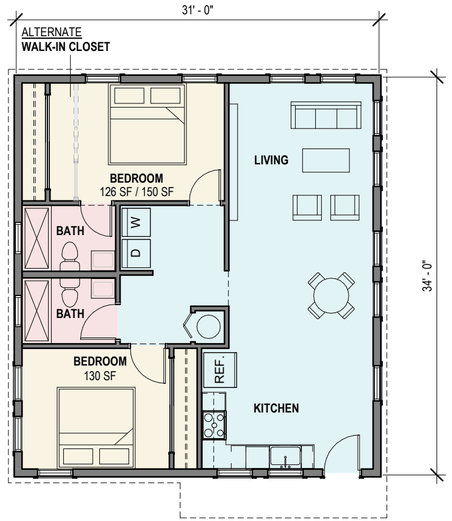
Monterey | 2 Bedroom Option A w/Porch





2 BEDROOM | Option A w/Porch
1067 Square Feet

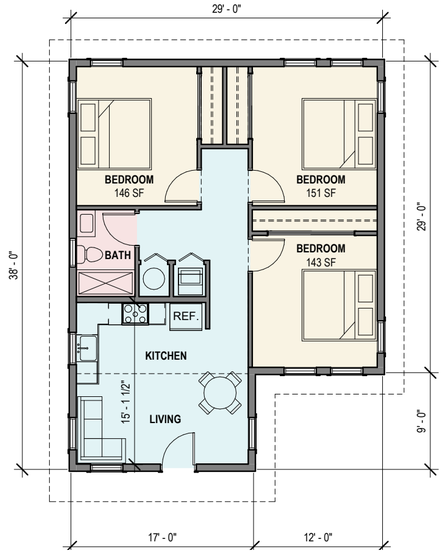
Monterey | 2 Bedroom Option B





2 BEDROOM | Option B
1054 Square Feet

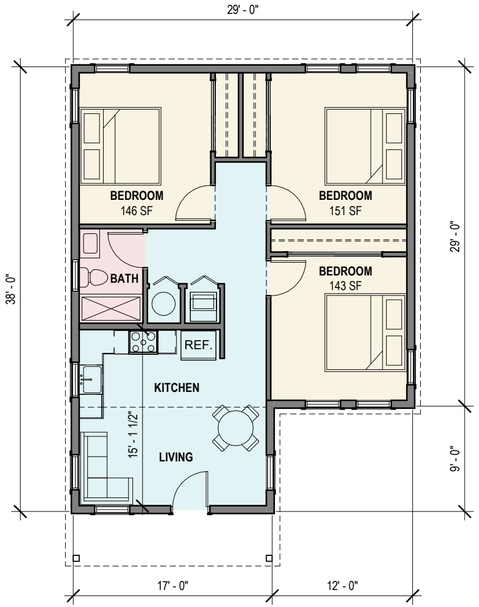
Monterey | 3 Bedroom Option A





3 BEDROOM | Option A
994 Square Feet

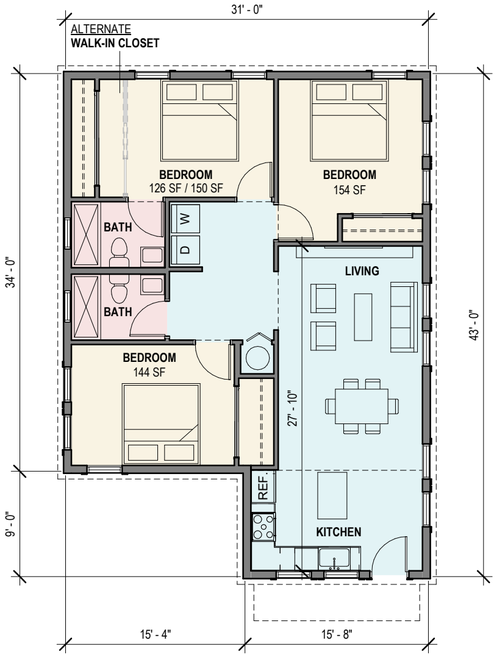
Monterey | 3 Bedroom Option A w/Porch





3 BEDROOM | Option A
1067 Square Feet

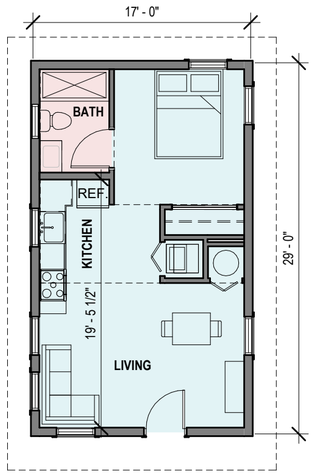
Monterey | 3 Bedroom Option B





3 BEDROOM | Option B
1195 Square Feet

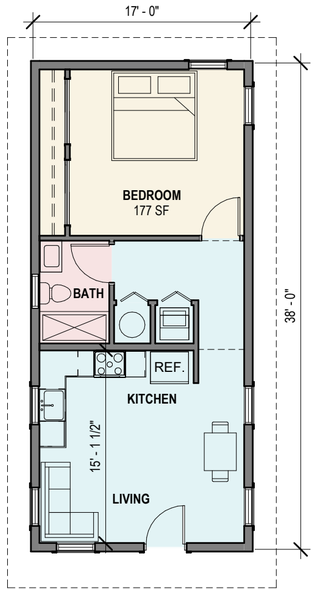
Modern Farmhouse | Studio





STUDIO
493 Square Feet

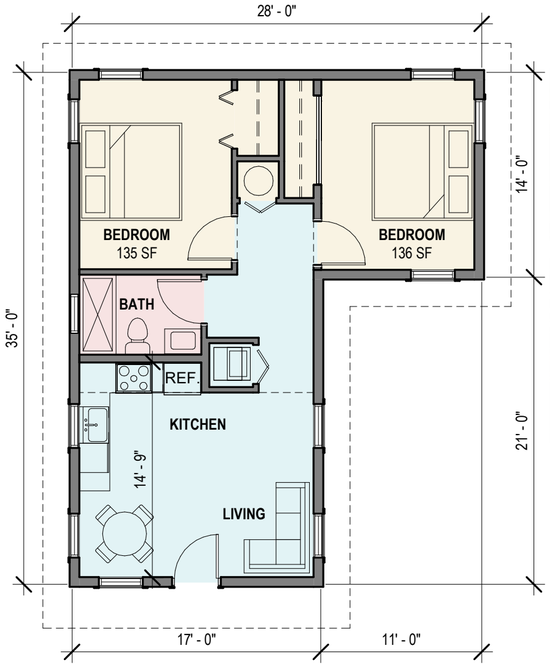
Modern Farmhouse | 1 Bedroom





1 BEDROOM
646 Square Feet

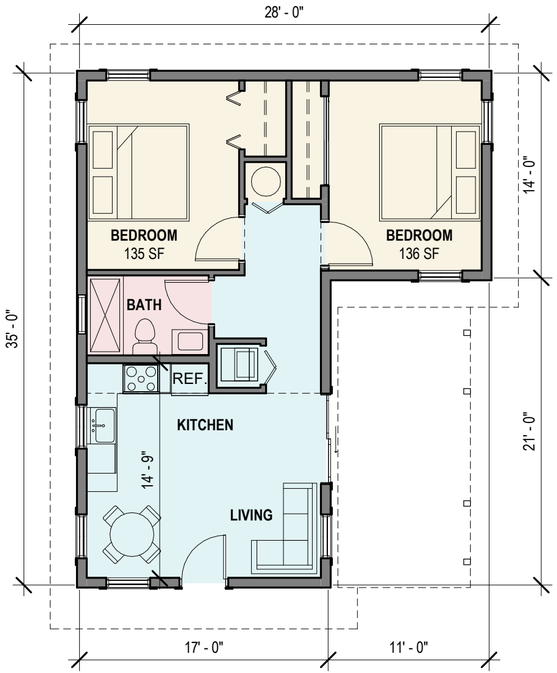
Modern Farmhouse | 2 Bedroom Option A





2 BEDROOM | Option A
749 Square Feet

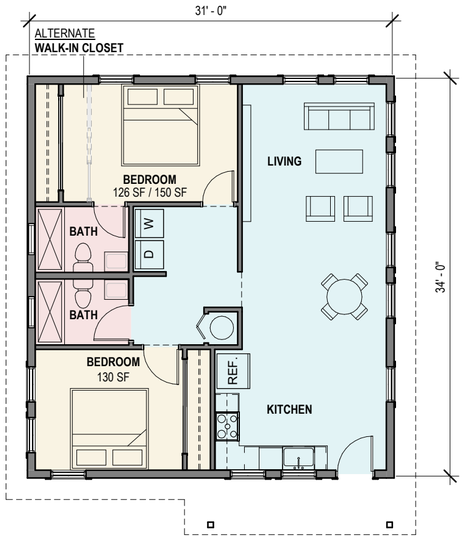
Modern Farmhouse | 2 Bedroom Option A w/Porch





2 BEDROOM | Option A w/Porch
1086 Square Feet

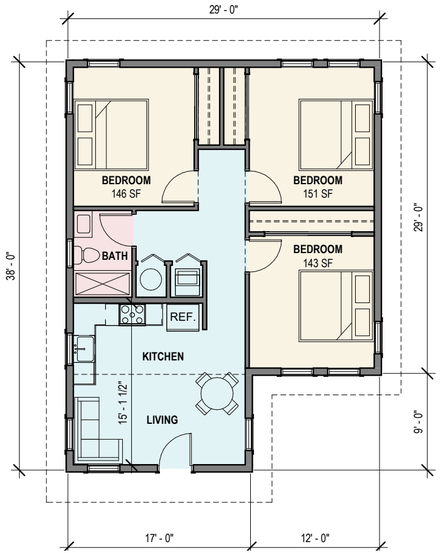
Modern Farmhouse | 2 Bedroom Option B





2 BEDROOM | Option B
1123 Square Feet

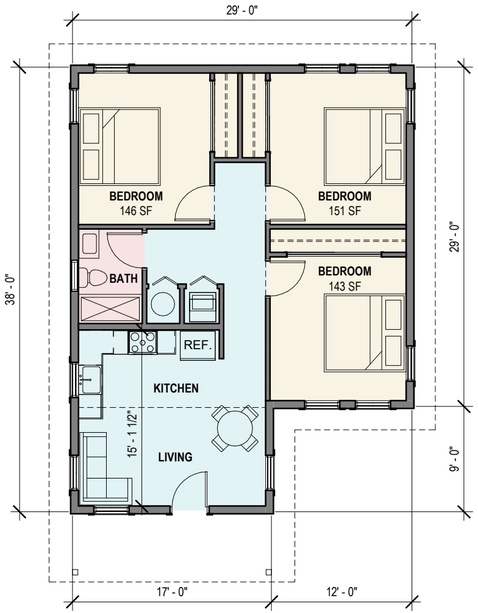
Modern Farmhouse | 3 Bedroom Option A





3 BEDROOM | Option A
994 Square Feet

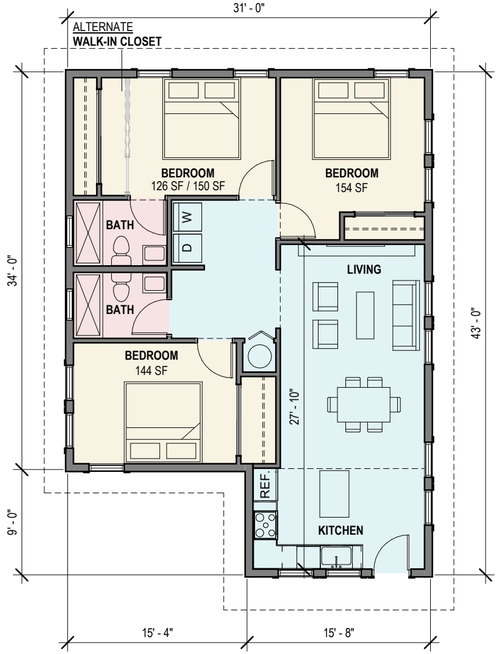
Modern Farmhouse | 3 Bedroom Option A w/Porch





3 BEDROOM | Option A w/Porch
1086 Square Feet

Modern Farmhouse | 3 Bedroom Option B





3 BEDROOM | Option B
1195 Square Feet

Pre-Approved Plan Permit Review

KEY STEPS

1. Review available plans to determine whether they would work on your property. If you are unsure or have questions, contact the Planning Department.
2. Download your selected Pre-Approved Plan Set and required application form(s)
3. Make the Pre-Approved Plan Set your own by completing the required fields in the Pre-Approved Plan Set and selecting any options available in the plans
4. Complete and sign the Pre-Approved Plan Set and application form(s)
5. Submit the completed Pre-Approved Plan Set, application form(s), and fees to the Building + Safety Department for review
6. Respond to City review comments and resubmit
7. Once the application is ready for approval, any JADUs are required to complete a Deed Restriction that is recorded on the property
8. Complete an address application for the new unit as required
9. The City will issue your building permit once the permit application has been approve, any deeds are recorded, and fees are paid
10. Construct your ADU
11. Have the construction inspected as required by the Building + Safety Department
12. Once the inspections have been completed and final fees have been paid, a Certificate of Occupancy will be issued
13. Congratulations on your new ADU! You can now move in.

FAQs

WHAT IS AN ADU?

An ADU (Accessory Dwelling Unit) is a secondary housing unit on a residential property. It can be:

Detached. A separate structure from the main home, usually located in the backyard.

Attached. An addition to an existing home that shares a wall with the main home.

Interior Conversion. Transformed from an existing space like a basement.

Garage Conversion. Transformed from existing garage space.

Addition Over Garage. An addition to an existing garage that shares a wall with the garage.

Junior ADU (JADU). A smaller unit no greater than 500 sq ft that is converted space within the walls of an existing home.

CAN I BUILD MORE THAN ONE ADU?

Yes. Single-family lots may allow one ADU and one JADU. Multi-family lots may allow up to two detached ADUs.

CAN I BUILD AN ADU IN MY FRONT YARD?

Only if the backyard lacks sufficient space (minimum 800 sq ft with 4-ft setbacks).

DO I NEED TO LIVE ON THE PROPERTY?

No owner-occupancy requirement for ADUs, but JADUs do require it.

CAN I SELL MY ADU SEPARATELY?

In California, recent legislation (AB 1033) allows ADUs to be sold separately as condos under certain conditions.

ARE THERE PARKING REQUIREMENTS?

Often waived if the ADU is near public transit. Otherwise, local codes may apply.

ARE THERE SETBACK OR HEIGHT REQUIREMENTS?

Yes. Typically, 4-ft side and rear setbacks are required. Height limits vary by jurisdiction.

HOW BIG CAN MY ADU BE?

Attached: ≤50% of the main home or 1,200 sq ft (whichever is less).

Detached: ≤1,200 sq ft.

CAN I CONVERT MY GARAGE OR SHED INTO AN ADU?

Yes, provided it meets building code standards for sanitation, egress, and safety.

CAN AN ADU BE TWO STORIES OR HAVE A BASEMENT?

Yes, depending on local zoning and building codes.

ARE PREFABRICATED ADUs CHEAPER?

Often yes, due to factory efficiencies, but site prep and installation costs still apply.

ARE PRE-APPROVED ADU PLANS CHEAPER?

Yes, due to the fact that there is no cost for creating plans.

WILL MY PROPERTY TAXES INCREASE?

Most likely. Only the new square footage is assessed. Existing untouched areas are not re-assessed.

WHAT DOES IT COST TO BUILD AN ADU?

Cost varies greatly depending on scope of work, existing site conditions, and whether financial benefits such as Pre-Approved Plans or electric service fee waiver are utilized. Costs can range from approximately $50,000 to over $300,000.

CAN I FINANCE AN ADU WITH A HOME EQUITY LOAN?

Yes. Other options include construction loans and government programs.

DO I NEED SEPARATE INSURANCE?

Yes, and tenants should carry renters insurance.

CAN I USE MY ADU AS A SHORT-TERM RENTAL?

No. Rentals must exceed 30 days.

CAN I USE MY ADU FOR FAMILY OR GUESTS?

Yes. ADUs are ideal for multi-generational living.

ARE ADUs GOOD FOR SENIORS?

Absolutely. They offer privacy, proximity to family, and aging-in-place opportunities.

City Contacts

City of Wildomar	(951) 677-7751 M-F 7:30AM – 6:00PM
Planning Department	ADU@wildomar.gov
Building + Safety Department	bldgpermits@wildomar.gov
Public Works + Engineering Services Department	developmentengineering@wildomar.gov

References

CITY OF WILDOMAR

Pre-Approved Plan Webpage	https://www.wildomar.gov/439/Pre-Approved-ADU-Program-PRADU
Parcel Information Tool	https://wildomar.maps.arcgis.com/apps/webappviewer/index.html?id=e9ca066febb2435bbbafa68a5fe5ae1
Municipal Code	https://ecode360.com/44129139

STATE OF CALIFORNIA

California Department of Housing and CommunityDevelopment's 2025 ADU Handbook	https://www.hcd.ca.gov/policy-and-research/accessory-dwelling-units
AARP Expanding ADU Development and Occupancy: Solutions for Removing Local Barriers to ADU Construction	https://www.aarp.org/livable-communities/housing/info-2021/adu-model-state-act-and-local-ordinance.html?msockid=25d21330bbf1635f3be10543ba1d622f
California Tenants: A Guide to Residential Tenants' and Landlords' Rights and Responsibilities	https://www4.courts.ca.gov/documents/California-Tenants-Guide.pdf

LOCAL FUNDING

CalHFA	https://www.calhfa.ca.gov/apps/rates/
Habitat for Humanity Riverside	https://www.habitatriverside.org/

Glossary

Accessory Dwelling Unit (ADU). The State of California's Housing and Community Development Department defines an ADU as: "accessory to a primary residence and has complete independent living facilities for one or more persons. ADUs are either "detached from," "attached to," or located within the proposed or existing primary dwelling. This includes attached garages, storage areas or similar spaces, and accessory structures. The ADU can also be detached from the proposed or existing primary dwelling, including detached garages, provided it is located on the same lot" (HCD ADU Handbook: 21)

Accessory Structure. A smaller subordinate structure to a primary structure. A shed, deck, or ADU is an accessory structure on a residential property with a primary home.

Assessor Parcel Number (APN). A numerical ID assigned to each parcel in the City that is primarily used for property tax purposes.

Development Impact Fees. Fees that are collected prior to issuance of a building permit that pay for the impacts of the development. For example, a new home over 750 square feet will pay school impact fees, as the home will be part of the school district and any children living at the home will benefit from education services provided.

Dwelling Unit. A home where there are sleeping quarters, kitchen, bathroom, and other facilities and amenities. A dwelling unit can be an ADU, an apartment, townhome, single-family home, and others.

Easement. A legally binding restricted area on a property. Easements are typically present on residential properties along the side and rear yards for utilities, such as electricity and internet. These areas cannot have a structure placed in them, and in the event of utility servicing, any trees, shrubs, paving, structures, etc. will be removed as part of the servicing.

Infill Development. Development that occurs on properties that have existing utilities, such as water and electricity. The new development capitalizes on the existing infrastructure and is a better use than the existing site use.

Ingress and Egress. Ingress means site or building entry or access point, and egress means the site or building exit point.

Junior Accessory Dwelling Unit (JADU). The State of California's Housing and Community Development Department defines a JADU as: "a [...] unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure" (HCD ADU Handbook: 9).

Primary Dwelling Unit. The dominant structure and/or use on site. A single-family home that is larger than a secondary home on the property is the primary dwelling unit, where the secondary unit is the accessory dwelling unit.

Setback. A distance from a property that delineates how close a structure can come to the property line. For example, a 5-foot setback means the structure can be no closer than 5 feet from that property line.

Topography. A way of measuring and depicting changes in land elevation. A topography map is comprised of a series of lines drawn at regular intervals from one another, such as 5-foot intervals. The closer the lines the steeper the land slope, the further the flatter the land slope.

Zoning. A geographic area that sets the dwelling unit density, setback, height, and other development standards for the property within the defined area.

**The above definitions are not legal definitions.*

This section is written in partial fulfillment of the Southern California Association of Governments funding requirements.

PROJECT AREA BOUNDARY DEFINITION

The project area boundary is defined by the City boundary excluding zone districts that do not permit accessory dwelling units, or zones that do not permit the residential use. The excluded zone districts include Commercial General (C-G), Commercial Highway (C-H), Medical Center (M-C), Manufacturing/Industrial (M-I), Open Area Combining Zone (O-S), and Public Facilities (P-F). Significant portions of the City's low density residential zone districts do not meet the REAP 1.0 definition of infill—Residential Mountainous (R-M), Residential Agriculture (R-A), Residential Rural (R-R), Residential Low (R-1), and Mobilehome Subdivisions and Mobilehome Park (R-T)—yet these zone districts are included within the project boundary for compliance with State law. Government Code Section 66310 requires local jurisdictions to permit accessory dwelling units in all zone districts permitting single-family and multifamily uses. Additionally, portions of the Residential Mountainous (R-M) Zone District to the southernmost area of the City are located within United States Forest Service and California State Lands Commission protected lands; these areas have been excluded from the project area boundary, as private residential development is not permitted in on these protected lands.

MAJOR ROADS

The project area is divided by Interstate 15 (also known as Temecula Valley Freeway) that runs a central course through the City, or from the northwest portion of the City to the southeast. Other major roads include Clinton Keith Road running a general east-west orientation, Bundy Canyon Road also running a general east-west orientation, Grand Avenue running northwest to southwest, Palomar Street also running northwest to southwest, Mission Trail running north to south in the north half of the City and terminating at Palomar Street, and Corydon Road running southwest to northeast.

MAJOR LANDMARKS

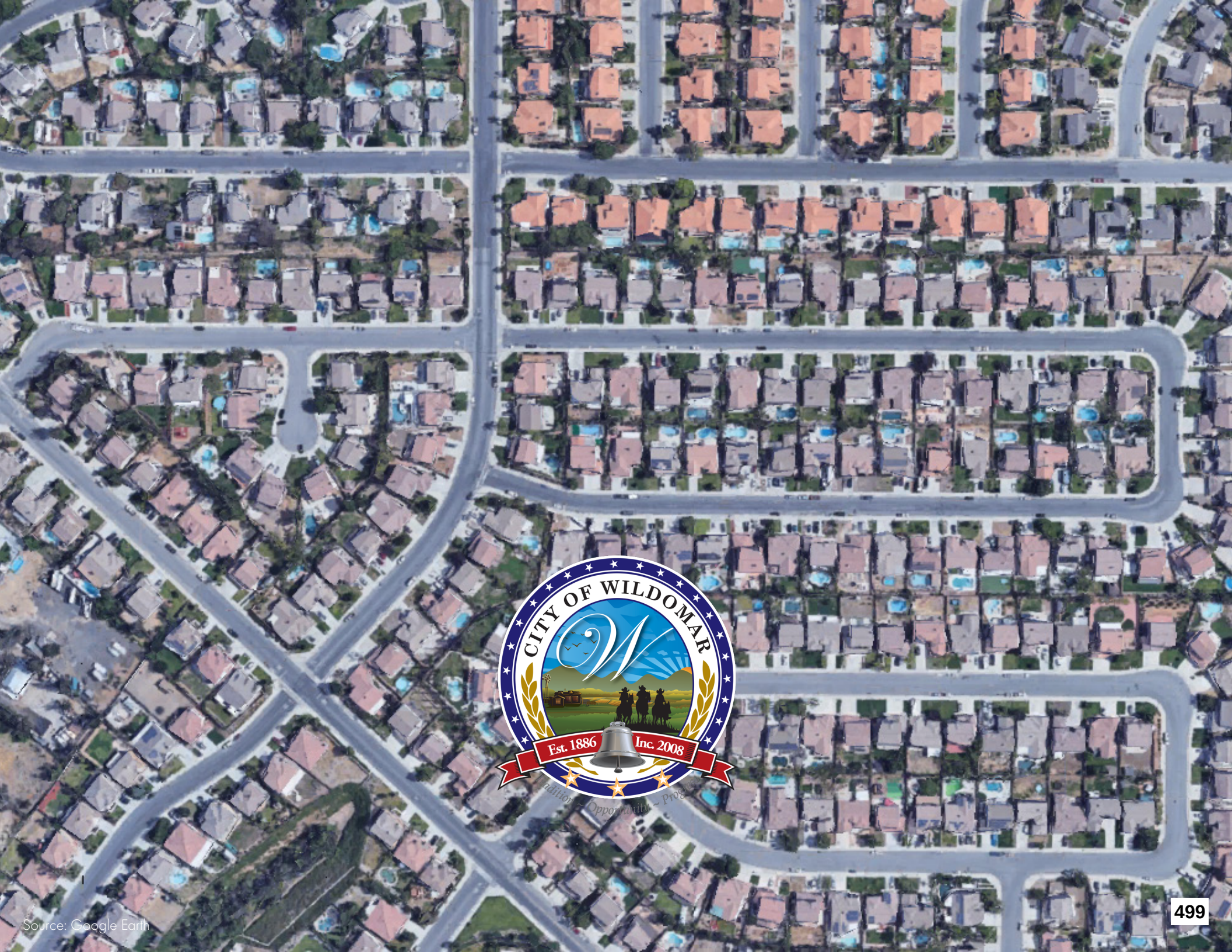
Major landmarks in the City include the Santa Ana and Santa Rosa Mountain Foothills to the south, Memorial Hill and open space to the north, Southwest Healthcare Inland Valley Hospital that sits at the southern portion of the City adjacent to Interstate 15 demarcating the gateway into the City from the south, and Elsinore High School to the northern portion of the City adjacent to Bundy Canyon Road.

AGRICULTURAL, NATURAL AND WORKING LANDS

There are no agricultural or working lands identified in the City. Portions of the Residential Mountainous (R-M) Zone District to the southernmost area of the City is located within United States Forest Service and California State Lands Commission protected lands. These areas have been excluded from the project area boundary, as private residential development is not permitted in conservation areas.

URBAN FEATURES

The major destinations in the City include the Southwest Healthcare Inland Valley Hospital, Elsinore High School, as well as the variety of commercial retail uses along the Interstate 15 corridor that provide restaurants, grocery, home repair, medical services, fitness, and a variety of other retail uses and services. The City of Wildomar is served by Riverside Transit Authority's route 8 and 23. Route 8 connects Wildomar and the City of Lake Elsinore via Wildomar Trail and Palomar Street. Route 23 connects Wildomar to Murrieta via Palomar Street and Wildomar Trail. The City is majority developed albeit with undeveloped fringes to the southwest and northeast edges of the City. Large areas in the Santa Ana and Santa Rosa Mountain Foothills have limited or no infrastructure or building development. Additionally, hillside areas to the northeast of the City include a mix of locally protected open space and low density residential, much of the low density residential has limited or no infrastructure and development. The majority of the City's commercial development is concentrated along the Interstate 15 corridor and the arterial roads intersecting it. These intersections with the Interstate 15 corridor are the City's urban centers. The City's parks include the Marna O'Brien Park, Malaga Park, Windsong Park, and Regency Heritage Park.



Source: Google Earth

Ciudad de Wildomar

2026

ADU Guidebook

Planifica y construye tu ADU con confianza usando consejos de expertos, pasos claros y listas de verificación útiles, todo en una guía completa y fácil de usar

Este proyecto está financiado por la Asociación de Gobiernos del Sur de California (SCAG) por a través del programa REAP 2.0. "Regional Early Action Program 2021" con fondos del Estado de California

Agradecimientos + Colaboradores

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FINANCIAMIENTO + APOYO

Usando esta Guía

¡Enlaces útiles y datos interesantes aquí!

Busque los cuadros azules para información útil.

¿POR QUÉ USAR ESTA GUÍA?

Esta guía está diseñada para ayudar a solicitantes nuevos a que entiendan el proceso para obtener un permiso de construcción en la Ciudad de Wildomar (Ciudad) para una unidad de vivienda accesoria (ADU) o una unidad de vivienda accesoria junior (JADU). Identifica referencias clave, describe los pasos del proceso y señala errores comunes para ayudar a solicitantes preparar eficazmente.

Nota: cuando se habla de ADU de manera general, también se incluyen las JADU.

CÓMO NAVEGAR ESTA GUÍA

En esta guía se incluyen anotaciones que destacan información clave. El material se organiza según la secuencia del proceso de revisión del permiso de construcción; conviene leer el documento completo antes de iniciar la solicitud.

Se incluyen técnicas para preparar una solicitud de permiso de construcción, que incluyen listas de verificación detalladas, así como resúmenes de procesos para ayudar a establecer expectativas y permitir planificación anticipada.



Source: Google Earth

Contenido

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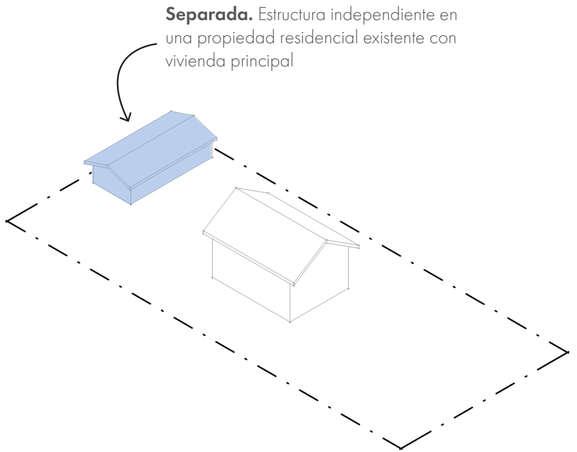
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Source: Google Earth

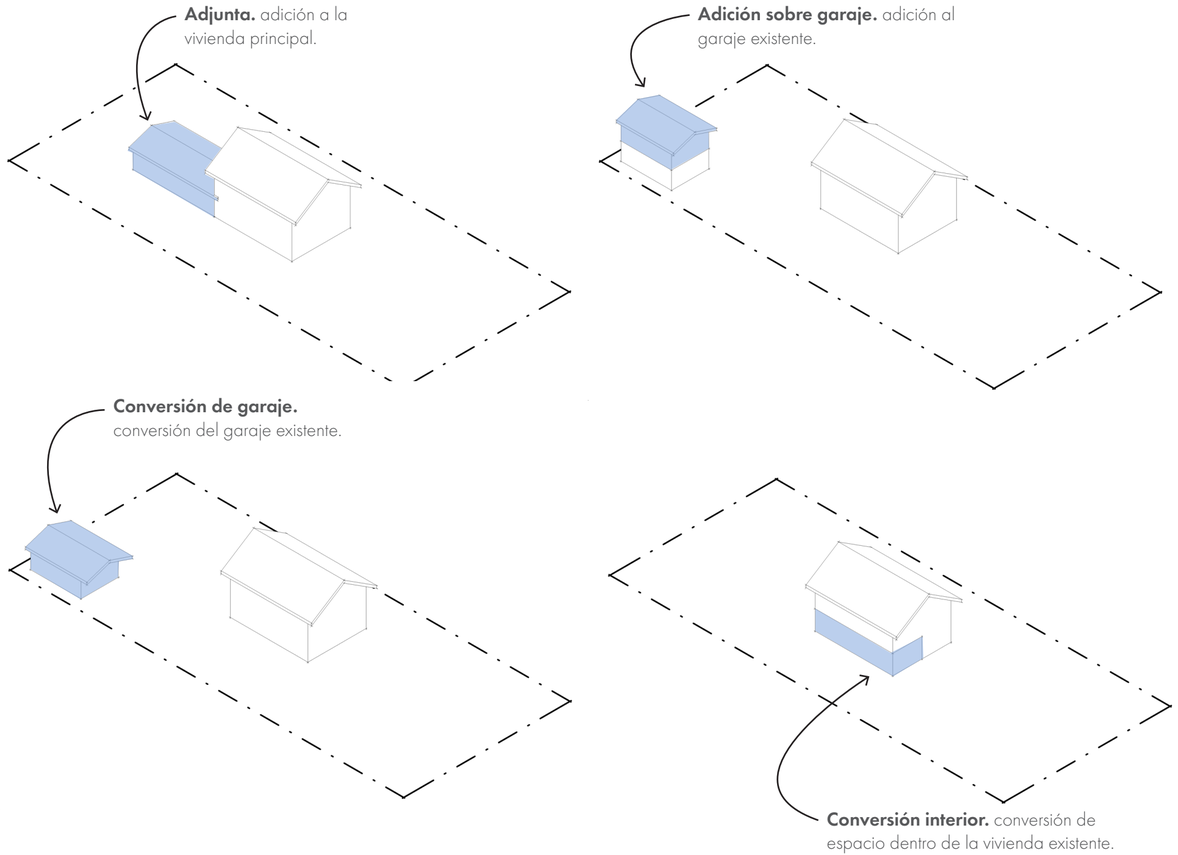


¿Qué es una ADU?

En general, una unidad de vivienda accesoria es una vivienda pequeña tipo apartamento que comparte una propiedad con una vivienda principal más grande, normalmente una casa unifamiliar. Las ADU pueden variar en tipo, tamaño, configuración y ubicación. Muchos de estos factores están definidos por ley estatal.

UNIDAD DE VIVIENDA ACCESORIA (ADU). Una ADU es una vivienda más pequeña en relación con la vivienda principal de una propiedad, o una residencia accesoria a la vivienda principal. La ADU debe tener instalaciones completamente independientes para una o más personas. Puede estar "separada", "adjunta" o dentro de la vivienda principal propuesta o existente. Esto incluyendo garajes adjuntos o espacios similares y estructuras accesorias; La ADU también pude ser separada de la vivienda principal propuesta o existente, incluyendo garajes separados, mientras estén dentro del mismo lote.

UNIDAD DE VIVIENDA ACCESORIA JUNIOR (JADU). Una JADU es una unidad de no más de 500 pies cuadrados en tamaño y contenida completamente dentro de una vivienda unifamiliar. Puede incluir instalaciones sanitarias propias o compartirlas con la estructura existente.



Beneficios de las ADU

Las ADU son un tipo de vivienda asequible que permite mayores opciones y oportunidades de viviendas. Por sus costos asequibles combinada con la relativa facilidad con la que se puede agregar a una propiedad residencial existente, lo convierten en un contribuyente significativo para abordar la escasez de oferta de viviendas en todo el estado. Según el Departamento de Vivienda y Desarrollo Comunitario de California, en los últimos diez años, el número de ADU en California se ha multiplicado por 20 y el 21% de las viviendas permitidas en 2023 fueron tipo ADU1. La imagen a continuación muestra cómo se puede desarrollar fácilmente un vecindario tradicional con significativamente más unidades de vivienda agregando unidades adicionales de vivienda (ADU).

BENEFICIOS COMUNITARIOS

- Las ADU son un tipo de vivienda flexible que puede ser ideal para personas, parejas, familias pequeñas, amigos, jóvenes y adultos mayores por igual.
- Las ADU pueden ofrecer tanto espacio como muchos apartamentos y condominios nuevos, con amplio espacio abierto privado.
- Las ADU son más económicas de construir en California porque la propiedad ya cuenta con servicios de utilidad (electricidad, agua, alcantarillado, etc.).
- Las ADU frecuentemente son construidas con estructura de madera, que es significativamente menos costosa que una casa en un edificio multifamiliar nuevo.

1 Departamento de Vivienda y Desarrollo Comunitario de California, Manual de Unidades de Vivienda Accesorias: enero de 2025, 9 de septiembre de 2025, p. 4.

BENEFICIOS PRIVADOS

- Las ADU pueden proporcionar una fuente de ingresos para los propietarios de viviendas.
- Las ADU permiten que las familias extendidas estén cerca unas de otras y al mismo tiempo mantengan la privacidad.
- Las ADU brindan a los propietarios la flexibilidad para compartir áreas de vivienda independientes, facilitando el envejecimiento de adultos mayores en casa y cierta independencia para jóvenes.



Encuentra tu zonificación:

Usa el sitio de Información de Parcelas para encontrar el distrito de zonificación de su propiedad

Encuentra los estándares de tu zonificación:

Utilice el Código Municipal de la Ciudad para encontrar los estándares de desarrollo para la zonificación de su propiedad, así como otra información clave

Para asistencia con la planificación y permisos:

Comuníquese con un planificador al (951) 677-7751 o visite el Departamento de Planificación

Cómo Empezar

¿PUEDO CONSTRUIR UNA ADU EN MI PROPIEDAD?

Depende. Lo primero que debe verificar al considerar construir una ADU en su propiedad es en qué distrito de zonificación se encuentra. Para encontrar el distrito de zonificación de su propiedad, acceda el sito de Información de Parcelas, disponible en el sitio web de la Ciudad. Escriba la dirección de su propiedad o el Número de Parcela del Tasador (APN) en la barra de búsqueda para localizar su propiedad. Luego, revise los resultados de la búsqueda para el distrito de zonificación de su propiedad. En general, las ADU solo se permiten en distritos con zonificación residencial, que se indican con una "R" (por ejemplo, RM o R1). Para obtener una lista completa de los distritos con zonificación residencial de la Ciudad, consulte la Tabla 17.25.020-1 del Código de Desarrollo de Wildomar.

ESTÁNDARES DE DESARROLLO

Una vez que haya determinado si se permite una ADU en su propiedad, deberá verificar si cumple con todos los estándares y requisitos para una ADU en su propiedad. El estado ha facilitado el cumplimiento de estos estándares y requisitos para los propietarios, pero hay una serie de detalles a tener en cuenta, que se detallan en la tabla a continuación. Asegúrese de confirmar los requisitos con el Departamento de Planificación.

Estándares de Desarrollo

ZONAS

Todos ADU	Solo en distritos residencial

DENSIDAD DE UNIDADES

Propiedad unifamiliar	1 ADU + 1 JADU por propiedad [1]
Desarrollo multifamiliar	hasta 8 ADU separadas + conversiones interiores de hasta 25% de las unidades existentes [2]

TAMAÑO DE UNIDAD

Separada	Hasta 1,200 pies cuadrados
Adjunta	50% del tamaño de la vivienda principal o un máximo de 1,200 pies cuadrados, lo que sea menor

[1] En algunos casos pueden lograrse tres J/ADU.
[2] Se pueden agregar hasta 8 ADU a una propiedad multifamiliar, siempre que la cantidad de ADU no exceda la cantidad de unidades de vivienda existentes en la propiedad.

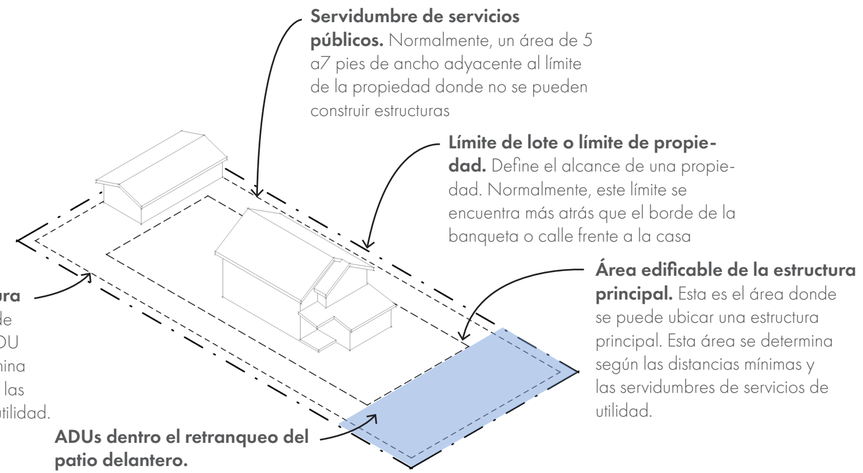


Estándares de Desarrollo

DISTANCIAS MINIMAS + SEPARACIÓN

ADU adjunta o separada nueva	Máximo 4 pies desde linderos laterales y traseros de la propiedad
ADU o JADU dentro de una estructura existente	No se requieren para conversiones dentro del área habitable existente ni en estructuras auxiliares existentes
ADU reemplazando la estructura existente	No se requieren distancias mínimas si se construye en la misma ubicación y con las mismas dimensiones
Retranqueo del patio delantero	Permitido en el retranqueo del patio delantero, pero solo si la ADU es de 800 pies cuadrados o menos y no cabe en otro lugar en la propiedad [3]
Distancia entre estructuras	7 o 10 pies (según distrito de zonificación), donde sea factible

3 No se puede impedir una ADU menos de 800 pies cuadrados incluso si la ADU estuviera dentro del retroceso frontal



Estándares de Desarrollo

ALTURA DE ESTRUCTURA

Todos ADU	16 pies estándar 8–20 pies cerca de tránsito 25 pies máximo

ESTACIONAMIENTO

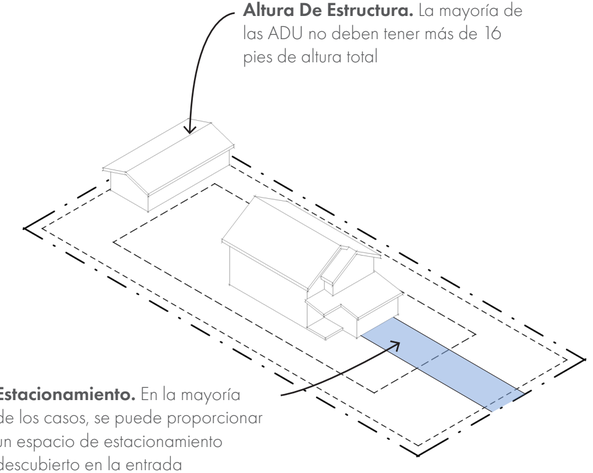
ADU Estándar [4]	máximo 1 espacio por unidad o dormitorio (lo que sea menor); puede ser en tándem o dentro de los retranqueos, a menos que no sea viable debido a la topografía o a la seguridad contra incendios o de vida
Todos ADU	No se requiere estacionamiento de reemplazo si se convierte el garaje o la cochera
Conversión de garaje	No se requiere estacionamiento de reemplazo
Unidades de eficiencia y Estudios	No se requiere estacionamiento adicional
JADUs	No se requiere estacionamiento

DISEÑO

Todos ADU	Estándares objetivos aplican a todas las ADU [5]

[4] A menos de 0.5 millas del transporte público; En un distrito histórico; Parte de la residencia principal existente o propuesta o estructura auxiliar; Cuando se requieren permisos de estacionamiento en la calle, pero no se ofrecen al ocupante de la ADU; Cuando un vehículo de uso compartido se encuentra a menos de una cuadra; Cuando se presenta con un permiso para una nueva vivienda unifamiliar o multifamiliar

[5] Las agencias locales pueden imponer estándares objetivos, pero no si restringen irrazonablemente la creación de ADU



Altura De Estructura. La mayoría de las ADU no deben tener más de 16 pies de altura total

Estacionamiento. En la mayoría de los casos, se puede proporcionar un espacio de estacionamiento descubierto en la entrada

Estándares de Desarrollo

COCINAS

ADU	cocina completa
JADU	cocina eficiente

BAÑOS

ADU	baño completo
JADU	puede ser compartido con la residencia principal

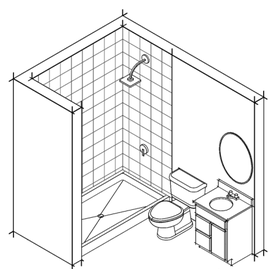
ROCIADORES

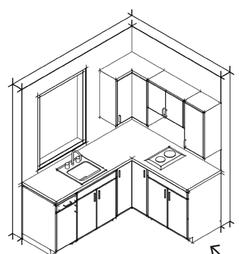
Varía	Si la vivienda existente tiene rociadores, la ADU también los requiere

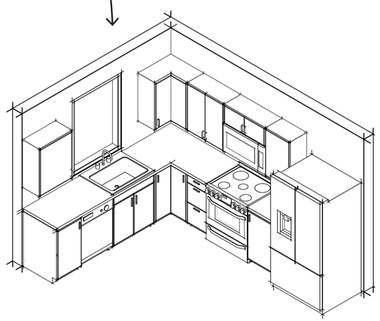
SERVICIOS DE UTILIDAD

Todos Proyectos	No se requerirán nuevas conexiones de agua, alcantarillado, electricidad ni gas para las conversiones

Cocina completa típica. Tiene fregadero, estufa y horno, lavaplatos y refrigerador







Baño. Un baño debe tener inodoro y ducha o una combinación de ducha y bañera

Cocina eficiente típica. Fregadero, estufa y refrigerador pequeño.

¿Debería contratar a un profesional?

El desarrollo puede ser una tarea abrumadora, y muchas personas optan por contratar profesionales para que les ayuden a crear una solicitud de ADU y navegar el proceso de permisos. Trabajar con un contratista, arquitecto, ingeniero, arquitecto de paisaje o topógrafo licenciado puede brindar una guía invaluable en las distintas etapas del proceso de diseño y construcción. Estos profesionales licenciados ofrecen diferentes servicios que pueden ayudarle con su proyecto.

Un **contratista** es una excelente opción para construir su unidad. Frecuentemente, un contratista trabaja en una empresa de diseño y construcción que ofrece servicios de diseño, ingeniería, paisajismo y topografía en un solo lugar. El contratista debe tener licencia del Estado de California.

Un **arquitecto** ofrece servicios generales de diseño, planificación de pisos y construcción.

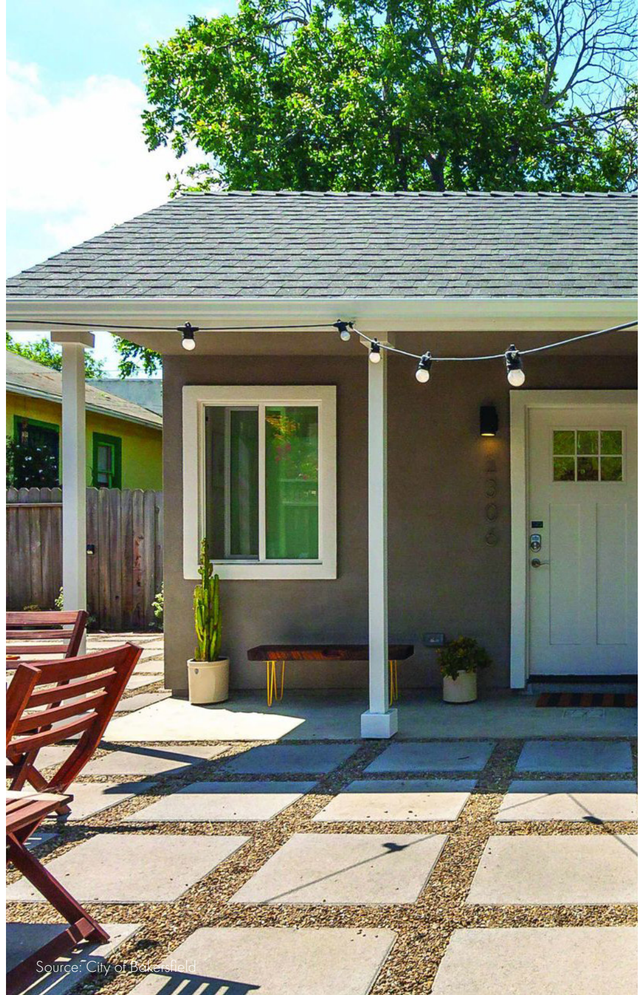
Un **diseñador** ofrece servicios de diseño, pisos y, en ocasiones, diseño de paisajes, pero no es un profesional con licencia.

Un **ingeniero** ofrece cálculos estructurales, diseño de servicios públicos, drenaje del sitio y otros servicios según la necesidad y su área de especialidad.

Un **arquitecto** de paisaje ofrece planificación de riego, diseño de jardines, selección de plantas y cuidado de árboles existentes.

Un **topógrafo** ofrece servicios para localizar el límite de su propiedad, lo cual es esencial para garantizar que la construcción no se realice en servidumbres dentro de su propiedad o fuera de su límite de propiedad.

Es muy recomendable que los profesionales que contrate para su ADU tengan licencia y que se verifiquen sus referencias antes de firmar cualquier contrato.



Source: City of Bakersfield

¿Cuánto Cuesta una ADU?

A pesar de su pequeño tamaño, las ADU son inversiones significativas. Es necesario una planificación presupuestaria inicial para garantizar un proyecto exitoso. La siguiente estimación de costos y tarifas brindan una idea sobre qué costos considerar para su proyecto de ADU, además de los costos de mano de obra y materiales para la construcción.

ESTIMANDO EL COSTO PARA CREAR UNA SOLICITUD DE PERMISO

Uno de los costos más significativos, aparte de la construcción, son los planos o dibujos que muestren el aspecto de su ADU, su ubicación y cómo se construirá. Contratar a un arquitecto puede costar entre $3,000 y $10,000 para crear los planos, realizar las revisiones necesarias y ayudar con el proceso de permisos. Alternativamente, los Planos Preaprobados están disponibles de la ciudad sin costo (consulte la sección Planos Preaprobados a continuación).

TARIFAS DE PERMISO

Las tarifas de los permisos cubren el costo del tiempo que el personal municipal dedica a revisar los planos presentados. Las tarifas se cobran al momento de la presentación del permiso de construcción, al presentar las revisiones, al emitir el permiso de construcción final y al emitir el certificado de ocupación. Consulte con el personal municipal sobre el cálculo del costo total de la revisión y en qué puntos del proceso de revisión se deben pagar las tarifas.

Costos y Tarifas Estimados

COSTOS DE LOS PLANOS

$15,000	Planos personalizados creados por un arquitecto
$0	Planos Preaprobados disponibles en el sitio web de la ciudad

TARIFAS DE LA SOLICITUD DE PERMISO

$0	Tarifa de Planificación
hasta $5,759.57	Tarifa de construcción

TARIFAS DE IMPACTO DE DESARROLLO

$0	Tarifa de Impacto Urbano - para unidades de 749 pies cuadrados o menos
hasta $31,479	Tarifa de Impacto Urbano - para unidades de 750 pies cuadrados o mas
$0	Tarifa de Impacto Escolar - para unidades de 500 pies cuadrados o menos
$6,204	Tarifa de Impacto Escolar - para unidades de 501 pies cuadrados o mas

TARFIAS DE INSPECCION

hasta $2,327.70	Mecánica, Eléctrica, Plomería, Estructural

TARIFAS DE CONEXIÓN

$170	Elsinore Valley Municial Water District - para agua y alcantarillado, a menos que se utilice una fuente de agua privada
$796	Riverside County Department of Environmental Health - solo si se propone un pozo o un tanque séptico
$(5,700)	Southern California Edison – Los costos varían entre $3,000 y $30,000, según el proyecto. Los proyectos que expanden el servicio existente cuestan aproximadamente entre $3,000 y $5,000. Si la ADU propone tener totalmente energía eléctrica, se pueden acreditar hasta $5,700 para la tarifa de conexión del servicio
Por favor póngase en contacto con Riverside County Department of Environmental Health	Riverside County Department of Environmental Health - Varía. Por favor, contáctenos para verificar si su lote cumple con los requisitos para un sistema séptico
Por favor póngase en contacto con SoCal Gas	SoCal Gas - Si se utilizará gas

GASTOS TOTALES

$4,748.13	Si la ADU tiene menos de 499 pies cuadrados, utiliza los Planos Preaprobados, expanden el servicio de agua, alcantarillado y electricidad existente, y utiliza solo electricidad en la ADU
$14,461.27	Si la ADU tiene 500 pies cuadrados o mas, utiliza los Planos Preaprobados, expanden el servicio de agua, alcantarillado y electricidad existente, y utiliza solo electricidad en la ADU

El presupuesto de ejemplo ayuda a crear una estimación aproximada de las tarifas enumeradas anteriormente, vigentes a noviembre de 2025. Consulte con la ciudad y los proveedores de servicios para obtener una estimación actualizada de las tarifas aplicables.

Posibles fuentes de financiación de ADU:

CalHFA | Agencia de Financiamiento de Viviendas de California al (877) 9CALHFA o visita el sitio CalHFA

Habitat for Humanity | Llame al 951-787-6764, envíe un correo electrónico a Info@HabitatRiverside.org o visita el sitio Riverside Habitat for Humanity

TARIFAS DE IMPACTO DE DESARROLLO

Las tarifas de impacto del desarrollo cubren los costos de la nueva vivienda para fondos de capital para carreteras, escuelas, servicios públicos, servicios de emergencia y otros servicios públicos. Solo las unidades de 750 pies cuadrados o más deben pagar las tarifas de impacto del desarrollo al momento de la emisión del permiso de construcción..

TARFIAS DE INSPECCION

Inspection fees cover the cost of staff time to travel to the project site, inspect the installation, and review the plans submitted. Fees are collected at the time when the final building permit is issued, and when the certificate of occupancy is issued. Consult with City staff on estimating total fees and at which points of the construction process fees are due.

TARIFAS DE CONEXIÓN

Al igual que las tarifas de impacto, los proveedores de servicios públicos cobran una tarifa de conexión para compensar los costos de brindar nuevos servicios a una propiedad. Para determinar el costo de la tarifa de conexión, comuníquese con las siguientes entidades:

FUENTES DE FINANCIACIÓN

Existen diversas fuentes de financiamiento para ayudar a agregar ADUs a propiedades existentes, especialmente en casos en que la unidad se utilizará para hogares de bajos ingresos o si el propietario actual se considera de bajos ingresos. Dos fuentes de financiamiento clave disponibles para propietarios elegibles son el Programa de Subvenciones para ADU de la Agencia de Financiamiento de Viviendas de California (CalHFA), que proporciona fondos directos a los propietarios que califican, y el Programa CalHome, que otorga subvenciones a jurisdicciones locales y organizaciones sin fines de lucro como Habitat for Humanity para la construcción de ADUs.

ALQUILAR TU ADU

Asegúrese de obtener una estimación precisa de los ingresos potenciales por alquiler su ADU y considere los impuestos sobre los ingresos por alquiler. Trabajar con un agente inmobiliario de confianza le proporcionará una estimación precisa de los ingresos potenciales por alquiler de su nueva ADU. Mientras puede consultar las tarifas de alquiler de unidades similares en su zona en Zillow, Redfin y otras plataformas, se recomienda que un agente inmobiliario le proporcione información sobre estas estimaciones. Los agentes inmobiliarios también pueden ayudarle a alquilar la unidad mientras está en construcción para garantizar que se alquile tan pronto como esté habitable. El impuesto sobre la renta sobre los pagos de alquiler oscila entre el 10% y el 37% del monto de los ingresos, dependiendo de los ingresos totales y el estado civil del propietario. Un especialista en impuestos puede proporcionarle una estimación precisa del impuesto sobre la renta que deberá pagar por sus ingresos por alquiler, o puede realizar una declaración de impuestos simulada con un software de impuestos disponible para obtener estimaciones.

Contactos Para Tarifas Actualizadas:

TARIFAS DE CONSTRUCCIÓN Y SEGURIDAD. Visite el sitio Building + Safety

***Nota:** *Las tarifas se actualizan anualmente. Los solicitantes deben consultar con la Cuidad para obtener las tarifas más actualizadas.*

TARIFAS ESCOLAR. Lake Elsinore Valley Unified School District (951) 353-7015 o visite el sitio LEVUSD

SERVICIO DE AGUA Y ALCANTARILLADO. Elsinore Valley Municipal Water District (EVMWD) (951) 674-3146 or visite el sitio EVMWD

SERVICIO DE GAS. Southern California Gas Company (SoCal Gas) (800) 228-7377 o visite el sitio SoCal Gas

SERVICIO DE ELECTRICIDAD. Southern California Edison (SCE/Edison) (800) 644-4555 |o visite el sitio SCE

HEALTH DEPARTMENT. County Department of Environmental Health (RivCoEH) at (951) 955-8980 or visit RivCoEh



Source: City of Bakersfield

Obtener Un Permiso De Construcción

Obtener un permiso de construcción es un proceso colaborativo que incluye conversación con el personal municipal. El personal se compromete a brindar la orientación y el apoyo necesarios para que los residentes puedan completar con éxito el proceso de solicitud. A continuación, encontrará información útil que le ayudará a prepararse para presentar su solicitud de permiso de construcción.



PASO 1
Completar los requisitos de solicitud del permiso de construcción

PASO 2
Presentar la solicitud y pagar las tarifas requeridas

PASO 3
Responda a cualquier comentario de la Ciudad de forma completa y lo más rápido posible para facilitar la rápida aprobación de su solicitud

PASO 4
Obtener el permiso de construcción y pagar las tarifas restantes, incluidas las tarifas de impacto del desarrollo, las tarifas de conexión y las tarifas de inspección

PASO 5
Completar la construcción y las inspecciones en los intervalos requeridos

PASO 6
¡Obtén el certificado de ocupación y múdate!

REQUISITOS PARA LA SOLICITUD DE PERMISO

Esta sección incluye listas de verificación útiles que le guiarán por los pasos clave para solicitar un permiso de construcción. Encontrará una lista con los requisitos generales y otra centrada en el plano del sitio. Estas listas no son exhaustivas, pero son un excelente punto de partida. Asegúrese de consultar con el personal municipal sobre cualquier requisito adicional que pueda aplicarse a su proyecto.

Verifique antes de aplicar:

Consulte la página web del Programa de ADU Preaprobadas de la Ciudad para obtener la información más actualizada sobre cómo solicitar un permiso.

Planos Preaprobados

PRESENTANDO SU SOLICITUD DE PERMISO

Los solicitantes pueden presentar su solicitud en línea a través del Departamento de Construcción y Seguridad. Consulte al sitio Building + Safety Department para obtener la información más reciente sobre cómo presentar. .

CUÁNDO ESPERAR UNA RESPUESTA

Una vez presentada la solicitud completa y pagadas todas las tarifas de revisión de planos, el personal revisará la solicitud para verificar su cumplimiento con el Código Municipal y el Código de Desarrollo. Revisores de Planificación, Edificación, Obras Públicas, Ingeniería, Bomberos, Paisajismo y otros departamentos y divisiones revisarán su solicitud y le enviarán una carta con los comentarios necesarios para lograr el cumplimiento total. Este proceso suele tardar unas dos semanas desde la fecha de presentación y no debe durar más de **15 días.**

¿QUÉ HACER SI RECIBE COMENTARIOS DEL MUNICIPIO?

Una vez recibida la carta de comentarios, será necesario revisar la documentación de la solicitud para abordar todos los comentarios. Una vez revisada, se podrá volver a enviar a la Ciudad para su revisión. Normalmente, una solicitud de permiso recibe una o dos cartas de comentarios antes de la aprobación del permiso de construcción. Sin embargo, la Ciudad debe emitir una decisión final dentro de los **60 days** posteriores a la presentación de la solicitud.

Lista De Verificación De La Solicitud

SOLICITUD DE PERMISO DE CONSTRUCCIÓN

- ○ **Formulario De Solicitud** — Formulario proporcionado por la Ciudad con información básica sobre el propietario, la propiedad y la propuesta del proyecto
- ○ **Formulario De Solicitud De Permiso De Demolición** — Formulario proporcionado por la Ciudad que solo es necesario si se demuele o modifica una estructura existente como parte de la construcción de la vivienda accesoria
- ○ **Declaración Escrita** — Carta del propietario que describa cómo se usará la ADU e indica si la vivienda auxiliar se usará para familiares o para fines de alquiler
- ○ **Carta De Verificación** — Carta obtenida de EVMWD que confirma que se han cumplido sus requisitos
- ○ **Carta De Compromiso De Servicio** — Carta obtenida de EVMWD que certifica que existe la disponibilidad y capacidad adecuadas para los servicios de agua y alcantarillado para la unidad de vivienda adicional propuesta

Los formularios necesarios están disponibles en el sitio web del Departamento de Edificación y Seguridad

Los Planos Preaprobados están disponibles en el sitio web PRADU de la Ciudad

- ○ **Plano Del Sitio** — Plano personalizado creado para el propietario por un arquitecto, o, puede optar por utilizar uno de los Planos Preaprobados por la ciudad
- ○ **Alzados** — Plano personalizado creado para el propietario por un arquitecto, o, puede optar por utilizar uno de los Planos Preaprobados por la ciudad

Lista De Verificación De La Solicitud

PLANO DEL SITIO

- ○ Nombre, dirección e información de contacto del solicitante
- ○ Nombre, dirección e información de contacto del propietario del inmueble, si es diferente del solicitante
- ○ Número de parcela catastral de la propiedad donde se propone la ADU
- ○ Dimensiones de la propiedad
- ○ Ubicación y dimensiones de todas las estructuras existentes y propuestas
- ○ Ubicación y dimensiones de todas las servidumbres, pozos, fosas sépticas, líneas de drenaje, pozos de infiltración existentes, estructuras de drenaje y servicios públicos
- ○ Dimensiones, ubicación y nombres de todas las calles adyacentes, ya sean públicas o privadas, indicando la ubicación del eje de la calle y todas las mejoras existentes, como banquetas, canalones, y cortes de acera
- ○ Líneas topográficas o ubicación y dirección de la pendiente
- ○ Retranqueos desde todos los límites de la propiedad
- ○ Métodos de circulación, incluyendo entrada y salida, acceso, patios, caminos de acceso, áreas de estacionamiento, paisajismo, muros o cercas
- ○ Acceso independiente a la unidad exterior desde la calle. No es posible acceder a ella desde el interior de la vivienda principal
- ○ Se utilizarán muros, paisajismo, elementos arquitectónicos y otros métodos para garantizar que la ADU sea compatible con el vecindario
- ○ Las viviendas ubicadas a 150 pies o más de una calle pública deberán contar con acceso transitable en cualquier condición climática para vehículos de emergencia, según lo exige el Departamento de Bomberos del Condado de Riverside
- ○ Indique el tamaño del subpanel y proporcione un cálculo de carga eléctrica del panel existente para verificar que la capacidad del panel existente sea suficiente para soportar la carga existente y el nuevo subpanel

Después De Que Envíes Tu Permiso:
La ciudad tiene **60 días** para aprobar o denegar su solicitud. Si se necesitan modificaciones, recibirá una respuesta en un plazo de **15 días**—para que nunca se quede con la duda de qué sucederá a continuación.



Source: Google Earth

Programa de ADU Preaprobados

El Programa de Planes de ADU Preaprobados de la Ciudad proporciona planos de ADU preaprobados que se han puesto a disposición del público de forma gratuita para que cualquier persona pueda utilizarlos. A través del Programa de ADU Preaprobados, la Ciudad ofrece planos de ADU gratuitos que ya han sido preaprobados por el personal de la Ciudad, lo que agiliza el proceso de revisión de permisos. Estos planos son un gran beneficio para la comunidad, ya que ahorran al propietario del inmueble costos y tiempo significativos. Los propietarios no necesitan contratar consultores privados para crear un conjunto de planos, no necesitan dedicar tiempo al desarrollo del diseño y, dado que los Planes Preaprobados ya han sido revisados por la Ciudad, se reduce el tiempo que su solicitud de permiso permanece en revisión

CONJUNTOS DE PLANOS DE ADU PREAPROBADOS

Los Planos Preaprobados están disponibles en el sitio web PRADU de la ciudad

Aquí tiene un vistazo a los planos de construcción preaprobados de la Ciudad. Puede elegir entre tres estilos arquitectónicos con opciones de estudio, 1, 2 o 3 dormitorios, y dos diseños de porche. Los planos completos están disponibles con un solo clic en el sitio web de la Ciudad, con enlaces junto a cada vista previa.

USO DE PLANES PREAPROBADOS

Los Planes Preaprobados son simples y fáciles de usar. Comience seleccionando un estilo arquitectónico, luego una distribución (floor plan), y después siga los procedimientos de revisión de permisos al final de esta sección.

Astilo Arquitectónico

Los Planes Preaprobados están disponibles en uno de los tres estilos que se muestran a continuación. Seleccione cuál de los tres estilos prefiere.



CRAFTSMAN



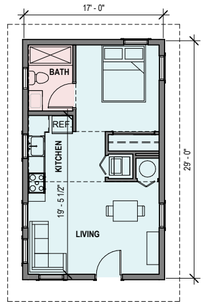
MONTEREY



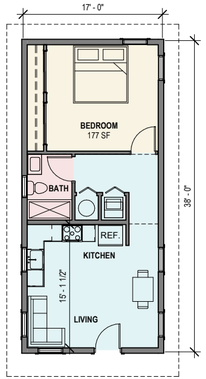
FARMHOUSE MODERNO

Tamaño de la Unidad

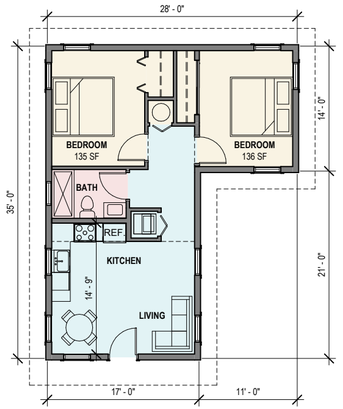
A continuación, seleccione el diseño de unidad que prefiere. Hay seis diseños diferentes con una variedad de números de dormitorios. También está disponible la opción de agregar un porche frontal.



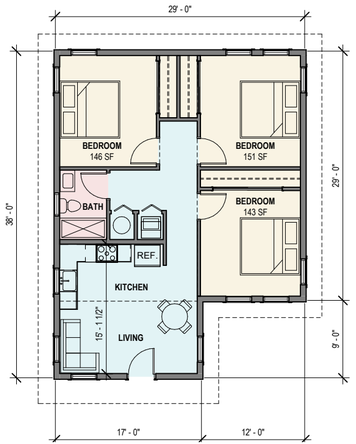
ESTUDIO
493 pies cuadrados



1 DORMITORIO
646 pies cuadrados

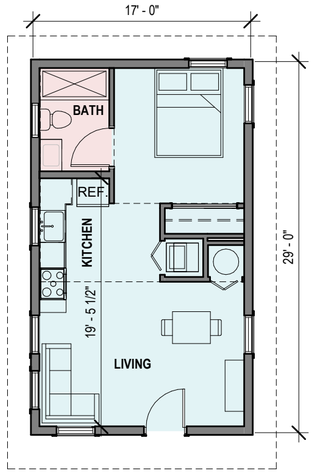


2 DORMITORIOS
749- 1086 pies cuadrados



3 DORMITORIOS
994- 1195 pies cuadrados

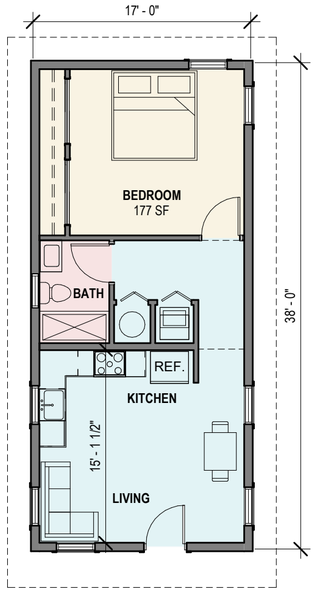
Craftsman | Estudio





ESTUDIO
493 pies cuadrados

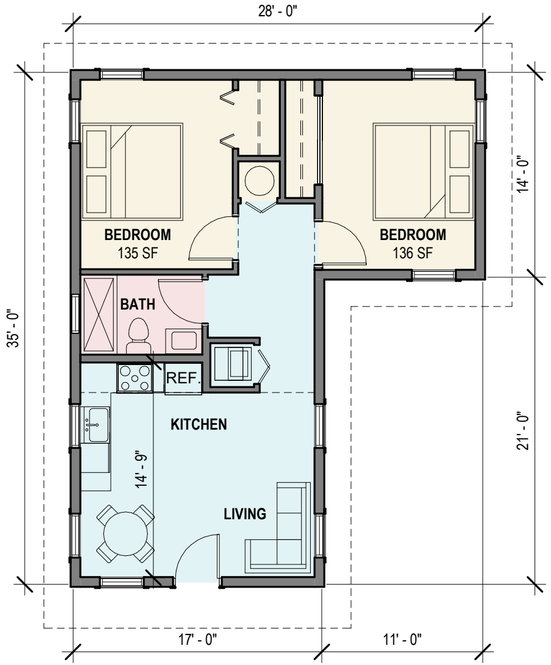
Craftsman | 1 Dormitorio





1 DORMITORIO
646 pies cuadrados

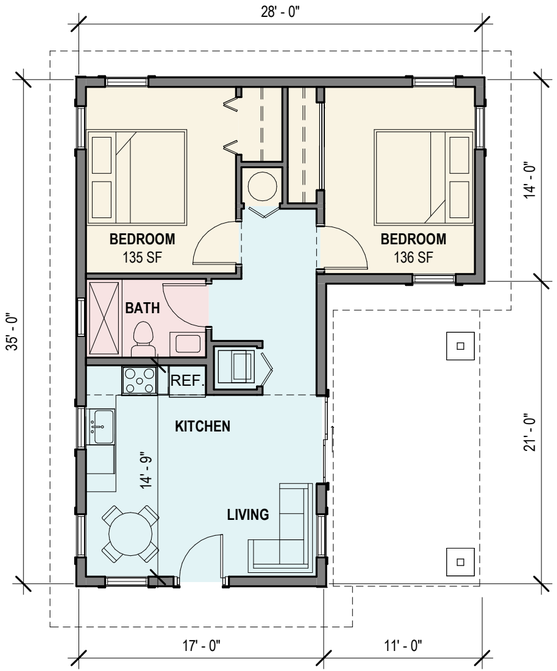
Craftsman | 2 Dormitorios Opción A





2 DORMITORIOS | Opción A
749 pies cuadrados

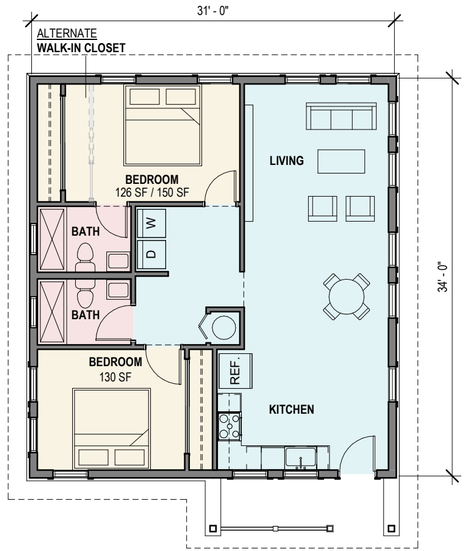
Craftsman | 2 Dormitorios Opción A c/porche





2 DORMITORIOS | Opción A c/porche
1104 pies cuadrados

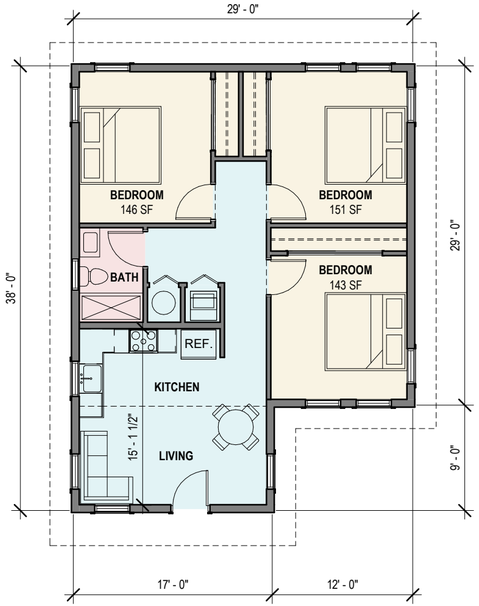
Craftsman | 2 Dormitorios Opción B





2 DORMITORIOS | Opción B
1139 pies cuadrados

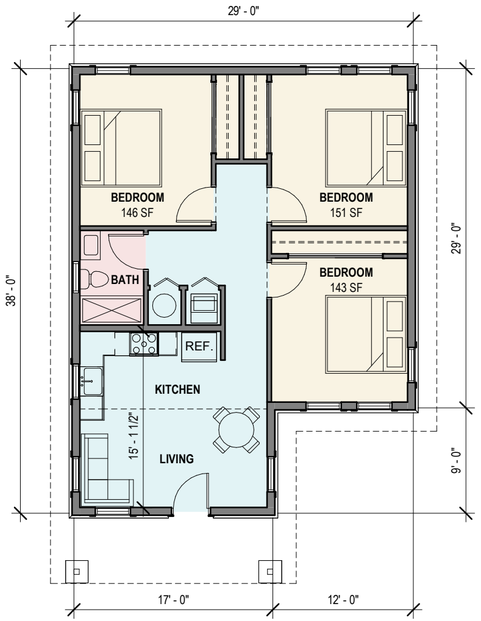
Craftsman | 3 Dormitorios Opción A





3 DORMITORIOS | Opción A
994 pies cuadrados

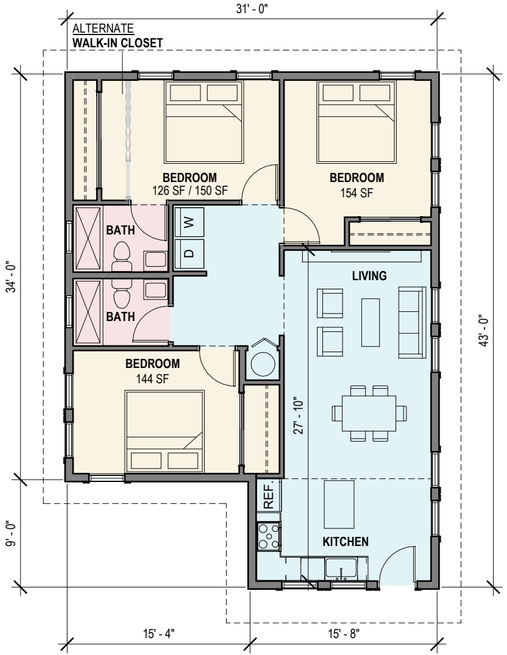
Craftsman | 3 Dormitorios Opción A c/porche





3 DORMITORIOS | Opción A c/porche
1104 pies cuadrados

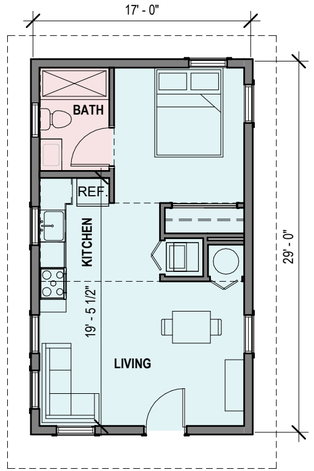
Craftsman | 3 Dormitorios Opción B





3 DORMITORIOS | Opción B
1195 pies cuadrados

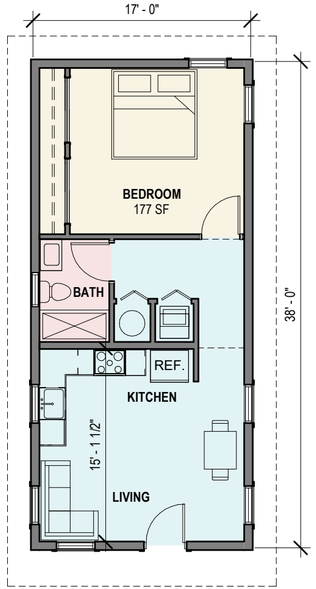
Monterey | Estudio





ESTUDIO
493 pies cuadrados

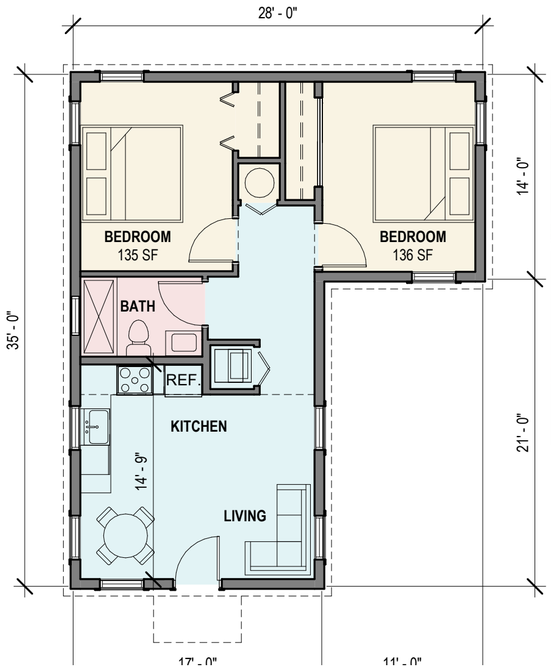
Monterey | 1 Dormitorio





1 DORMITORIO
646 pies cuadrados

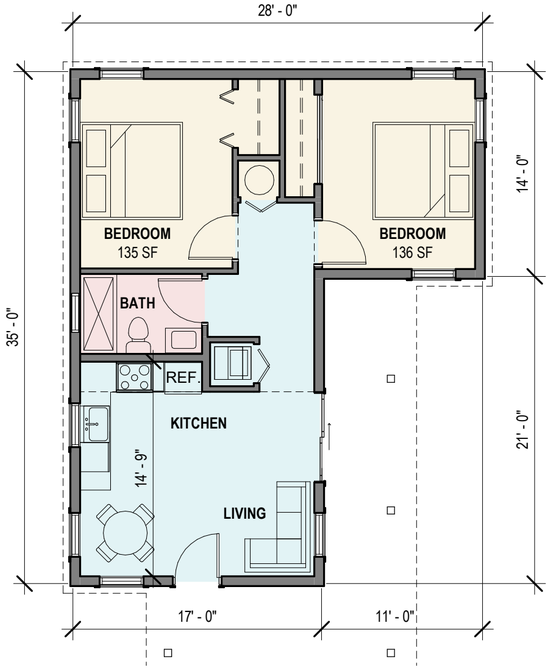
Monterey | 2 Dormitorios Opción A





2 DORMITORIOS | Opción A
749 pies cuadrados

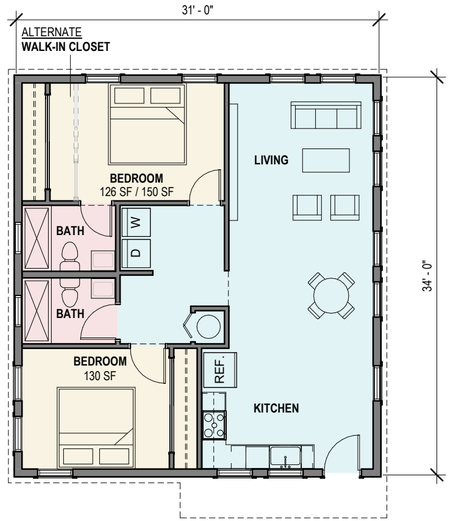
Monterey | 2 Dormitorios Opción A c/porche





2 DORMITORIOS | Opción A c/porche
1067 pies cuadrados

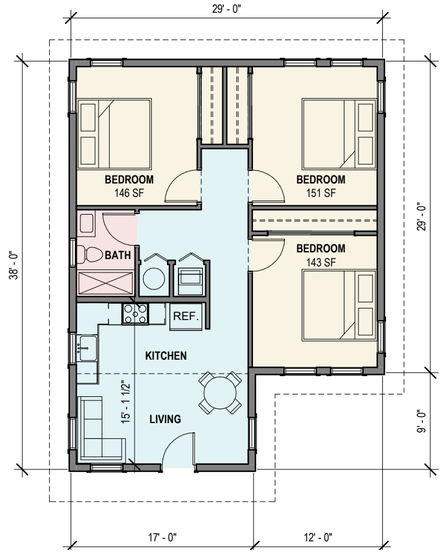
Monterey | 2 Dormitorios Opción B





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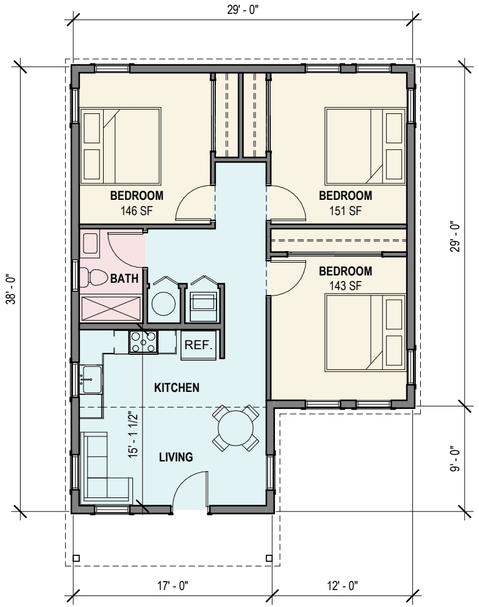
Monterey | 3 Dormitorios Opción A





3 DORMITORIOS | Opción A
994 pies cuadrados

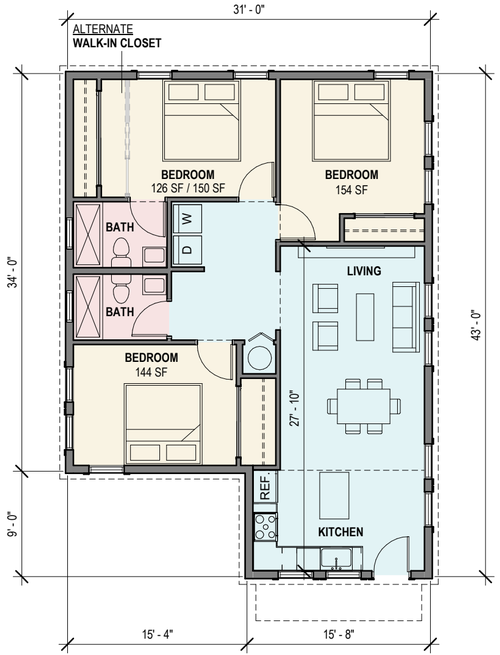
Monterey | 3 Dormitorios Opción A c/porche





3 DORMITORIOS | Opción A c/porche
1067 pies cuadrados

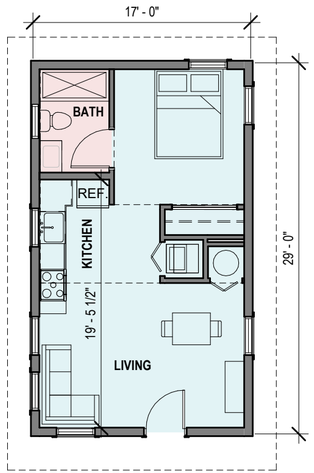
Monterey | 3 Dormitorios Opción B





3 DORMITORIOS | Opción B
1195 pies cuadrados

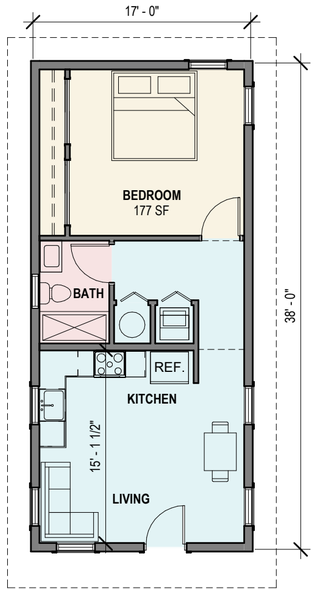
Farmhouse Moderno | Estudio





ESTUDIO
493 pies cuadrados

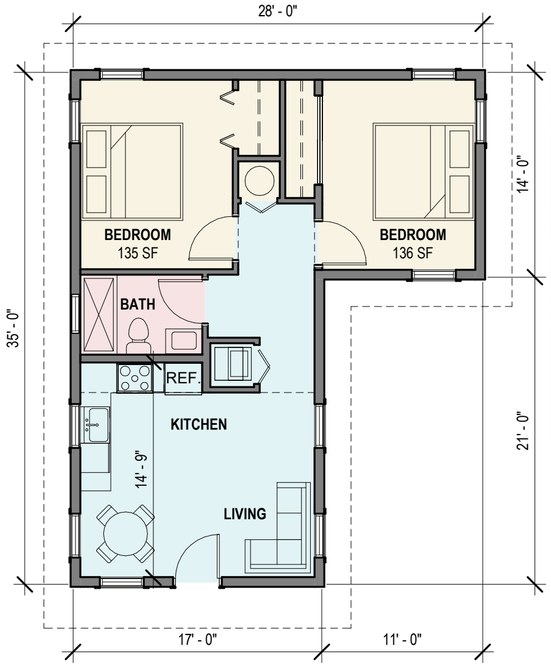
Farmhouse Moderno | 1 Dormitorio





1 DORMITORIO
646 pies cuadrados

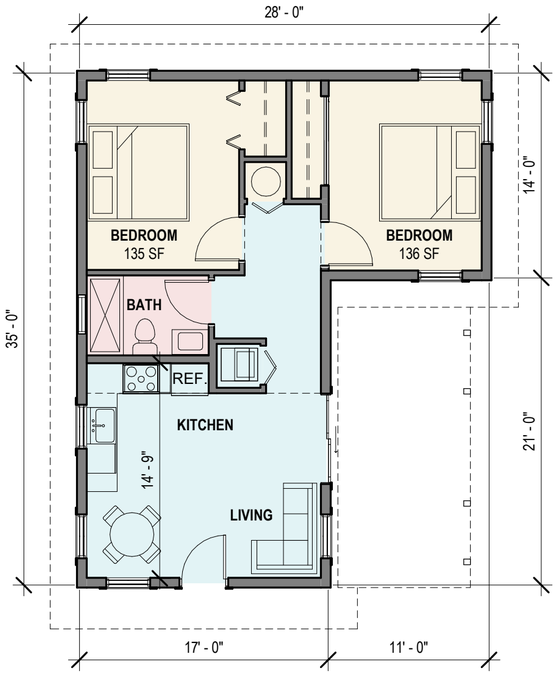
Farmhouse Moderno | 2 Dormitorios Opción A





2 DORMITORIOS | Opción A
749 pies cuadrados

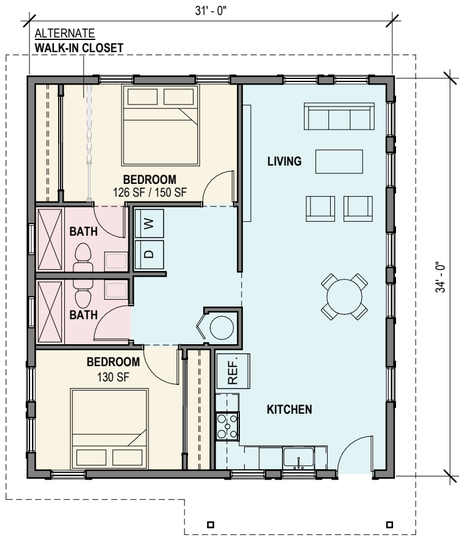
Farmhouse Moderno | 2 Dormitorios Opción A c/porche





2 DORMITORIOS | Opción A c/porche
1086 pies cuadrados

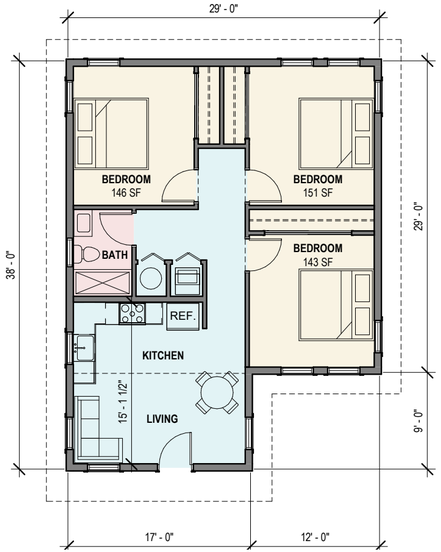
Farmhouse Moderno | 2 Dormitorios Opción B





2 DORMITORIOS | Opción B
1123 pies cuadrados

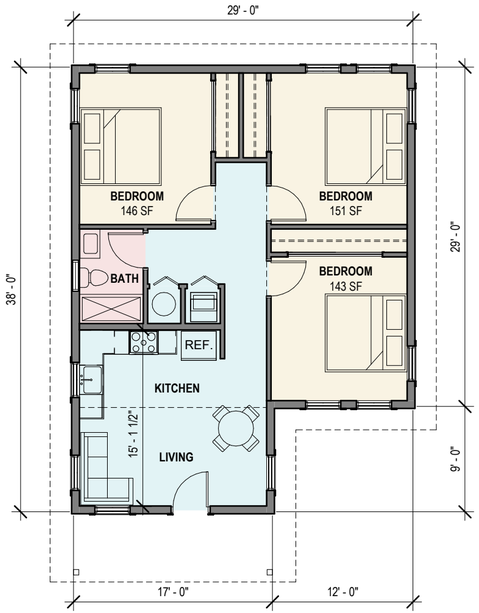
Farmhouse Moderno | 3 Dormitorios Opción A





3 DORMITORIOS | Opción A
994 pies cuadrados

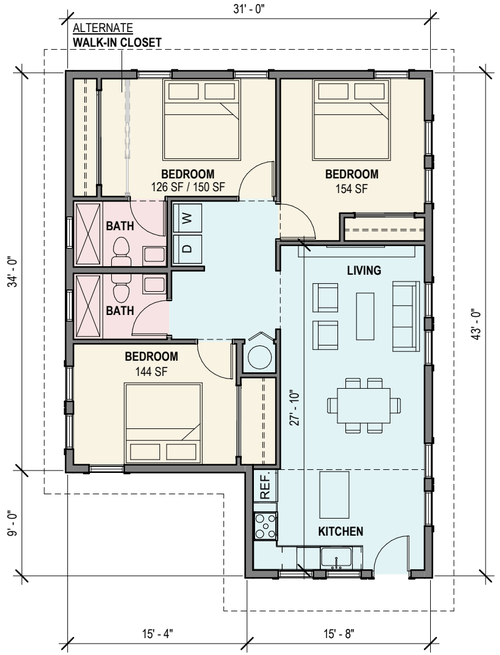
Farmhouse Moderno | 3 Dormitorios Opción A c/porche





3 DORMITORIOS | Opción A c/porche
1086 pies cuadrados

Farmhouse Moderno | 3 Dormitorios Opción B





3 DORMITORIOS | Opción B
1195 pies cuadrados

Uso De Planos Preaprobados

PASOS CLAVE

1. Revise los planos disponibles para determinar si son adecuados para su propiedad. Si tiene dudas o preguntas, comuníquese con el Departamento de Planificación.
2. Descargue los planos preaprobados que ha seleccionado y los formularios de solicitud necesarios
3. Personalice los planos preaprobados completando los campos obligatorios y seleccionando las opciones disponibles en los planos
4. Complete y firme los planos preaprobados y los formularios de solicitud correspondientes
5. Presente los planos preaprobados, los formularios de solicitud completos y las tarifas correspondientes al Departamento de Edificación y Seguridad para su revisión
6. Responda a los comentarios de la revisión municipal y vuelva a enviar la solicitud
7. Una vez que la solicitud esté lista para su aprobación, cualquier JADU deberán firmar una escritura de restricción que se registrará en la propiedad
8. Complete una solicitud de dirección para la nueva unidad según sea necesario
9. La cuidad emitirá su permiso de construcción una vez que se haya aprobado la solicitud de permiso, se hayan registrado las escrituras y se hayan pagado las tarifas correspondientes
10. Construye tu ADU
11. Haga que se inspeccione la construcción según lo exige el Departamento de Edificación y Seguridad
12. Una vez finalizadas las inspecciones y abonadas las tarifas correspondientes, se emitirá un Certificado de Ocupación
13. ¡Felicidades por tu nueva ADU! Ya puedes mudarte

Preguntas Frecuentes (FAQs)

¿QUÉ ES UNA ADU?

Una ADU (Unidad de Vivienda Accesoria) es una unidad de vivienda secundaria ubicada en una propiedad residencial. Puede ser:

Separada. Una estructura separada de la casa principal, generalmente ubicada en el patio trasero.

Adjunta. Una adición a una vivienda existente que comparte una pared con la vivienda principal.

Conversión interior. Conversión de espacio dentro de la vivienda existente, como un sótano.

Conversión de garaje. Conversión del garaje existente.

Adición sobre garaje. Una adición de un garaje existente que comparte una pared con el garaje.

Junior ADU (JADU). Una unidad más pequeña, de no más de 500 pies cuadrados, que consiste en un espacio acondicionado dentro de las paredes de una vivienda ya existente.

¿PUEDO CONSTRUIR MÁS DE UNA ADU?

Sí. Los terrenos para viviendas unifamiliares pueden permitir una ADU y una JADU. Los terrenos para viviendas multifamiliares pueden permitir hasta dos ADUs separadas.

¿PUEDO CONSTRUIR UNA ADU EN MI PATIO DELANTERO?

Solo si el patio trasero no dispone de espacio suficiente (un mínimo de 800 pies cuadrados con un margen de separación de 4 pies respecto al límite de la propiedad).

¿NECESITO VIVIR EN LA PROPIEDAD?

No se exige que el propietario resida en la vivienda en el caso de las ADU, pero sí es un requisito para las JADU.

¿PUEDO VENDER MI ADU DE FORMA INDEPENDIENTE?

En California, una legislación reciente (AB 1033) permite que las ADUs se vendan por separado como condominios bajo ciertas condiciones.

¿EXISTEN REQUISITOS DE ESTACIONAMIENTO?

Frecuentemente se exime de este requisito si la vivienda accesoria está cerca del transporte público. En caso contrario, pueden aplicarse las normativas locales.

¿EXISTEN REQUISITOS DE DISTANCIA O DE ALTURA?

Sí. Normalmente, se requieren retiros laterales y traseros de 4 pies. Los límites de altura varían según la jurisdicción.

¿QUÉ TAMAÑO PUEDE TENER MI ADU?

Adjunta: ≤50% del la vivienda principal o 1,200 pies cuadrados (lo que sea menor).

Separada: ≤1,200 pies cuadrados

¿PUEDO CONVERTIR MI GARAJE O COBERTIZO EN UNA ADU?

Sí, siempre y cuando cumpla con las normas del código de construcción en materia de saneamiento, vías de evacuación y seguridad.

¿PUEDE UNA ADU SER DOS HISTORIAS O TENER UN SÓTANO?

Sí, dependiendo de las normas de zonificación y construcción locales.

¿SON MÁS BARATAS LAS ADU PREFABRICADAS?

Frecuentemente sí, gracias a la eficiencia de la producción en fábrica, pero los costos de preparación del sitio e instalación siguen siendo aplicables.

¿SON MÁS BARATOS LOS PLANOS ADU PREAPROBADOS?

Sí, debido a que no hay ningún costo por crear los planos.

¿AUMENTARÁN MIS IMPUESTOS SOBRE LA PROPIEDAD?

Lo más probable. Solo se evalúa la superficie nueva construida. Las áreas existentes que no se modifican no se someten a una nueva evaluación.

¿CUÁNTO CUESTA CONSTRUIR UNA ADU?

El costo varía considerablemente según el alcance del trabajo, las condiciones del terreno y si se aprovechan beneficios financieros como Planos Preaprobados o la exención de la tarifa de conexión al servicio eléctrico. Los costos pueden oscilar entre aproximadamente $50,000 a más de $300,000.

¿PUEDO FINANCIAR UNA ADU CON UN PRÉSTAMO DE CAPITAL PARA EL HOGAR?

Sí. Otras opciones incluyen préstamos para la construcción y programas gubernamentales.

¿NECESITO UN SEGURO POR SEPARADO?

Sí, y los inquilinos deberían contratar un seguro de inquilino.

¿PUEDO UTILIZAR MI ADU COMO ALOJAMIENTO DE ALQUILER A CORTO PLAZO?

No. Los alquileres deben ser superiores a 30 días.

¿PUEDO UTILIZAR MI ADU PARA FAMILIARES O INVITADOS?

Sí. Las viviendas accesorias son ideales para la convivencia de varias generaciones.

¿SON LAS ADU ADECUADAS PARA LAS PERSONAS MAYORES?

Absolutamente. Ofrecen privacidad, cercanía a la familia y la posibilidad de envejecer en el propio hogar.

Contactos de la Ciudad

Ciudad de Wildomar	(951) 677-7751 M-F 7:30AM – 6:00PM
Departamento De Planificación	ADU@wildomar.gov
Departamento De Construcción Y Seguridad	bldgpermits@wildomar.gov
Departamento De Obras Públicas Y Servicios De Ingeniería	developmentengineering@wildomar.gov

References

CIUDAD DE WILDOMAR

Planos Preapobado Página Web	https://www.wildomar.gov/439/Pre-Approved-ADU-Program-PRADU
Información De Parcelas	https://wildomar.maps.arcgis.com/apps/webappviewer/index.html?id=e9ca066febb2435bbbafa68a5fe5ae1
Código Municipal	https://ecode360.com/44129139

ESTADO DE CALIFORNIA

California Department of Housing and CommunityDevelopment's 2025 ADU Handbook	https://www.hcd.ca.gov/policy-and-research/accessory-dwelling-units
AARP Expanding ADU Development and Occupancy: Solutions for Removing Local Barriers to ADU Construction	https://www.aarp.org/livable-communities/housing/info-2021/adu-model-state-act-and-local-ordinance.html?msockid=25d21330bbf1635f3be10543ba1d622f
California Tenants: A Guide to Residential Tenants' and Landlords' Rights and Responsibilities	https://www4.courts.ca.gov/documents/California-Tenants-Guide.pdf

FINANCIACIÓN LOCAL

CalHFA	https://www.calhfa.ca.gov/apps/rates/
Habitat for Humanity Riverside	https://www.habitatriverside.org/

Glosario

Unidad de vivienda accesoria (ADU). El Departamento de Vivienda y Desarrollo del Estado de California define una ADU como: "accesorio a una residencia principal y cuenta con instalaciones independientes de vivienda completa para una o más personas. Las ADU están "separadas de", "adjuntas a" o ubicadas dentro la vivienda principal propuesta o existente. Esto incluye garajes adjuntos, áreas de almacenamiento o espacios similares, y estructuras auxiliares. La ADU también puede ser separada de la vivienda principal, incluidas los garajes, propuesta o existente, siempre que estén ubicados en el mismo lote" (HCD ADU Handbook: 21).

Estructura accesoria. Una estructura subordinada más pequeña a una estructura primaria. Un cobertizo, terraza o ADU es una estructura auxiliar en una propiedad residencial con una vivienda principal.

Número de Parcela del Tasador (APN). Un identificador numérico asignado a cada parcela en la ciudad que se utiliza principalmente para fines de impuestos a la propiedad.

Tarifas de Impacto en el Desarrollo. Tarifas que se cobran antes de la emisión de un permiso de construcción que cubre los impactos del desarrollo. Por ejemplo, una nueva casa de más de 750 pies cuadrados pagará las tarifas de impacto escolar, ya que la casa será parte del distrito escolar y cualquier niño que viva en el hogar se beneficiará de los servicios educativos prestados.

Unidad de Vivienda. Vivienda donde hay dormitorios, cocina, baño, y otras instalaciones y servicios. Una unidad de vivienda puede ser una ADU, un apartamento, casa adosada, casa unifamiliar y otras.

Servidumbre. Un área restringida legalmente vinculante en una propiedad. Las servidumbres son generalmente presentes en propiedades residenciales a lo largo de los patios laterales y traseros para servicios públicos, como electricidad e internet. Estas áreas no pueden tener una estructura colocada en ellas, y en caso de trabajos de mantenimiento de los servicios en ellas, cualquier árbol, arbusto, pavimento, y estructura serán removidas como parte del mantenimiento.

Desarrollo de relleno. Desarrollo que ocurre en propiedades que ya tienen servicios públicos, como agua y electricidad. El nuevo desarrollo aprovecha la infraestructura existente y es un mejor uso que el uso del sitio actual.

Entrada y salida. Entrada significa entrada o punto de acceso al sitio o edificio, y salida significa el punto de salida del sitio o edificio.

Unidad de Vivienda Auxiliar Junior (JADU). El Departamento de Vivienda y Desarrollo del Estado de California define una JADU como: "una [...] unidad que no tiene más de 500 pies cuadrados de tamaño y está contenida completamente dentro de una casa unifamiliar. Una JADU puede incluir instalaciones sanitarias separadas o puede compartir las instalaciones sanitarias con la estructura existente" (HCD ADU Handbook: 9).

Vivienda principal. La estructura y/o uso predominante en el sitio. Una vivienda unifamiliar que es más grande que una unidad secundaria en la propiedad es la principal, donde la unidad secundaria es la unidad de vivienda accesoria.

Retranqueo. Una distancia dentro de una propiedad que delinea qué tan cerca puede estar una estructura al límite de la propiedad. Por ejemplo, un retranqueo de 5 pies significa que la estructura no puede estar a menos de 5 pies de esa línea de propiedad.

Topografía. Una forma de medir y representar los cambios en la elevación del terreno. Un mapa topográfico se compone de una serie de líneas dibujadas a intervalos regulares entre sí, como intervalos de 5 pies. Cuando más cerca estén las líneas, más empinadas será la pendiente del terreno. Cuando más lejos están las líneas, la pendiente del terreno será más plana.

Zonificación. Un área geográfica que establece la densidad de unidades de vivienda, el retranqueo, la altura, y otras normas de desarrollo para la propiedad dentro del área definida.

**Las definiciones anteriores no son definiciones legales.*

Esta sección está escrita en cumplimiento parcial de los requisitos de financiación de la Asociación de Gobiernos del Sur de California.

DEFINICIÓN DEL LÍMITE DEL ÁREA DEL PROYECTO

El límite del área del proyecto está definido por el límite de la ciudad, excluyendo las zonas que no permiten unidades de vivienda accesorias o las zonas que no permiten el uso residencial. Las zonas excluidas incluyen Comercial General (C-G), Comercial de Carretera (C-H), Centro Médico (M-C), Manufactura/Industrial (M-I), Zona de Áreas Abiertas (O-S) y Servicios Públicos (P-F). Gran parte de las zonas residenciales de baja densidad de la ciudad no cumplen con la definición de desarrollo de relleno urbano de REAP 1.0 —Residencial Montañosa (R-M), Residencial Agrícola (R-A), Residencial Rural (R-R), Residencial Baja (R-1) y Subdivisiones de Casas Móviles y Parques de Casas Móviles (R-T)— sin embargo, estas zonas están incluidas dentro del límite del proyecto para cumplir con la legislación estatal. La Sección 66310 del Código Gubernamental exige que las jurisdicciones locales permitan unidades de vivienda accesorias en todas las zonas que permiten usos unifamiliares y multifamiliares. Además, partes de la Zona Residencial Montañosa (R-M) en el extremo sur de la ciudad se encuentran dentro de terrenos protegidos por el Servicio Forestal de los Estados Unidos y la Comisión de Tierras del Estado de California; estas áreas han sido excluidas del límite del área del proyecto, ya que no se permite el desarrollo residencial privado en estos terrenos protegidos.

CARRETERAS PRINCIPALES

El área del proyecto está dividida por la Interestatal 15 (también conocida como Autopista del Valle de Temecula), que atraviesa la ciudad de forma central, desde el noroeste hasta el sureste. Otras carreteras importantes incluyen Clinton Keith Road, con una orientación general este-oeste; Bundy Canyon Road, también con orientación general este-oeste; Grand Avenue, que va del noroeste al suroeste; Palomar Street, que también va del noroeste al suroeste; Mission Trail, que recorre la mitad norte de la ciudad de norte a sur y termina en Palomar Street; y Corydon Road, que va del suroeste al noreste.

PRINCIPALES LUGARES DE INTERÉS

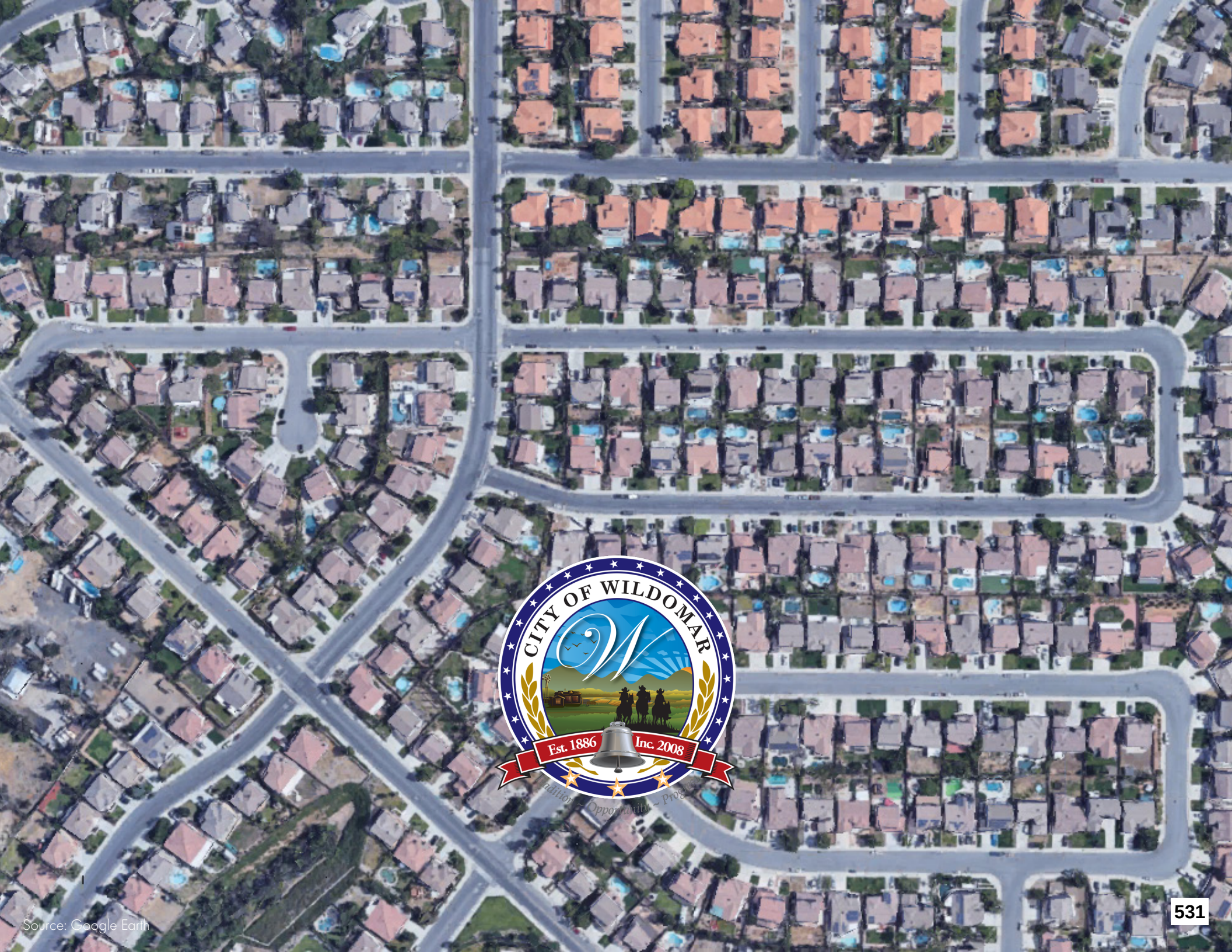
Entre los principales puntos de referencia de la ciudad se encuentran las estribaciones de las montañas Santa Ana y Santa Rosa al sur, Memorial Hill y una zona de espacios verdes al norte, el hospital Southwest Healthcare Inland Valley, ubicado en la parte sur de la ciudad, junto a la Interestatal 15, que marca la entrada a la ciudad desde el sur, y la escuela secundaria Elsinore High School, en la parte norte de la ciudad, junto a Bundy Canyon Road.

TIERRAS AGRÍCOLAS, NATURALES Y DE USO PRODUCTIVO

En la ciudad no se han identificado terrenos agrícolas. Partes del distrito de zona residencial montañosa (R-M), en la zona más meridional de la ciudad, se encuentran dentro de terrenos protegidos por el Servicio Forestal de los Estados Unidos y la Comisión de Tierras del Estado de California. Estas áreas se han excluido del área del proyecto, ya que no se permite el desarrollo residencial privado en zonas de conservación.

CARACTERÍSTICAS URBANAS

Entre los principales destinos de la ciudad se encuentran el Southwest Healthcare Inland Valley Hospital, la escuela secundaria Elsinore High School, así como la variedad de establecimientos comerciales a lo largo del corredor de la Interestatal 15 que ofrecen restaurantes, supermercados, servicios de reparación del hogar, servicios médicos, gimnasios y una variedad de otros comercios y servicios. La ciudad de Wildomar cuenta con las rutas 8 y 23 de la Autoridad de Tránsito de Riverside. La ruta 8 conecta Wildomar con la ciudad de Lake Elsinore a través de Wildomar Trail y Palomar Street. La ruta 23 conecta Wildomar con Murrieta a través de Palomar Street y Wildomar Trail. La ciudad está mayormente urbanizada, aunque presenta zonas sin desarrollar en los extremos suroeste y noreste. Grandes áreas en las estribaciones de las montañas Santa Ana y Santa Rosa tienen infraestructura o desarrollo de construcción limitados o inexistentes. Además, las zonas de ladera al noreste de la ciudad incluyen una combinación de espacios verdes protegidos localmente y zonas residenciales de baja densidad, muchas de las cuales tienen infraestructura y desarrollo limitados o inexistentes. La mayor parte del desarrollo comercial de la ciudad se concentra a lo largo del corredor de la Interestatal 15 y las carreteras principales que lo cruzan. Estas intersecciones con la Interestatal 15 constituyen los centros urbanos de la ciudad. Los parques de la ciudad incluyen el Parque Marna O'Brien, el Parque Málaga, el Parque Windsong y el Parque Regency Heritage.



Source: Google Earth

ACCESSORY DWELLING UNIT (ADU)

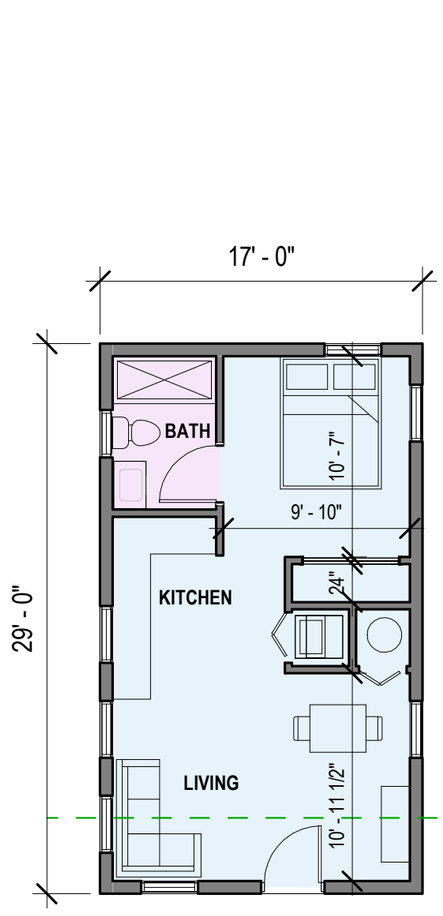
PERMIT-READY, PRE-APPROVED
ADU ARCHITECURAL PLANS AND GUIDANCE HANDBOOK

Wildomar City Council
3/11/2026

Prepared for:

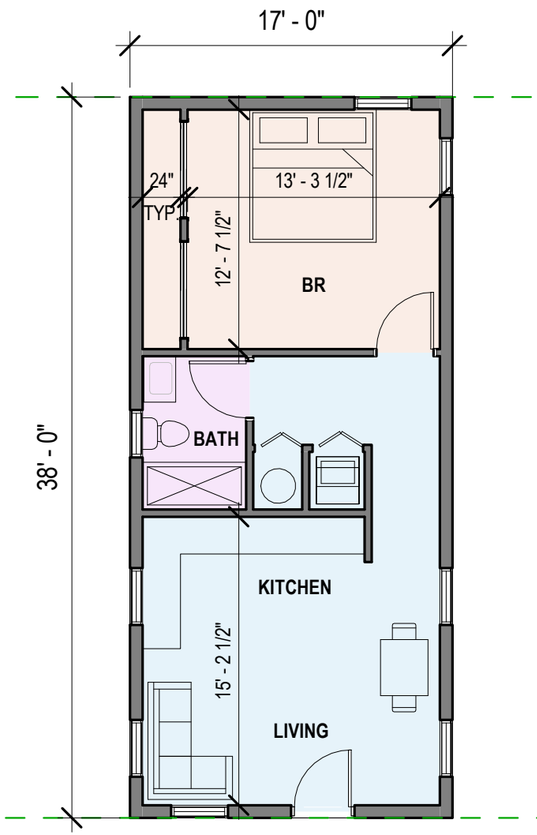
Prepared by:

Michael Baker INTERNATIONAL



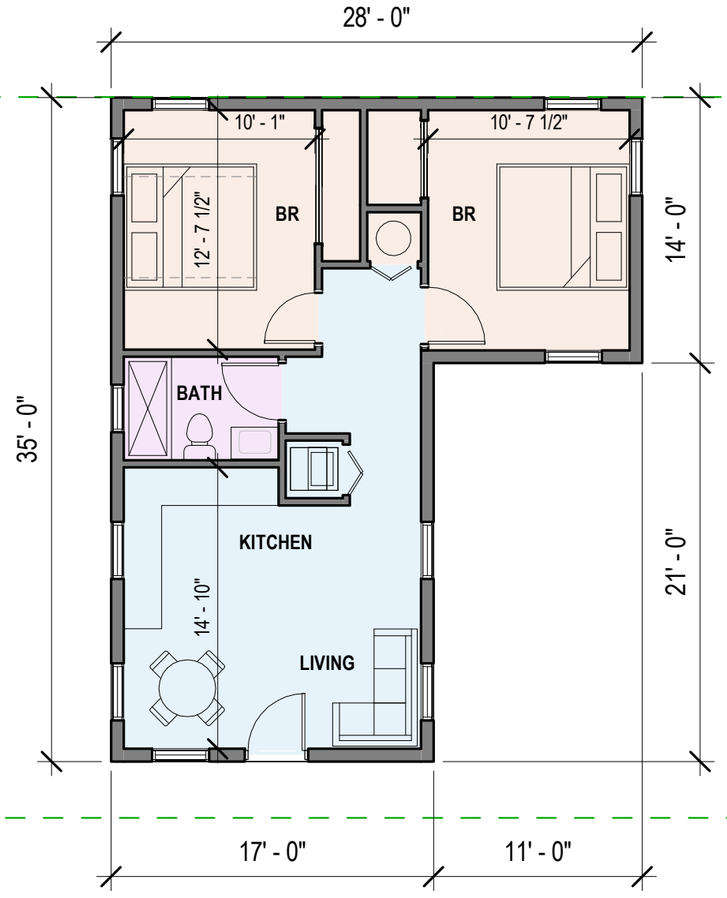
STUDIO

493 SF



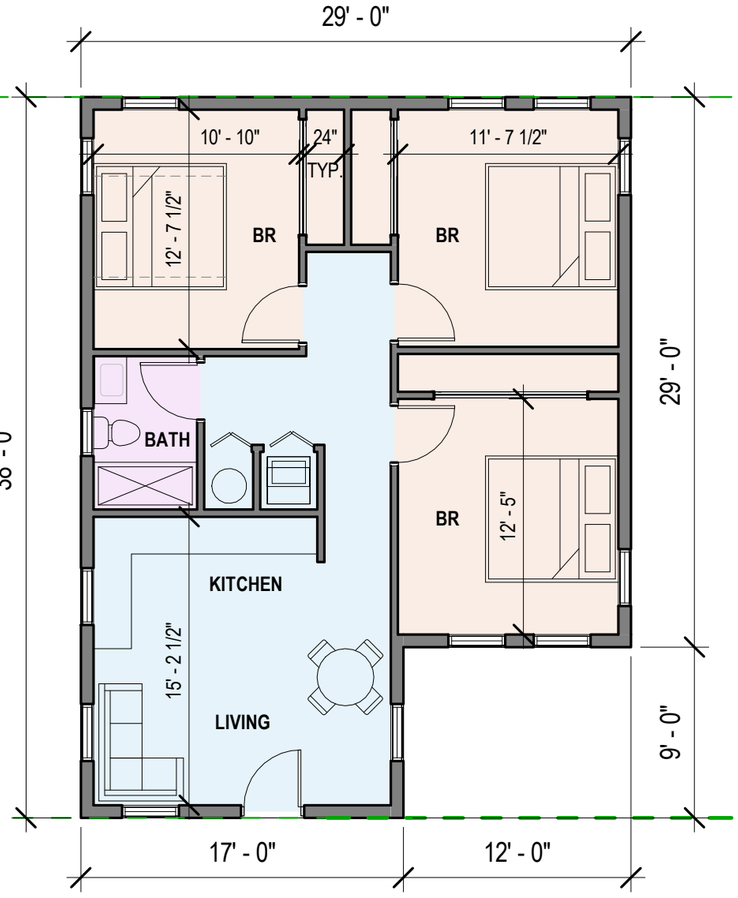
1 BEDROOM 1 BATH

646 SF



2 BEDROOM 1 BATH

749 SF



3 BEDROOM 1 BATH

994 SF

0 4' - 0" 8' - 0" 16' - 0"

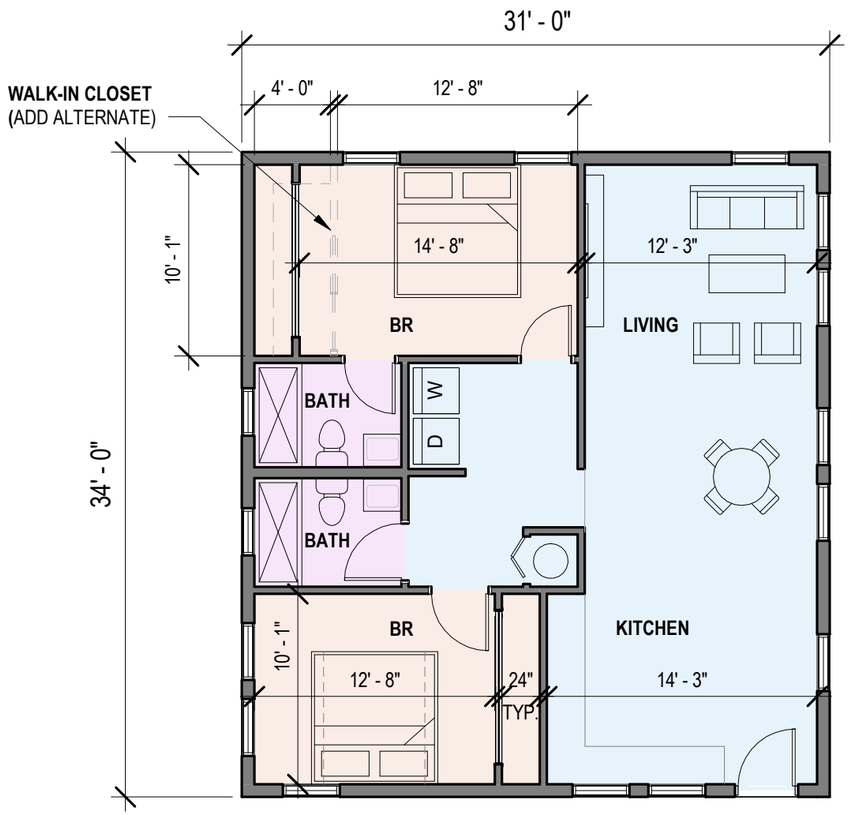
SCALE: 1/8" = 1' - 0"

WRCOG - WILDOMAR ADU

FLOOR PLANS (1 BATH)

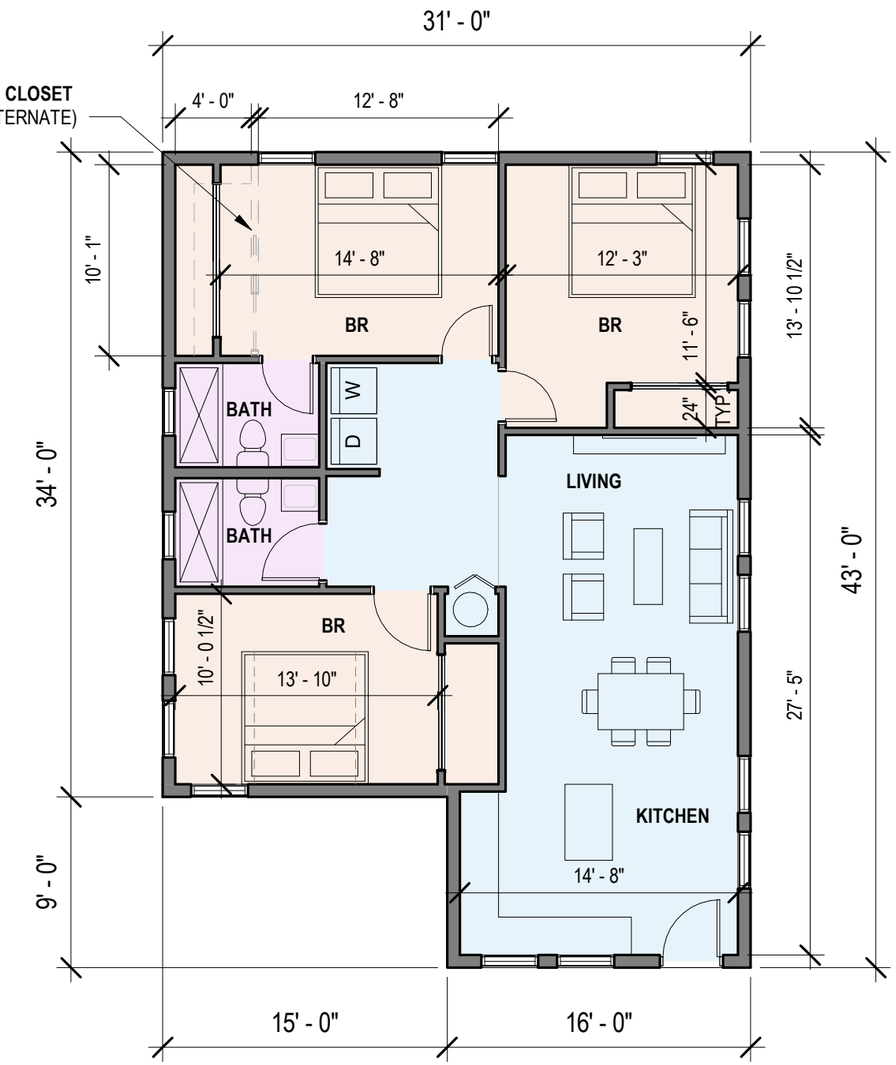
09/18/25

A1



2 BEDROOM 2 BATH

1,054 SF



3 BEDROOM 2 BATH

1,198 SF

0 4' - 0" 8' - 0" 16' - 0"

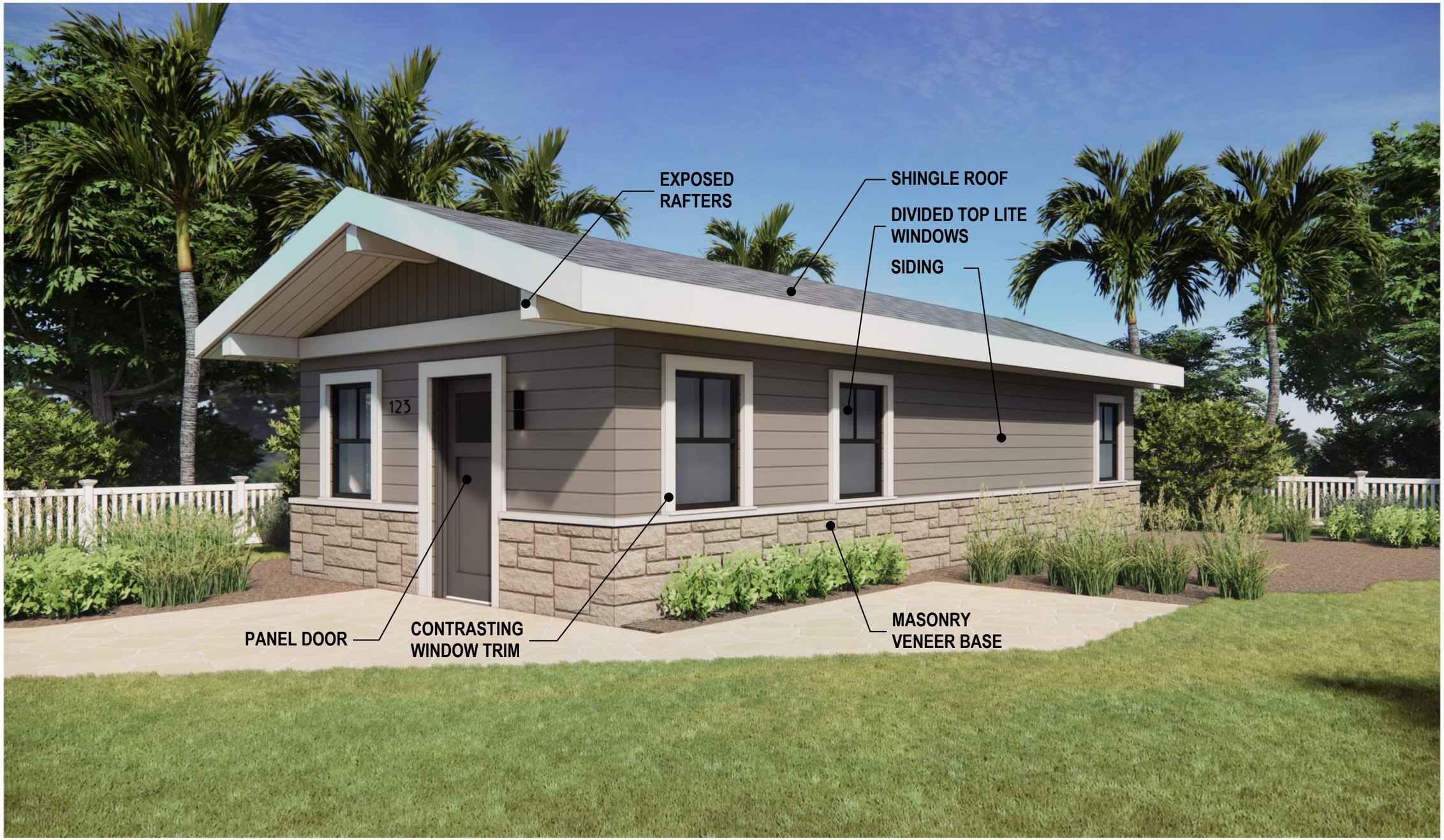
SCALE: 1/8" = 1' - 0"

WRCOG - WILDOMAR ADU

FLOOR PLANS (2 BATH)

09/18/25

A2



WRCOG - WILDOMAR ADU

RENDERINGS - 1 BEDROOM (CRAFTSMAN STYLE)

09/18/25

A3.1

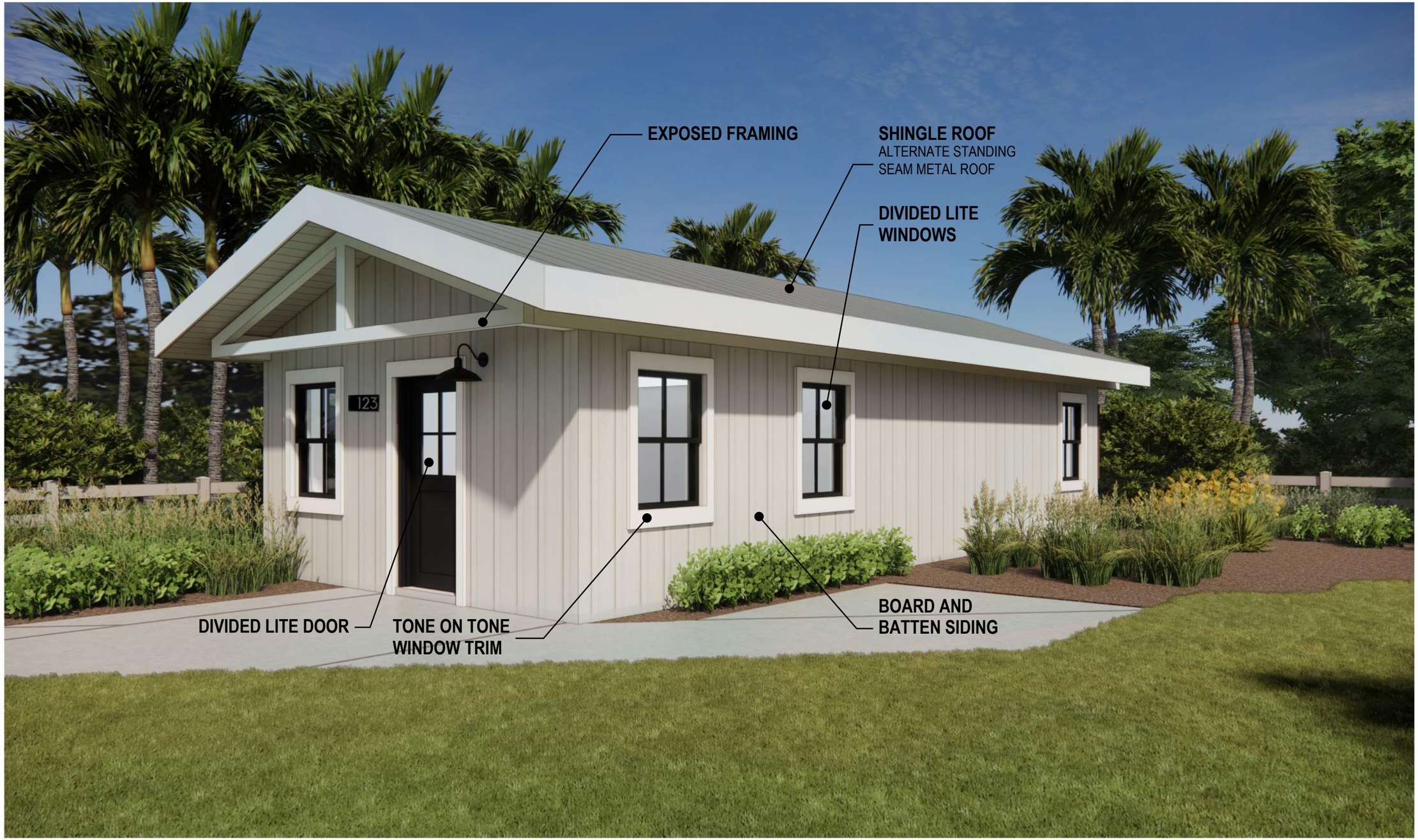


WRCOG - WILDOMAR ADU

RENDERINGS - 1 BEDROOM (MONTERREY STYLE)

09/18/25

A3.2



WRCOG - WILDOMAR ADU

RENDERINGS - 1 BEDROOM (MODERN FARMHOUSE)

09/18/25

A3.3


EXPOSED RAFTERS
SHINGLE ROOF
DIVIDED TOP LITE WINDOWS
SIDING
123
PANEL DOOR
CONTRASTING WINDOW TRIM
MASONRY VENEER BASE

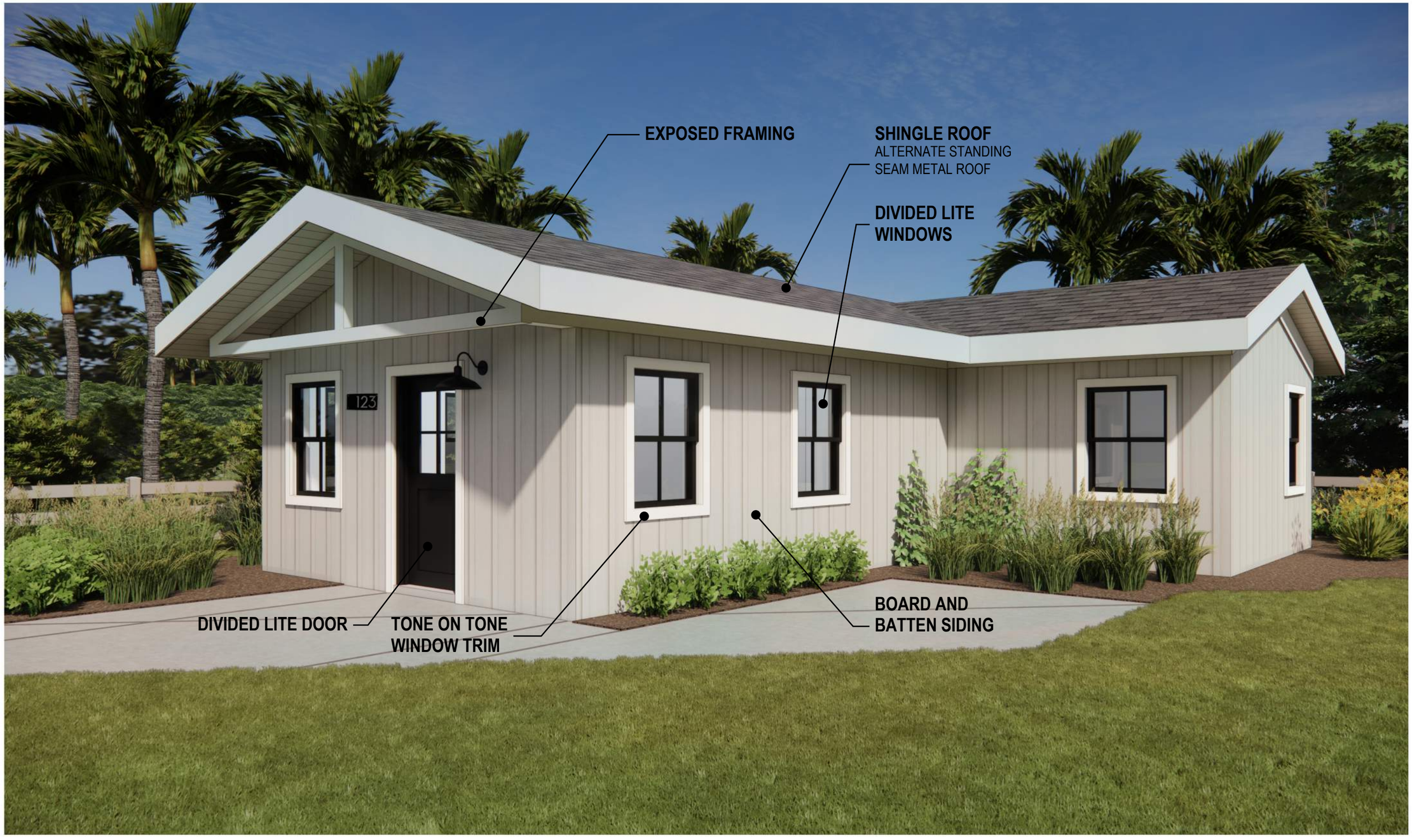


WRCOG - WILDOMAR ADU

RENDERINGS - 2 BEDROOM (MONTERREY STYLE)

09/18/25

A4.2



WRCOG - WILDOMAR ADU

RENDERINGS - 2 BEDROOM (MODERN FARMHOUSE)

09/18/25

A4.3



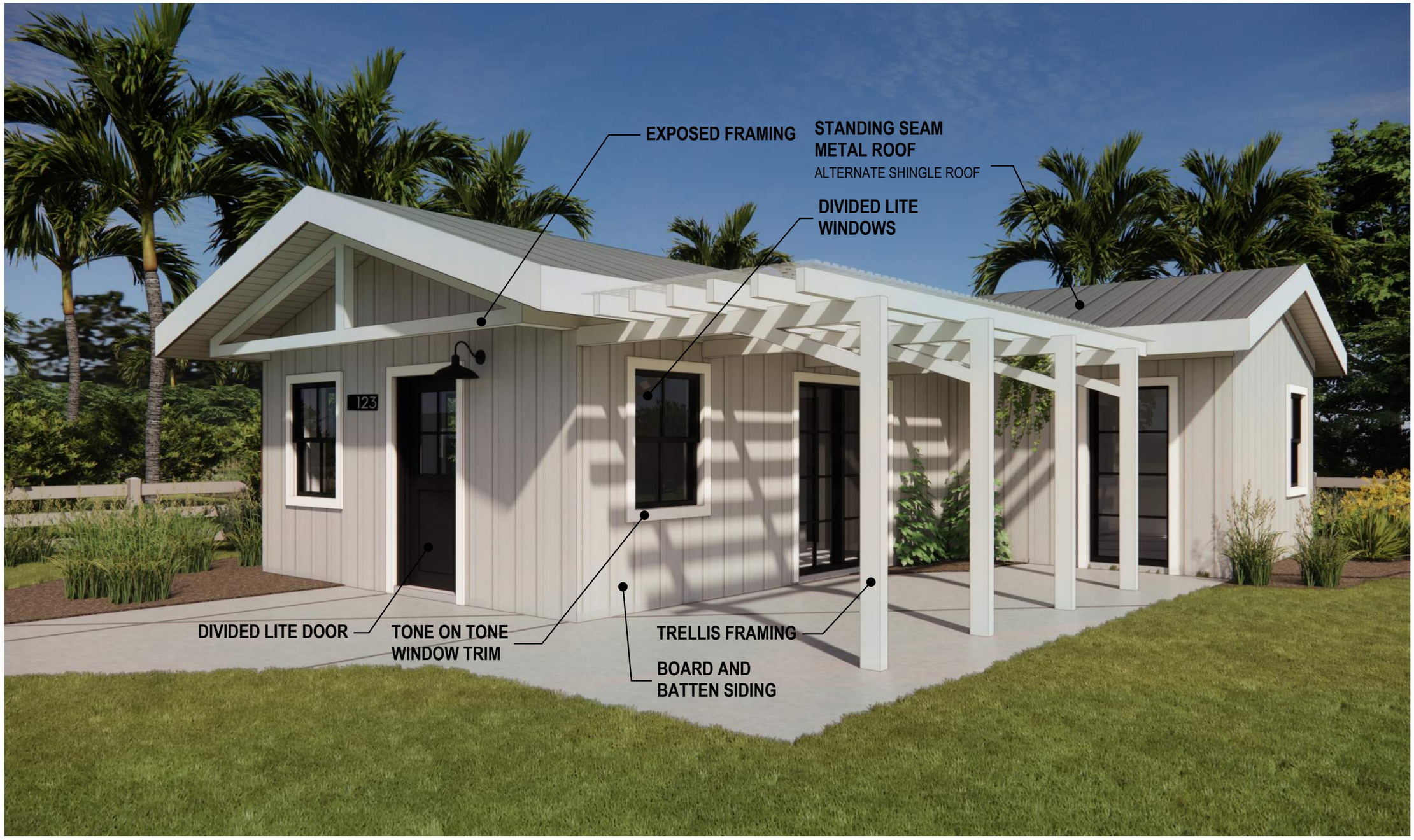
WRCOG - WILDOMAR ADU

RENDERINGS - PORCH COMPONENT (CRAFTSMAN STYLE)

09/18/25

A5.1


TILE ROOF AND
COVERED PORCH
WITH EXPOSED SUPPORTS
STUCCO
123
WOOD TONE DOOR
SLIDING DOOR
DIVIDED LITE
WINDOWS


EXPOSED FRAMING
STANDING SEAM METAL ROOF
ALTERNATE SHINGLE ROOF
DIVIDED LITE WINDOWS
123
DIVIDED LITE DOOR
TONE ON TONE WINDOW TRIM
TRELLIS FRAMING
BOARD AND BATTEN SIDING

CRAFTSMAN

MONTERREY

MODERN FARMHOUSE

1 BEDROOM













2 BEDROOM

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.3
Meeting Date: March 11, 2026

SUBJECT: Introduce and conduct the first reading of an Ordinance that adds a chapter under Title 10 (Vehicles and Traffic) of the Municipal Code relating to bicycles and e-conveyances, including E-Bikes.

SUBMITTED BY: Abdu Lachgar, Principal Planner

PREPARED BY: Abdu Lachgar, Principal Planner

ACTION:
1. Determine that Ordinance No. _____, is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the common-sense exemption, Section 15061(b)(3) of the CEQA Guidelines, under the general rule making provision.

2. Introduce and conduct the first reading by title only, based on the necessary finding within, for an ordinance entitled:

ORDINANCE NO. ____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADDING CHAPTER 10.56 (BIKES, E-BIKES, E-SCOOTERS AND E-SKATEBOARDS) TO TITLE 10 (VEHICLES AND TRAFFIC) OF THE WILDOMAR MUNICIPAL CODE RELATING TO BICYCLES, ELECTRIC BICYCLES, ELECTRIC SCOOTERS AND ELECTRIC SKATEBOARDS

3. Direct the City Clerk to schedule the second reading of the Ordinance at the next regular City Council meeting or as soon thereafter as feasible.

SUMMARY:
The City of Wildomar is proposing the adoption of an ordinance which would add Chapter 10.56 to Title 10 of the Wildomar Municipal Code. This ordinance aims to regulate bicycles, electric bicycles (“E-Bikes”), electric scooters (“E-Scooters”), and electric skateboards (“E-Skateboards”) (collectively referred to as “E-Conveyances”), in response to increasing public safety concerns.

BACKGROUND:
Over the last few years, the City and the region as a whole have experienced a rise in the number of E-Conveyances operating on streets and bike paths. Common concerns noted in the region include a lack of helmets by E-Conveyance operators, reckless speeds, inattention, carrying too many passengers, and the increased potential for collisions due to use on sidewalks and roadways. The proposed ordinance establishes operational rules, safety requirements, penalties, and enforcement measures to improve public safety and address the risks associated with E-Conveyance use in the community.

Prior to preparing this ordinance, the Planning Department thoroughly researched local regulations pertaining to E-Conveyances and contacted other neighboring jurisdictions. Staff found that multiple jurisdictions throughout Southern California were either in the process of implementing similar ordinances, had already adopted them, or were amending existing ordinances to improve safety for their communities and to address the rising concerns related to E-Conveyances. These findings assisted in the development of the proposed ordinance, ensuring alignment with regional safety efforts and incorporating best practices.

DISCUSSION:

The proposed ordinance introduces several key provisions to ensure the safe and responsible operation of bicycles and E-Conveyances. Riders would be required to comply with all traffic laws and traffic-control devices, including stop signs and traffic signals. Helmets would be mandatory for riders, and the use of headphones, earbuds, or other similar audio devices in both ears while operating E-Conveyances would be prohibited, ensuring riders could maintain focus and attentiveness. E-Conveyances must also be equipped with essential safety features, such as a front-facing white light for night riding, as well as reflectors on both wheels and the rear of all bicycles and E-bikes. Riders would be required to park responsibly, avoiding obstructions on sidewalks or public rights-of-way, and utilize designated parking areas. Parents of minors would be responsible for any fees or penalties associated with a violation of this chapter.

Additionally, riders would be required to stay as close as practicable to the right-hand curb or utilize designated bike lanes. The ordinance would prohibit operating bicycles or E-Conveyances with more passengers than the device is designed to carry, directly addressing safety concerns related to instability caused by overloading. Riders are restricted from operating bicycles or E-Conveyances at speeds greater than what is reasonable and prudent under the conditions and must avoid endangering people or property. The ordinance would make it unlawful to tamper with or modify an E-bike to increase its speed capability without appropriately replacing the classification label. Persons under the age of 16 would be prohibited from operating a Class 3 E-bike. The ordinance also addresses bike lanes and path usage and would allow riding unless explicitly prohibited by posted signage, with an emphasis on yielding to pedestrians and persons on horseback. This ordinance also prohibits riding or operating a bicycle or E-Conveyance upon any playground, park, or school ground not specifically designated as a bicycle path or route, unless specifically posted as authorized for such use.

Engaging in unsafe actions or reckless behavior is strictly prohibited. Violations of these provisions would be classified as infractions and would be punishable by fines of up to $500. Additionally, the ordinance may also be enforced through administrative or civil actions as authorized by the Municipal Code. These penalties align with California Vehicle Code standards, ensuring consistent enforcement across the City. These measures collectively aim to enhance public safety, reduce risks to riders and pedestrians, and ensure the responsible use of bicycles and E-Conveyances throughout the City.

The ordinance would establish a comprehensive framework for safer operations of bicycles and E-Conveyances, helping to reduce collisions, and enhance public safety, while remaining in full compliance with state law. The provision of clear guidelines for e-bike usage is critical to the safe of all users of sidewalks and trails within Wildomar. The passage of this ordinance would promote responsible e-bike use while protecting pedestrians, cyclists, and motorists.

ENVIRONMENTAL ANALYSIS:
In accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code § 21000, et seq., and the CEQA Guidelines, Section § 15000, et seq., Ordinance No. [next in order] is exempt from further environmental review, based on the common sense exemption, CEQA Guideline Section 15061(b)(3), in that the amendments involve general policy and procedure making and it can be seen with certainty that there is no possibility that this code amendment and ordinance adoption may have a significant effect on the environment.

FISCAL IMPACT:
The fiscal impacts associated with the drafting, legal review, and implementation of this ordinance are covered by the Department's Operating Budget of General Fund.

ATTACHMENTS:
Attach A - MCA 2026-01 Ordinance.docx
Attach B - PPT Final [3-11-26].pdf

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADDING CHAPTER 10.56 (BIKES, E-BIKES, E-SCOOTERS AND E-SKATEBOARDS) TO TITLE 10 (VEHICLES AND TRAFFIC) OF THE WILDOMAR MUNICIPAL CODE RELATING TO BICYCLES, ELECTRIC BICYCLES, ELECTRIC SCOOTERS AND ELECTRIC SKATEBOARDS

WHEREAS, electric bicycles, electric scooters, and electric skateboards (collectively, " E-Conveyances") are an ever- growing public safety concern. With the increasing popularity and usage of E- Conveyances, traffic accidents involving individuals operating E- Conveyances and motor vehicles have increased, necessitating rules and regulations applicable to these devices to ensure a safer community; and

WHEREAS, individuals involved in E-Conveyance traffic accidents tend to suffer more serious injuries when compared to traditional bicycle accidents; and

WHEREAS, collisions involving E-Conveyances and motor vehicles result in greater damage to all vehicles and property involved; and

WHEREAS, in accordance with the Wildomar Municipal Code, the City Council has the authority to take action on the proposed municipal code amendment to Title 10 of the Wildomar Municipal Code; and

WHEREAS, in accordance with the Wildomar Municipal Code, the City Council conducted a public meeting on March 11, 2026, at which time interested persons had an opportunity to testify in support of, or opposition to the proposed amendment to Title 10 of the WMC, and at which time the City Council received public testimony concerning said amendment.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1: AMENDMENT OF TITLE 10 OF THE WILDOMAR MUNICIPAL CODE.

Title 10 (Vehicles and Traffic) of the Wildomar Municipal Code is hereby amended to read as illustrated in Exhibit 1 of this Ordinance.

SECTION 2. SEVERABILITY

If any Chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any

court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 4. CITY CLERK ACTION

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Chapter 36933(c).

INTRODUCED AND APPROVED FOR FIRST READING this 11th, day of March 2026.

_____
Carlos Marquez
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

EXHIBIT 1

CHAPTER 10.56 (BIKES, E-BIKES, E-SCOOTERS AND E-SKATEBOARDS) OF THE WMC

Sections:

10.56.010 Purpose and Intent

10.56.020 Applicability of Traffic Laws

10.56.030 Obedience to Traffic-Control Devices

10.56.040 Riding on Roadway and Bicycle Lanes

10.56.050 Use of Streets Restricted

10.56.060 Yielding Right-Of-Way

10.56.070 Leaving Bicycle Lane

10.56.080 Riding and Operation

10.56.090 Parking

10.56.100 Method of Riding; Number of Riders

10.56.110 Speed

10.56.120 Equipment

10.56.130 Age Restrictions

10.56.140 Use of Headphones or Earbuds

10.56.150 Lights and Reflectors

10.56.160 Designation

10.56.170 Motor Vehicle Usage

10.56.180 Definitions

10.56.190 Enforcement

§ 10.56.010 PURPOSE AND INTENT.

This chapter shall apply to the use of bicycles and E-Conveyances, as defined herein, in conformity with State law, and shall apply to any bicycle or E-Conveyance operated upon any street or sidewalk, right-of-way, public property, or upon any public path set aside for the use of bicycles or E-Conveyances within the City' s jurisdiction. The provisions contained herein are enacted pursuant to Vehicle Code Division 16.7 (Vehicle Code § 39000 et seq.), and any rules and regulations adopted thereunder pertaining to the licensing of bicycles, and California Vehicle Code § 21206 pertaining to the regulation of the operation, use and equipment of bicycles. This chapter is not intended to conflict in any way with the provisions thereof.

§ 10.56.020 APPLICABILITY OF TRAFFIC LAWS.

Except where California law expressly provides otherwise, every person riding a bicycle or E-Conveyance upon a street or sidewalk shall be granted or E-Conveyance upon a street or sidewalk shall be granted all of the rights and shall be subject to all of the duties applicable to the

driver of a vehicle by the laws of the State pertaining to the rules of the road, or by the terms of this code or other ordinances of this City applicable to the driver of a vehicle, except as to those provisions which by their nature can have no application to bicycles or E-Conveyances, and except as otherwise provided in this Chapter.

§ 10.56.030 OBEDIENCE TO TRAFFIC-CONTROL DEVICES.
It shall be unlawful for any person operating a bicycle or E-Conveyance to fail to obey the instructions of official traffic-control signs and other traffic-control devices applicable to vehicles or bicycles, unless otherwise directed by a police officer.

§ 10.56.040 RIDING ON ROADWAYS AND BICYCLE LANES.
A) Any person operating a bicycle or E-Conveyance upon a roadway at a speed less than the normal speed of traffic moving in the same direction at such time shall ride as close as practicable to the right- hand curb, edge of the roadway, or bike lane, except under any of the following situations:

1) When overtaking and passing another bicycle, E-Conveyance or vehicle proceeding in the same direction.

2) When preparing for a left turn at an intersection or onto a private road or driveway.

3) When reasonably necessary to avoid conditions (including, but not limited to, fixed or moving objects, vehicles, bicycles, pedestrians, animals, surface hazards, or substandard width lanes) that make it unsafe to continue along the right- hand curb or edge.

B) Any person operating a bicycle or E-Conveyance upon a roadway or a highway, which highway carries traffic in one direction only and has two or more marked traffic lanes, may ride as near the left-hand curb or edge of such roadway as practicable.

C) Persons riding bicycles or E-Conveyances upon a roadway or bike lane shall not ride more than two abreast.

§ 10.56.050 USE OF STREETS RESTRICTED.
Riding or operating a bicycle or E-Conveyance on any street within the City is permitted in accordance with the California Vehicle Code, unless specifically prohibited by this Chapter.

§ 10.56.060 YIELDING RIGHT-OF-WAY.
The operator of a bicycle or E-Conveyance emerging from an alley, driveway, bicycle path, building or otherwise approaching a sidewalk or sidewalk area shall yield the right-of-way to all pedestrians on such sidewalk or sidewalk area, and upon entering a bicycle lane or roadway, shall yield the right-of-way to all vehicles or bicycles on the roadway.

§ 10.56.070 LEAVING BICYCLE LANE.
A) Whenever a bicycle lane has been established, any person operating a bicycle or E-Conveyance upon the roadway at a speed of less than the normal speed of traffic moving in the same direction shall ride within the bicycle lane, except that such person may move

out of the lane under any of the following situations:

1) When overtaking and passing another bicycle, vehicle, E- Conveyance or pedestrian within the lane or about to enter the lane if such overtaking and passing cannot be done safely within the lane.

2) When preparing for a left turn at an intersection or onto a private road or driveway.

3) When it is reasonably necessary to leave the bicycle lane to avoid debris or other hazardous conditions (including, but not limited to, fixed or moving objects, vehicles, bicycles, pedestrians, animals, surface hazards, or substandard width lanes).

4) When approaching a place where a right turn is authorized.

B) No person operating a bicycle or E- Conveyance within a bicycle lane shall leave such lane until movement can be made with reasonable safety, and then only after giving the appropriate signal in the manner provided in Vehicle Code Division 11, Chapter 6 (Vehicle Code § 22100 et seq.) in the event that any vehicle may be affected by the movement.

§ 10.56.080 RIDING AND OPERATION.

A) Riding bicycles and E- Conveyances on any sidewalk, bicycle path, bicycle trail, multi-use trail, or roadway is permitted unless prohibited by appropriate signs authorized by the terms of this Chapter.

B) Whenever any person is riding a bicycle or E-Conveyance upon a bicycle path, or bicycle trail, such person shall yield the right- of-way to any pedestrian or person on horseback and shall give an audible signal before overtaking and passing pedestrians.

C) No person shall ride or operate a bicycle or E-Conveyance upon any playground, park, or school ground not specifically designated as a bicycle path or route, unless specifically posted as authorized for such use.

D) No person shall operate a bicycle or E-Conveyance on a bicycle path or bicycle trail at a speed greater than 20 miles per hour, and in no event at a speed greater than is reasonable or prudent under the existing conditions, or at a speed greater than a posted speed limit, or at a speed which endangers the safety of persons and/ or property.

E) When posted, no person shall operate a bicycle or E-Conveyance at any City special events.

F) The operator of a bicycle or E-Conveyance shall travel in the same direction as vehicles are required to be driven upon the roadway, regardless of whether or not the operator is in the roadway or in a bike lane.

G) The operator of a bicycle or E-Conveyance shall not allow a person riding as a passenger, and a person shall not ride as a passenger, on a bicycle or E-Conveyance upon a highway other than upon or astride a separate seat attached thereto. The section does not apply

to any type of bicycle or E-Conveyance with an original factory seat designed to collectively accommodate the operator and passenger. If the passenger is four years of age or younger, or weighs 40 pounds or less, the seat shall have adequate provision for retaining the passenger in place and for protecting the passenger from the moving parts of the bicycle.

H) The City may prohibit the riding or operation of bicycles and E-Conveyances on designated sidewalks or sidewalk segments by posting appropriate signs in accordance with this chapter. Where such signs are posted, no person may ride or operate a bicycle or E-Conveyance on the posted sidewalk or sidewalk segment.

§ 10.56.090 PARKING.
No person shall leave a bicycle or E-Conveyance lying on its side on any sidewalk, nor park a bicycle or E-Conveyance upon the public right- of-way, including bike lanes and paths, or against a building or at a curb, except in such a manner as to afford the least obstruction to pedestrian traffic. Where appropriate signs are posted, no person shall park a bicycle or E-Conveyance on a public highway in the area designated by those signs.

§ 10.56.100 METHOD OF RIDING; NUMBER OF RIDERS.
No person operating a bicycle or E-Conveyance shall allow more persons at one time than the number for which the bicycle or E-Conveyance is designed and equipped.

§ 10.56.110 SPEED.
No person may operate a bicycle or E-Conveyance at a speed greater than is reasonable and prudent under the existing conditions, and in no event at a speed which endangers the safety of persons or property. Posted speed limits govern where installed. In the absence of a posted limit, the reasonable and prudent standard applies. On City-owned trails, paths, and parks, each bicycle and E-Conveyance operator must comply with any speed limit that is posted for that facility, and must not travel at a speed greater than is reasonable and prudent under existing conditions or that endangers the safety of persons or property.

§ 10.56.120 EQUIPMENT.
Every bicycle, Electric Bicycle, Motorized Bicycle, and other E-Conveyance, when operated within the City, must comply with all applicable equipment requirements of the California Vehicle Code, including, without limitation, section 21201 and any device-specific provisions required under California law, as well as any additional requirements set forth in this chapter.

§ 10.56.130 AGE RESTRICTIONS.
A) Minors under 18. A person under 18 years of age must wear a properly fitted and fastened bicycle helmet that meets applicable safety standards when operating a bicycle or Electric Bicycle, or riding as a passenger on a bicycle or Electric Bicycle, on any street, bikeway, or other public bicycle path or trail within the City, including when riding in a child seat or in a trailer towed by a bicycle. This subsection is intended to be consistent with Vehicle Code section 21212, as that section may be amended from time to time.

B) Class 3 Electric Bicycles – age and helmet. A person under 16 years of age must not operate a Class 3 Electric Bicycle. A person must not operate a Class 3 Electric Bicycle, or ride as a passenger on a Class 3 Electric Bicycle, on any street, bikeway, or other public bicycle path or trail within the City unless that person is wearing a properly fitted and fastened bicycle helmet that

meets applicable safety standards. This subsection is intended to be consistent with Vehicle Code section 21213, as that section may be amended from time to time.

C) Sale of Electric Bicycles to minors. No person may sell a Class 3 Electric Bicycle to a person under 16 years of age. This subsection is intended to be consistent with Vehicle Code section 21212.5, as that section may be amended from time to time.

D) Enforcement. The helmet and age requirements in this section may be enforced through citations issued under state law or this code, including any diversion or correction procedures that may be provided in Vehicle Code section 21212 or similar state provisions, as those provisions may be amended from time to time.

§ 10.56.140 USE OF HEADPHONES OR EARBUDS.

A) A person operating a bicycle or E-Conveyance must not wear headphones, earphones, earbuds, earplugs, or any similar device in a way that covers, rests on, or is inserted in both ears while operating on any street, highway, bikeway, or bicycle path within the City.

B) A person operating a bicycle or E-Conveyance may use a single earbud, earphone, or similar device in one ear, so long as the other ear remains unobstructed and the device is not otherwise prohibited by California law.

C) This section is intended to be consistent with California Vehicle Code section 27400, as that section may be amended from time to time.

§ 10.56.150 LIGHTS AND REFLECTORS.

Every bicycle and Electric Bicycle operated within the City shall comply with the lighting and reflector requirements set forth in California Vehicle Code section 21201, as that section may be amended from time to time. These requirements generally include, among other things, the use of a white front light, a red rear reflector or light, and wheel or side reflectors when operated during hours of darkness.

§ 10.56.160 DESIGNATION.

A) The City's Director of Public Works/City Engineer is authorized to erect or place and maintain signs on any sidewalk, roadway, or public property prohibiting the riding of bicycles and/or E-Conveyances by any person thereon.

B) The City' s Director of Public Works is authorized to erect or place and maintain signs upon any street, or adjacent to any street in the City, indicating the existence of a bicycle path, lane or route, or otherwise regulating the operation and use of vehicles, bicycles, and E-Conveyances with respect thereto, as long as the same are consistent with this Chapter. Where such a sign is erected, such other designation, including but not limited to appropriate painting or such other devices as the City' s Director of Public Works shall determine, will provide sufficient notice of the existence of the bicycle path, lane or route. Said signage shall conform with the provisions established by the California Manual on Uniform Traffic Control Devices.

§ 10.56.170 MOTOR VEHICLE USAGE.

No person shall operate any motorized vehicle upon any bicycle lane or path, except to park when permitted, or to enter or leave the roadway, or to prepare for a turn within a distance of 200 feet from the intersection. Nothing in this section shall be deemed or construed to prohibit any bus

owned and operated by a public transportation district or other authorized transportation agencies from driving upon such bicycle lanes within 150 feet of any bus stop approved by the City. Motor vehicle parking is prohibited in bicycle lanes, provided such restriction is appropriately posted. This section does not prohibit the use of a motorized bicycle in a bicycle lane, pursuant to Vehicle Code § 21207.5, at a speed no greater than is reasonable or prudent, having due regard for visibility, traffic conditions, and the condition of the roadway surface of the bicycle lane, and in a manner which does not endanger the safety of persons or property.

§ 10.56.180 DEFINITIONS.

For purposes of this chapter, the following terms have the meanings set forth in this section. Where a term is defined in the California Vehicle Code, that statutory definition governs and is incorporated here by reference, as it may be amended from time to time.

BICYCLE. Any device upon which a person may ride which is propelled by human power through a system of belts, chains or gears, and having one or more wheels. " Bike" shall mean the same as " Bicycle," and the terms may be used interchangeably.

BICYCLE LANE. The portion of the roadway which has been separated from any vehicular lanes by a solid white line or other pavement marking or defined for bike riders by appropriate signage.

BICYCLE PATH OR BICYCLE TRAIL. A path that provides a completely separated right- of-way from vehicular traffic designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

BICYCLE ROUTE. A suggested route of travel for bicycle riders. A " bicycle route" may offer no physical protection to the bike rider and is normally defined for the bicycle rider only by a sign indicating " bike route," which defines a suggested route of a bicycle system and provides a certain awareness for the motorist that bicycle riders are sharing the roadway.

E-CONVEYANCE. Includes any Electric Bicycle, Electric Scooter, Electric Skateboard, Electrically motorized Board, or other device propelled by an electric motor and designed to transport 1 or more persons, as defined in the California Vehicle Code.

ELECTRIC BICYCLE. An electric bicycle, or " E-Bike", which is a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts, and is categorized by the following, per California Vehicle Code section 312.5, as may be amended:

1) Class 1 - an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.

2) Class 2 - an electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches a speed of 20 miles per hour.

3) Class 3 - an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour and is equipped with a speedometer.

ELECTRIC SCOOTER OR E-SCOOTER. A two or three -wheeled device that has handlebars, a floorboard that is designed to be stood on while riding and is powered by an electric motor. This device may also have a driver seat that does not interfere with the ability of the rider to stand and ride, and may also be designed to be powered by human propulsion.

ELECTRIC SKATEBOARD OR E-SKATEBOARD. An up to four-wheeled device that has a floorboard that is designed to be stood on while riding and is powered by an electric motor.

ELECTRICALLY MOTORIZED BOARD. Has the same meaning as set forth in California Vehicle Code section 313.5, as that section may be amended.

HIGHWAY. A way or place of whatever nature, publicly maintained and open to the use of the public for purposes of vehicular travel. Highway includes street.

MOTORIZED BICYCLE. Any two -wheeled or three -wheeled device having fully operative pedals for propulsion by human power or having no pedals if powered solely by electrical energy, has an automatic transmission, and a motor which produces less than four gross brake horsepower and is capable of propelling the device at a maximum speed of not more than 30 miles per hour on level ground, per California Vehicle Code section 406, as may be amended.

§ 10.56.190 ENFORCEMENT.

A) Parental responsibility. The parent of any child and the guardian of any ward shall not authorize or knowingly permit any minor child or ward to violate any of the provisions of this Chapter.

B) Penalty for violations. Every person violating any provisions of this Chapter shall be subject to the penalties provided for in Chapter 1.16 of the Wildomar Municipal Code.

C) Infraction, Fines, and Penalties. Any person who violates this chapter is guilty of an infraction and punishable by a fine as set forth in Chapter 1.16 of the Wildomar Municipal Code. This chapter may also be enforced via administrative or civil actions as authorized by Chapter 1.16 of the Wildomar Municipal Code.

D) An electric bike shall meet the following criteria consistent with California Vehicle Code sections 312.5 and 24016, as those sections may be amended:

1) Comply with the equipment and manufacturing requirements for bicycles adopted by the United States Consumer Product Safety Commission (16 C. F. R. 1512. 1, et seq.).

2) Operate in a manner so that the electric motor is disengaged or ceases to function when the brakes are applied or operate in a manner such that the motor is engaged through a switch or mechanism that, when released or deactivated, will cause the electric motor to disengage or cease to function.

3) A person shall not tamper with or modify an electric bicycle so as to change the speed capability of the device, unless he or she appropriately replaces the label indicating the appropriate classification.

4) A device that has been modified so that it no longer meets the definition of an “electric bicycle” under California Vehicle Code section 312.5 is not considered an electric bicycle for purposes of this Chapter and must comply with any other applicable California law governing motorized devices

E-Bike and E-Conveyance Ordinance

City Council - March 11, 2026

Abdu Lachgar, AICP, Principal Planner

BACKGROUND

- Over the last few years, the Region has experienced a rise in the number of E-Conveyances (E-Bikes, E-Scooters, and E-Skateboards) operating on streets and bike paths.
- Common concerns include a lack of helmets, reckless speeds, inattention, carrying too many passengers, and the increased potential for collisions and major injury.
- Staff thoroughly researched local regulations pertaining to E-Conveyances and contacted other neighboring jurisdictions as well
- Multiple jurisdictions throughout Southern California are in the process of implementing similar ordinances or have done so already.
- The proposed ordinance aims to improve public safety and address the risks associated with E-Conveyance use while remaining compliant with state law.

BACKGROUND

Different Classes of E-Bikes



Class 1

These bikes are equipped only with pedal assist and are limited to a top speed of 20 mph.



Class 2

Class 2 models come with both pedal assist and throttle assist and also have a maximum speed limit of 20 mph.



Class 3

Class 3 electric bikes feature a speedometer and offer assistance up to speeds of 28 mph (45 km/h).

Types of E-Conveyances









E-Motorcycle



SUMMARY OF CHAPTER

- **Adding a completely new Chapter 10.56 to Title 10 of the WMC, which introduces several key provisions to ensure safety including but not limited to:**
  - **Riders would be required to comply with all traffic laws and traffic-control devices.**
  - **Helmets would be mandatory for riders under the age of 18.**
  - **E-Conveyances must also be equipped with essential safety features such as lights and reflectors.**
  - **Persons under the age of 16 would be prohibited from operating a Class 3 E-bike.**
  - **Prohibits riding upon any playground, park, or school ground not specifically designated as a bicycle path or route, unless specifically posted.**
  - **Parents of minors would be responsible for any fees or penalties associated with a violation.**
  - **Engaging in unsafe actions or reckless behavior would be strictly prohibited.**

RECOMMENDATION

- **The Community Development Department recommends the City Council take the following actions:**

1) **Determine that Ordinance No. _____, is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, pursuant to the common-sense exemption, Section 15061(b)(3) of the CEQA Guidelines, under the general rule making provision.**

2) **Introduce and conduct the first reading by title only Ordinance No. _____**

3) **Direct the City Clerk to schedule the second reading of the Ordinance at the next regular City Council meeting or as soon thereafter as feasible.**