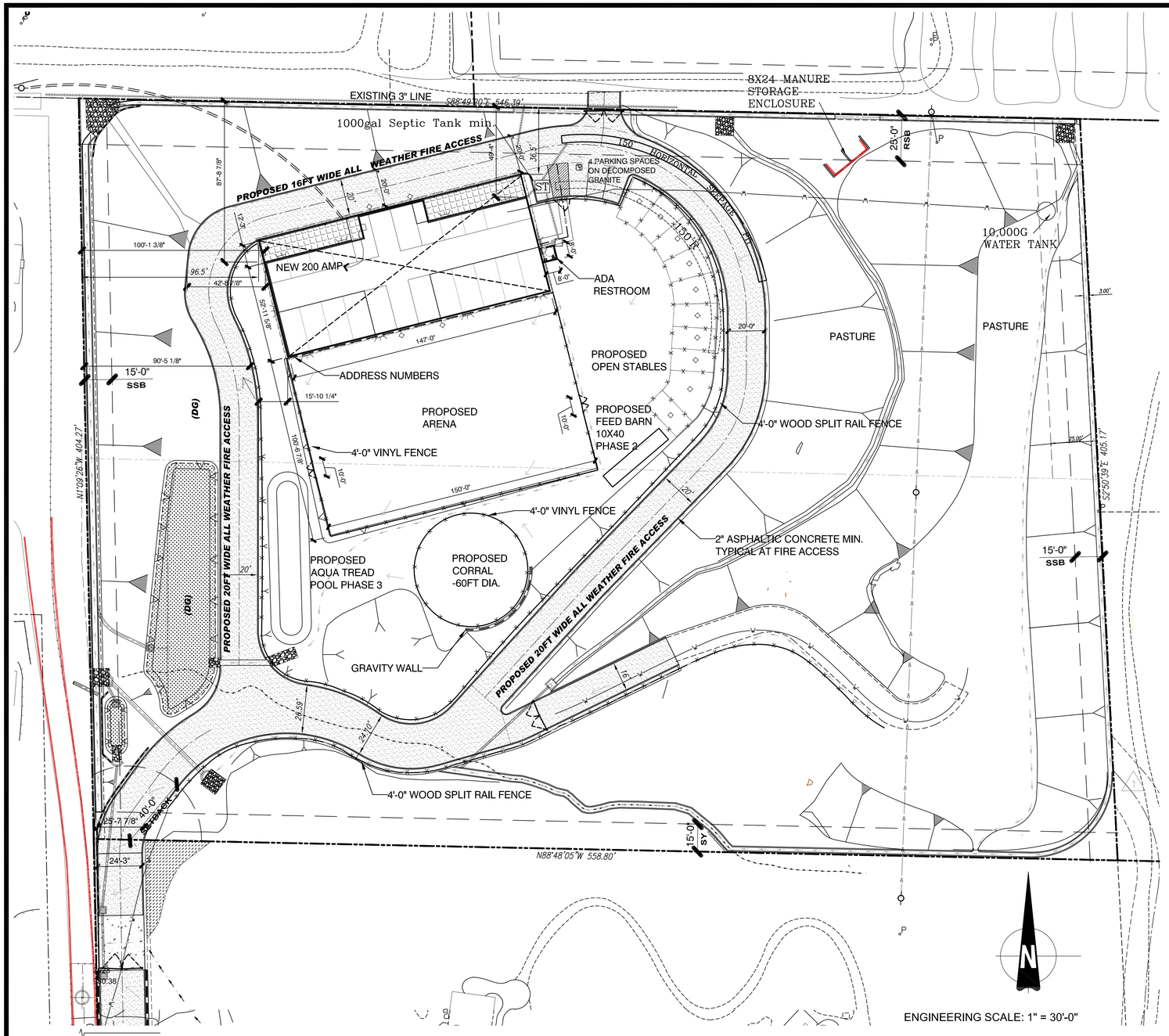


SHEET INDEX

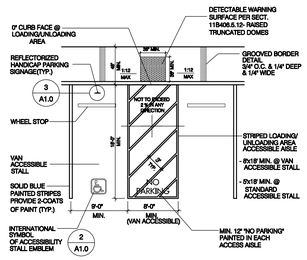
NOTES

ADDRESS NUMBERS: ADDRESS NUMBERS AT THE STRUCTURE AND AT THE DRIVEWAY ENTRANCE. ADDRESS NUMBERS SHALL BE A MINIMUM 6" INCHES IN HEIGHT WITH A 1/2" STROKE (12" IN HEIGHT WITH 1" STROKE FOR INDUSTRIAL OCCUPANCIES), SHALL CONTRAST WITH THE BACKGROUND

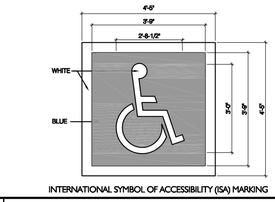
SYMBOLS

- WOOD FENCE
- GATE
- EX. POWER POLE
- LE 50W SUPER BRIGHT OUTDOOR LED FLOOD LIGHT, WATERPROOF 3250 LUM.
- GOODRICH UNION PORCELAIN LED GOOSENECK -12-150-G15-110-2000 LUM.
- BARN LIGHTS- THE BULLET LED CAST GUARD- 10-CGG-3500K 1600 LUM.

SITE AREA:	5 AC. OR 217,800 SF
USABLE AREA:	2.1 AC. OR 91,476 SF
HORSES PROPOSED:	50 HORSES MAX. PRIVATE OWN
(N) HORSE STABLE:	10,791 SF
(N) MANURE STORAGE:	192 SF
PROPOSED FEED BARN PHASE 2:	400 SF
PROPOSED AQUA TREAD POOL PHASE 3 :	2000 SF

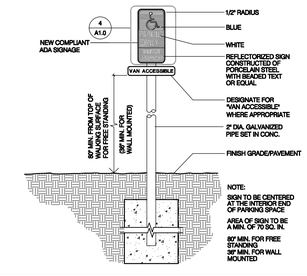


1 EXISTING ADA ACCESSIBLE PARKING STALL



INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) MARKING

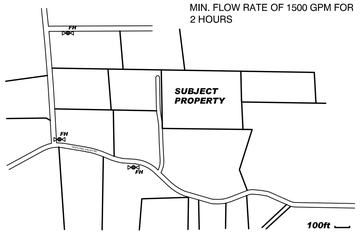
2 NEW COMPLIANT ACCESSIBLE STALL SYMBOL



3 ACCESSIBLE PARKING SIGN

4 NEW COMPLIANT ADA PARKING SIGN DETAIL

FIRE HYDRANT LOCATION VICINITY MAP



RESERVED FOR COUNTY STAMPS

OWNER INFORMATION

NAME:	CHARLES PACE AND JEFFREY LOYA
ADDRESS:	15635 PASEO PENASCO
CITY:	ESCONDIDO
STATE:	CA.
ZIP:	92029
PHONE:	619-814-0050
FAX:	
EMAIL:	PHIL@PHILSBBQ.NET

CONTACT INFORMATION

NAME:	GARY SEWARD
ADDRESS:	234 VENTURE ST. , STE 100
CITY:	SAN MARCOS
STATE:	CA.
ZIP:	92078
PHONE:	760-759-2260 X325
FAX:	
EMAIL:	GARY@RRCONSTRUCTION.COM

PARCEL INFORMATION

APN:	276-030-48,49-00
SITE ADDRESS:	HIGHLAND VALLEY ROAD ESCONDIDO CA. 92029
ZONE:	RL-20
SITE AREA:	5.12 AC. OR 223,027SF
FIRE SPRINKLERS:	YES- DEFERRED SUBMITTAL NFPA 13 STANDARD

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGNER SIGNATURE REQUIRED _____ DATE _____

PROJECT INFORMATION

PROPOSED: NEW 10,791 SF PRE-FAB TWO STORY HORSE STABLE , 200 AMP ELECTRICAL PANEL AND INSTALL SEPTIC SYSTEM.

NO OUTDOOR LIGHTING BETWEEN 10PM TO 7 AM

COMPLIANCE WITH NOISE LIMITS PURSUANT TO SEC. 3130 AND Z.O. SECTION 6300

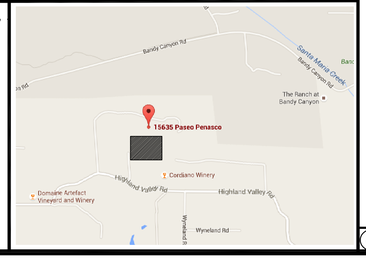
COMPLIANCE WITH PARTICULATE MATTER AND AIR CONTAMINANTS PURSUANT TO ZO SEC. 6316

COMPLIANCE WITH ODORS PURSUANT TO ZO SEC. 6318 (SEE VECTOR MGMT PLAN)

COMPLIANCE WITH LIGHTING STANDARDS PURSUANT TO Z.O. SEC. 6322-6326 AND COUNTY CODE SECTION 59.101

PROVIDE FIRE SPRINKLER SYSTEM DESIGNED TO NFPA 13 STANDARD.

VICINITY MAP



PDS2016-LDGRMJ-30067
PDS2015-AD-15-019

Record ID:

PHIL'S PREFAB STABLE

HIGHLAND VALLEY ROAD
ESCONDIDO, CA 92029

NO.	REVISION	DATE:
1	PLANNING RESUBMITTAL	12-4-15
2		
3		
4		
5		

DATE: 07-30-18
JOB #: WO-1473

SHEET NUMBER
CS

PROJ# _____ FILE _____ DATE: _____

A. General

1. **Applicable codes.** All projects shall comply with the *2013 California Building Code* (CBC) *and/or California Residential Code* (CRC)*, 2013 California Green Building Standards Code* (CalGreen), *2013 California Electrical Code* (CEC), 2013 *California Mechanical Code* (CMC), 2013 *California Plumbing Code* (CPC), 2013 *California Fire Code* (CFC), 2013 *California Building Energy Efficiency Standards* (CBEES), and all County of San Diego amendments.

B. Electrical, Plumbing, and Mechanical

1. **Exterior lighting.** All projects shall comply with the County of San Diego lighting ordinance.
2. **GFCI outlets.** Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors. (CEC 210.8)
3. **AFCI outlets.** Electrical circuits in bedrooms, living rooms, dining rooms, dens, closets, hallways, or similar rooms must be protected by Arc Fault Circuit Interrupters (AFCI). (CEC 210.12)
4. **Luminaire requirements.** Installed luminaires shall meet the efficacy and fixture requirements of CBEES 150.0(k).
5. **Smoke detectors in building remodels**. Smoke detectors are required in each existing sleeping room, outside each separate sleeping area in the immediate vicinity of sleeping rooms, and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R314.3.1)
6. **Carbon monoxide detectors in building remodels**. Carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of sleeping rooms and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R315.2)
7. **Water heater seismic strapping.** Minimum two 3/4-inch-by-24-gauge straps required around water heaters, with 1/4-inch-by-3-inch lag bolts attached directly to framing. Straps shall be at points within upper third and lower third of water heater vertical dimension. Lower connection shall occur minimum 4 inches above controls. (CPC 507.2)
8. **Gas appliances in garages.** Water heaters and heating/cooling equipment capable of igniting flammable vapors shall be placed on minimum 18-inch-high platform unless listing report number provided showing ignition-resistant appliance. (CPC 507.13 and CMC 308.1)
9. **Impact protection of appliances.** Water heaters and heating/cooling equipment subject to vehicular impact shall be protected by bollards or an equivalent measure. (CPC 507.13.1 and CMC 308.1.1)
10. **Water closet clearance.** Minimum 30-inch-wide by 24-inch-deep clearance required at front of water closets. (CPC 402.5)
11. **Water closet efficiency.** All water closets shall use maximum 1.6 gallons average per flush. (CPC 403.2)
12. **Shower size.** Shower compartments shall have minimum area of 1024 square inches and be able to encompass a 30-inch-diameter circle. Shower doors shall have a minimum 22-inch unobstructed width. (CPC 408.5 and CPC 408.6)
13. **Fireplace appliances.** Fireplaces with gas appliances are required to have the flue damper permanently fixed in the open position and fireplaces with LPG appliances are to have no 'pit' or 'sump' configurations. (CMC 303.7.1)
14. **Chimney clearance.** Minimum 2-foot chimney clearance required above building within 10-foot horizontally of chimney. The chimney shall extend minimum 3 feet above highest point where chimney passes through roof. (CRC R1003.9)

C. Mechanical Ventilation and Indoor Air Quality (ASHRAE 62.2-2010)

1. **Transfer air.** Ventilation air shall be provided directly from the outdoors and not as transfer air from adjacent dwelling units or other spaces, such as garages, unconditioned crawlspaces, or unconditioned attics. (CBEES 150.0(o))
2. **Instructions and labeling.** Ventilation system controls shall be labeled and the home owner shall be provided with instructions on how to operate the system. (CBEES 150.0(o))
3. **Combustion and solid-fuel burning appliances.** Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting. (CBEES 150.0(o))
4. **Garages.** The wall and openings between occupiable spaces and the garage shall be sealed. HVAC systems that include air handlers or return ducts located in garages shall have total air leakage of no more than 6% of total fan flow when measured at 0.1 in. w.c. using California Title 24 or equivalents. (CBEES 150.0(o))
5. **Minimum filtration.** Mechanical systems supplying air to occupiable space through ductwork shall be provided with a filter having a minimum efficiency of MERV 6 or better. (CBEES 150.0(o))
6. **Air inlets.** Air inlets (not exhaust) shall be located away from known contaminants. (CBEES 150.0(o))
7. **Air moving equipment.** Air moving equipment used to meet either the whole-building ventilation requirement or the local ventilation exhaust requirement shall be rated in terms of airflow and sound. (CBEES 150.0(o))
   - a. All continuously operating fans shall be rated at a maximum of 1.0 sone.
   - b. Intermittently operated whole-building ventilation fans shall be rated at a maximum of 1.0 sone.
   - c. Intermittently operated local exhaust fans shall be rated at maximum of 3.0 sone.
   - d. Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet sound requirements if at least 4 feet of ductwork between fan and intake grill.

D. Foundation and Underfloor

1. **Foundation reinforcement.** Continuous footings and stem walls shall be provided with a minimum two longitudinal No. 4 bars, one at the top and one at the bottom of the footing. (CRC R403.1.3.2)
2. **Shear wall foundation support.** Shear walls shall be supported by continuous foundations. (CRC 403.1.2)
3. **Concrete slabs-on-grade.** Slabs-on-grade shall be minimum 3-1/2-inches thick. (CRC R506.1)
4. **Vapor retarder.** A 6-mil polyethylene or approved vapor retarder with joints lapped minimum 6 inches shall be placed between a concrete slab-on-grade and the base course or subgrade. (CRC 506.2.3)
5. **Anchor bolts and sills.** Foundation plates or sills shall be bolted or anchored to the foundation or foundation wall per the following (CRC R403.1.6 and CRC R602.11.1):
   - a. Minimum 1/2-inch-diameter steel bolts
   - b. Bolts embedded at least 7 inches into concrete or masonry
   - c. Bolts spaced maximum 6 feet on center
   - d. Minimum two bolts per plate/sill piece with one bolt located maximum 12 inches and minimum 7 bolt diameters from each end of each sill plate/piece
   - e. Minimum 3-inch by 3-inch by 0.299-inch steel plate washer between sill and nut on each bolt
6. **Hold-downs.** All hold-downs must be tied in place prior to foundation inspection.
7. **Protection of wood against decay**. Naturally durable or preservative-treated wood shall be provided in the following locations (CRC R317.1):
   - a. All wood in contact with ground, embedded in concrete in direct contact with ground, or embedded in concrete exposed to weather
   - b. Wood joists within 18 inches and wood girders within 12 inches of the exposed ground in crawl spaces shall be of naturally durable or preservative-treated wood
   - c. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood
   - d. Wood framing, sheathing, and siding on the exterior of the building and having clearance less than 6 inches from the exposed ground or less than 2 inches vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surface exposed to weather
   - e. Sills and sleepers on concrete or masonry slab in direct contact with ground unless separated from such slab by impervious moisture barrier

D. Foundation and Underfloor (Continued)

   - f. Ends of wood girders entering masonry or concrete walls with clearances less than 1/2 inch on tops, sides, and ends
   - g. Wood structural members supporting moisture-permeable floors or roofs exposed to weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier
   - h. Wood furring strips or other wood framing members attached directly to interior of exterior concrete or masonry walls below grade except where vapor retarder applied between wall and furring strips or framing members
8. **Underfloor ventilation.** Underfloor areas shall have ventilation openings through foundation walls or exterior walls, with minimum net area of ventilation openings of 1 square foot for each 150 square feet of underfloor area. On such ventilating opening shall be within 3 feet of each corner of the building. (CRC R408.1)
9. **Underfloor access.** Underfloor areas shall be provided with a minimum 18-inch by 24-inch access opening. (CRC R408.4)

E. Wood Framing

1. **Fastener requirements.** The number, size, and spacing of fasteners connecting wood members/elements shall not be less than that set forth in CRC Table R602.3(1). (CRC R502.9, CRC R602.3, and CRC R802.2)
2. **Stud size, height, and spacing.** The size, height, and spacing of studs shall be in accordance with CRC Table R602.3(5). (CRC R602.3.1)
3. **Sill plate.** Studs shall have full bearing on nominal 2-inch thick or larger sill plate with width at least equal to stud width. (CRC R602.3.4)
4. **Bearing studs.** Where joists, trusses, or rafters are spaced more than 16 inches on center and the bearing studs below are spaced 24 inches on center, such members shall bear within 5 inches of the studs beneath. (CRC R602.3.3)
5. **Drilling and notching of studs.** Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25% of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40% of a single stud width. Any stud may be bored or drilled, provided the diameter of the resulting hole is no more than 60% of the stud width, the edge of the hole is no more than 5/8 inch to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior wall or bearing partitions drilled over 40% and up to 60% shall also be doubled with no more than two successive studs bored. (CRC R602.6)
6. **Top plate.** Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates shall be offset at least 24 inches. Joints in plates need not occur over studs. Plates shall be minimum nominal 2 inches thick and have width at least equal to width of studs. (CRC R602.3.2)
7. **Top plate splices.** Top plate lap splices shall be face-nailed with minimum 8 16d nails on each side of splice. (CRC R602.10.8.1)
8. **Drilling and notching of top plate.** When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling, or notching of the top plate by more than 50% of its width, a galvanized metal tie not less than 0.054-inch thick and 1-1/2-inches wide shall be fastened across and to the plate at each side of the opening with not less than 8 10d nails having a minimum length of 1-1/2 inches at each side or equivalent. The metal tie must extend minimum 6 inches past the opening. (CRC R602.6.1)
9. **Cripple walls.** Foundation cripple walls shall be framed of studs not less in size than the studding above. Cripple walls more than 4 feet in height shall have studs sized as required for an additional story. Cripple walls with stud height less than 14 inches shall be sheathed on at least one side with a wood structural panel fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking. Cripple walls shall be supported on continuous foundations. (CRC R602.9)
10. **Wall bracing.** Buildings shall be braced in accordance with the methods allowed per CRC R602.10.2, CRC R602.10.4, and/or CRC R602.10.5.
11. **Braced wall line spacing.** Spacing between braced wall lines shall not exceed 25 feet or alternate provisions of CRC R602.10.1.5.
12. **Shear wall cumulative length.** The cumulative length of shear walls within each braced wall line shall meet the provisions of CRC Table R602.10.1.2(1) for wind loads and CRC Table R602.10.1.2(2) for seismic loads. (CRC R602.10.1.2)
13. **Shear wall spacing.** Shear walls shall be located not more than 25 feet on center. (CRC R602.10.1.4)
14. **Shear wall offset.** Shear walls may be offset out-of-plan not more than 4 feet from the designated braced wall line and not more than 8 feet from any other offset wall considered part of the same braced wall line. (CRC R602.10.1.4)
15. **Shear wall location.** Shear walls shall be located at the ends of each braced wall line or meet the alternate provisions of CRC R602.10.1.4.
16. **Individual shear wall length.** Shear walls shall meet minimum length requirements of CRC R602.10.3.
17. **Cripple wall bracing.** Cripple walls shall be braced per CRC R602.10.9.
18. **Shear wall and diaphragm nailing.** All shear walls, roof diaphragms, and floor diaphragms shall be nailed to supporting construction per CRC Table R602.3(1). (CRC R604.3)
19. **Shear wall joints.** All vertical joints in shear wall sheathing shall occur over, and be fastened to, common studs. Horizontal joints in shear walls shall occur over, and be fastened to, minimum 1-1/2-inch-thick blocking. (CRC R602.10.8)
20. **Framing over openings.** Headers, double joists, or trusses of adequate size to transfer loads to vertical members shall be provided over window and door openings in load-bearing walls and partitions. (CBC 2304.3.2)
21. **Joists under bearing partitions.** Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized to adequately support the load, that are separated to permit the installation of piping or vents shall be full-depth solid-blocked with minimum 2-inch nominal lumber spaced at maximum 4 feet on center. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls, or partitions more than the joist depth unless such joists are of sufficient size to carry the additional load. (CRC R502.4)
22. **Joists above or below shear walls.** Where joists are perpendicular to a shear wall above or below, a rim joist, band joist, or blocking shall be provided along the entire length of the shear wall. Where joists are parallel to a shear wall above or below, a rim joist, end joist, or other parallel framing shall be provided directly above and/or below the shear wall. Where a parallel framing member cannot be located directly above and/or below the shear wall, full-depth blocking at 16-inch spacing shall be provided between the parallel framing members to each side of the shear wall. (CRC R602.10.6)
23. **Floor member bearing.** The ends of each floor joist, beam, or girder shall have minimum 1-1/2 inches of bearing on wood or metal and minimum 3 inches of bearing on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjoining stud or by the use of approved joist hangers. (CRC R502.6)
24. **Floor joist lap.** Floor joists framing opposite sides over a bearing support shall lap minimum 3 inches and shall be nailed together within minimum 3 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the lap is permitted. (CRC R502.6.1)
25. **Floor joist-to-girder support.** Floor joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips minimum nominal 2 inches by 2 inches. (CRC R502.6.2)
26. **Floor joist lateral restraint.** Floor joists shall be supported laterally at ends and each intermediate support by minimum 2-inch full-depth blocking, by attachment to full-depth header, band joist, or rim joist, to an adjoining stud, or shall be otherwise provided with lateral support to prevent rotation. (CRC R502.7)
27. **Floor joist bridging.** Floor joists exceeding nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at maximum 8-foot intervals. (CRC R502.7.1)
28. **Framing of floor openings.** Openings in floor framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the floor joist. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the floor joists framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10)

E. Wood Framing (Continued)

29. **Girders.** Girders for single-story construction or girders supporting loads from a single floor shall not be less than 4 inches by 6 inches for spans 6 feet or less, provided that girders are spaced not more than 8 feet on center. Other girders shall be designed to support the loads specified in the CBC. Girder end joints shall occur over supports. When a girder is spliced over a support, an adequate tie shall be provided. The ends of beams or girders supported on masonry or concrete shall not have less than 3 inches of bearing. (CBC 2308.7)
30. **Ridges, hips, and valleys**. Rafters shall be framed to a ridge board or to each other with a gusset plate as a tie. Ridge boards shall be minimum 1-inch nominal thickness and not less in depth than the cut end of the rafter. At all valley and hips, there shall be a valley or hip rafter not less than 2-inch nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than 3:12 slope (25% gradient), structural members that support rafters and ceilings joists, such as ridges, hips, and valleys, shall be designed as beams. (CRC R802.3)
31. **Ceiling joist and rafter connections.** Ceiling joists and rafters shall be nailed to each other per CRC Table R802.5.1(9), and the rafter shall be nailed to the wall top plate per CRC Table R602.3(1). Ceiling joists shall be continuous or securely joined per CRC Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to rafters. Where ceiling joists are not connected to the rafters at the wall top plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be minimum 2 inches by 4 inches nominal, installed per CRC Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceilings joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or engineer-designed girder. (CRC R802.3.1)
32. **Ceiling joists lapped.** Ends of ceiling joists shall be lapped minimum 3 inches or butted over bearing partitions or beams and toenailed to the bearing element. Where ceiling joists provide resistance to rafter thrust, lapped joists shall be nailed together per CRC Table R602.3(1) and butted joists shall be tied together in a manner to resist such thrust. (CRC R802.3.2)
33. **Collar ties.** Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space. Collar ties shall be a minimum 1 inch by 4 inches nominal and spaced at maximum 4 feet on center. (CRC R802.3.1)
34. **Purlins.** Purlins installed to reduce the span of rafters shall be sized not less than the required size of the rafters they support. Purlins shall be continuous and shall be supported by 2-inch-by-4-inch nominal braces installed to bearing walls at a minimum 45-degree slope from horizontal. The braces shall be spaced maximum 4 feet on center with a maximum 8-foot unbraced length. (CRC R802.5.1)
35. **Roof/ceiling member bearing.** The ends of each rafter or ceiling joist shall have not less than 1-1/2 inches of bearing on wood or metal and not less than 3 inches of bearing on masonry or concrete. (CRC R802.6)
36. **Roof/ceiling member lateral support.** Roof framing members and ceiling joists with a nominal depth-to-thickness ratio exceeding 5:1 shall be provided with lateral support at points of bearing to prevent rotation. (CRC R802.8)
37. **Roof/ceiling bridging.** Rafters and ceiling joists with a nominal depth-to-thickness ratio exceeding 6:1 shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch wood strip nailed across the rafters or ceiling joists at maximum 8-foot intervals. (CRC R802.8.1)
38. **Framing of roof/ceiling openings.** Openings in roof and ceiling framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the ceiling joists or rafters framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10)
39. **Roof framing above shear walls.** Rafters or roof trusses shall be connected to top plates of shear walls with blocking between the rafters or trusses. (CRC R602.10.6.2)
40. **Roof diaphragm under fill framing.** Roof plywood shall be continuous under California fill framing.
41. **Roof diaphragm at ridges.** Minimum 2-inch nominal blocking required for roof diaphragm nailing at ridges.
42. **Blocking of roof trusses.** Minimum 2-inch nominal blocking required between trusses at ridge lines and at points of bearing at exterior walls.
43. **Truss clearance**. Minimum 1/2-inch clearance required between top plates of interior non-bearing partitions and bottom chords of trusses.
44. **Drilling, cutting, and notching of roof/floor framing.** Notches in solid lumber joists, rafters, blocking, and beams shall not exceed one-sixth the member depth, shall be not longer than one-third the member depth, and shall not be located in the middle one-third of the span. Notches at member ends shall not exceed one-fourth the member depth. The tension side of members 4 inches or greater in nominal thickness shall not be notched except at member ends. The diameter of holes bored or cut into members shall not exceed one-third the member depth. Holes shall not be closer than 2 inches to the top or bottom of the member or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the notch. (CRC R502.8.1)
45. **Exterior landings, decks, balconies, and stairs.** Such elements shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. (CRC R311.5)
46. **Fireblocking.** Fireblocking shall be provided in the following locations (CRC R302.11 and CRC R1003.19):
   - a. In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
     - i. Vertically at the ceiling and floor levels
     - ii. Horizontally at intervals not exceeding 10 feet
   - b. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings
   - c. In concealed spaces between stair stringers at the top and bottom of the run
   - d. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion
   - e. At chimneys and fireplaces per item E.49
   - f. Cornices of a two-family dwelling at the line of dwelling-unit separation
47. **Fireblocking materials.** Except as otherwise specified in items E.48 and E.49, fireblocking shall consist of the following materials with the integrity maintained (CRC R302.11.1):
   - a. Two-inch nominal lumber
   - b. Two thicknesses of one-inch nominal lumber with broken lap joints
   - c. One thickness of 23/32-inch wood structural panel with joints backed by 23/32-inch wood structural panel
   - d. One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard
   - e. 1/2-inch gypsum board
   - f. 1/4-inch cement-based millboard
   - g. Batts or blankets of mineral or glass fiber of other approved materials installed in such a manner as to be securely retained in place. Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted for compliance with the 10-foot horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross-section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit, or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.
48. **Fireblocking at openings around vents, pipes, ducts, cables, and wires at ceiling and floor level.** Such openings shall be fireblocked with an approved material to resist the free passage of flame and products of combustion. (CRC R302.11)

E. Wood Framing (Continued)

49. **Fireblocking of chimneys and fireplaces.** All spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood joists, beams, or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney. (CRC R1003.19)
50. **Draftstopping.** In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances (CRC R302.12):
   - a. Ceiling is suspended under the floor framing
   - b. Floor framing is constructed of truss-type open-web or perforated members
51. **Draftstopping materials.** Draftstopping shall not be less than 1/2-inch gypsum board, 3/8-inch wood structural panels, or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of draftstops shall be maintained. (CRC R302.12.1)
52. **Combustible insulation clearance.** Combustible insulation shall be separated minimum 3 inches from recessed luminaires, fan motors, and other heat-producing devices. (CRC R302.13

F. General Material Specifications

1. **Lumber.** All joists, rafters, beams, and posts 2-inches to 4-inches thick shall be No. 2 grade Douglas Fir-Larch or better. All posts and beams 5 inches and thicker shall be No. 1 grade Douglas Fir-Larch or better. Studs not more than 8 feet long shall be stud-grade Douglas Fir-Larch or better when supporting not more than one floor, roof, and ceiling. Studs longer than 8 feet shall be No. 2 grade Douglas Fir-Larch or better.
2. **Concrete.** Concrete shall have a minimum compressive strength of 2,500 psi at 28 days and shall consist of 1 part cement, 3 parts sand, 4 parts 1-inch maximum size rock, and not more than 7-1/2 gallons of water per sack of cement. (CRC R402.2)
3. **Mortar.** Mortar used in construction of masonry walls, foundation walls, and retaining walls shall conform to ASTM C 270 and shall consist of 1 part portland cement, 2-1/4 to 3 parts sand, and 1/4 to 1/2 part hydrated lime. (CBC 2103.9)
4. **Grout.** Grout shall conform to ASTM C 476 and shall consist of 1 part portland cement, 1/10 part hydrated lime, 2-1/4 to 3 parts sand, and 1 to 2 parts gravel. Grout shall attain a minimum compressive strength of 2,000 psi at 28 days. (CBC 2103.13)
5. **Masonry.** Masonry units shall comply with ASTM C 90 for load-bearing concrete masonry units. (CBC 2103.1)
6. **Reinforcing steel.** Reinforcing steel used in construction of reinforced masonry or concrete structures shall be deformed and comply with ASTM A 615. (CBC 2103.14)
7. **Structural steel.** Steel used as structural shapes such as wide-flange sections, channels, plates, and angles shall comply with ASTM A36. Pipe columns shall comply with ASTM A53. Structural tubes shall comply with ASTM A500, Grade B.
8. **Fasteners for preservative-treated wood.** Fasteners for preservative-treated and fire-retardant-treated wood - including nuts and washers -- shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.1)

   Exception: 1/2-inch diameter or greater steel bolts

   Exception: Fasteners other than nails and timber rivets may be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum

   Exception: Plain carbon steel fasteners acceptable in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment
9. **Fasteners for fire-retardant-treated wood.** Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.3)

G. Roofing and Weatherproofing

1. **Roof covering.** All roof covering shall be installed per applicable requirements of CBC 1507. Roof coverings shall be at least Class A rated in accordance with ASTM E 108 or UL 790, which shall include coverings of slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets. (County Building Code 92.1.1505.1)
2. **Roof flashing.** Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction, and around roof openings. Where flashing is of metal, the metal shall be corrosion-resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet). (CRC R903.2.1)
3. **Crickets and saddles.** A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches wide as measured perpendicular to the slope. Cricket or saddle covering shall be sheet metal or the same material as the roof covering. (CRC R903.2.2)
4. **Water-resistive barrier.** A minimum of one layer of No. 15 asphalt felt shall be attached to studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer minimum 2 inches. Where joints occur, felt shall be lapped minimum 6 inches. The felt shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to maintain a weather-resistant exterior wall envelope. (CRC R703.2)
5. **Wall flashing.** Approved corrosion-resistant flashing shall be applied shingle fashion at the following locations to prevent entry of water into the wall cavity or penetration of water to the building structural framing components (CRC R703.8):
   - a. Exterior door and window openings, extending to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage
   - b. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings
   - c. Under and at the ends of masonry, wood, or metal copings and sills
   - d. Continuously above all projecting wood trim
   - e. Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction
   - f. At wall and roof intersections
   - g. At built-in gutters
6. **Dampproofing.** Dampproofing materials for foundation walls enclosing usable space below grade shall be installed on the exterior surface of the wall, and shall extend from the top of the footing to finished grade. (CRC R406.1)
7. **Weep screed.** A minimum 0.019-inch (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed with a minimum vertical attachment flange of 3-1/2 inches shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 92. The weep screed shall be placed a minimum 4 inches above the earth or 2 inches above paved areas and shall be of a type allowing trapped water to drain to the exterior of the building. (CRC R703.6.2.1) combustible material and the chimney. (CRC R1003.19)

H. Grading and soils

1. **Grading permit**. Grading permit required if volume of earth moved exceeds 200 cubic yards or if any cuts or fills exceed 8 feet in height/depth. (County Grading Ordinance 202)
2. **Compaction report.** Compaction report required for fill material 12 inches or more in depth. (CBC 1803.5.8)

I. Green Building Standards Code (CALGreen) Requirements

1. **Applicability**. CalGreen residential mandatory measures shall apply to every newly constructed building or structure and within any addition or alteration increasing a building's conditioned area, volume, or size. (CalGreen 101.3, CalGreen 301.1.1)

   Exception: All residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures per CalGreen 301.1.1 and CalGreen 4.303.1

I. (CALGreen) Requirements (Continued)

2. **Water conserving plumbing fixtures and fittings.** Plumbing fixtures and fittings shall comply with the following per CalGreen 4.303.1:
   - a. Water closets: Maximum 1.28 gallons per flush
   - b. Urinals: Maximum 0.5 gallons per flush
   - c. Single showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi
   - d. Multiple showerheads serving one shower: Maximum combined flow rate of 2.0 gallons per minute at 80 psi
   - e. Lavatory faucets: Maximum flow rate of 1.5 gallons per minute at 60 psi, minimum flow rate of 0.8 gallons per minute at 20 psi
   - f. Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi

   Exception: Temporary increase allowed to maximum 2.2 gallons per minute at 60 psi if faucet defaults back to maximum 1.8 gallons per minute at 60 psi
3. **Irrigation controllers.** Automatic irrigation system controllers for landscaping shall comply with the following (CalGreen 4.304.1):
   - a. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
   - b. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
4. **Joints and openings.** Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate utility and other penetrations must be sealed in compliance with the *California Energy Code*. (CALGreen 4.406.1)

   Exception: Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such opening with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
5. **Construction waste reduction, disposal, and recycling.** Reduce and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition debris. (CALGreen 4.408.1)

   Exception: Excavated soil and land-clearing debris.

   Exception: 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

   The County of San Diego, Department of Public Works, Construction & Demolition (C&D) Facilities Guide is online at:
   http://www.sdcounty.ca.gov/dpw/recycling/Files/Construction_Guide_SJ8_Pgs_1-27.pdf.
6. **Construction waste management plan.** A construction waste management plan shall be prepared and available on site during construction. Documentation demonstrating compliance with the plan shall be accessible during construction for the enforcing agency. (CALGreen 4.408.2) The plan:
   - a. 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
   - b. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream)
   - c. Identify diversion facilities where the construction and demolition waste materials will be taken
   - d. Identify construction methods employed to reduce the amount of construction and demolition waste generated
   - e. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both
7. **Operation and maintenance manual.** Prior to final inspection, a manual, compact disc, web-based reference, or other acceptable media which includes all of the following shall be placed in the building (CALGreen 4.410.1):
   - a. Directions to owner or occupant that manual shall remain with the building throughout the life cycle of the structure.
   - b. Operation and maintenance instructions for the following:
     - i. Equipment and appliances, including water-saving devices and systems, HVAC system, water-heating systems and other major appliances and equipment.
     - ii. Roof and yard drainage, including gutters and downspouts.
     - iii. Space conditioning systems, including condensers and air filters.
     - iv. Landscape irrigation systems.
     - v. Water reuse systems.
   - c. Information from local utility, water, and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
   - d. Public transportation and/or carpool options available in the area.
   - e. 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.
   - f. Information about water-conserving landscape and irrigation design and controllers which conserve water.
   - g. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
   - h. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
   - i. Information about state solar energy and incentive programs available.
   - j. A copy of all special inspection verifications required by the enforcing agency or code.
8. **Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system. (CALGreen 4.504.1)
9. **Adhesives, sealants, caulks, paints, and coatings pollutant control.** Adhesives (including carpet adhesives), sealants, caulks, paints, and coatings shall comply with VOC limits per CALGreen 4.504.2. Verification of compliance shall be provided at the request of the enforcing agency. (CALGreen 4.504.2)
10. **Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following (CALGreen 4.504.3):
   - a. Carpet and Rug Institute's Green Label Plus Program (all carpet cushion must meet the requirements of this program).
   - b. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350).
   - c. NSF/ANSI 140 at the Gold level.
   - d. Scientific Certifications Systems Indoor Advantage™ Gold.
11. **Resilient flooring systems.** At least 80 percent of the floor area receiving resilient flooring shall comply with one of or more of the following (CALGreen 4.504.4):
   - a. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database
   - b. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program
   - c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
   - d. Meet 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 1.1, February 2010 (also known as Specification 01350)
12. **Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building 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 CalGreen Table 4.504.5. The following limits are in parts per million (CALGreen 4.504.5):
   - a. Plywood 0.05
   - b. Particle board 0.09
   - c. Medium-density fiberboard (MDF) 0.11
   - d. Thin MDF (5/16 inch or less) 0.13

I. (CALGreen) Requirements (Continued)

13. **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 (CALGreen 4.505.3):
   - a. Moisture content shall be determined with either a probe-type or contact-type moisture meter.
   - b. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
   - c. 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 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.
14. **B**athrooms with a bathtub and/or shower shall be mechanically ventilated per the following (CalGreen 4.506.1):
   - a. Fans shall be ENERGY STAR compliant and ducted to terminate outside building
   - b. Unless functioning as a component of a whole-house ventilation system, fans shall have humidity controls capable of adjustment - manually or automatically -- between a relative humidity range of 50% to 80%.
15. **Heating and air-conditioning system design.** Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods (CALGreen 4.507.2):
   - a. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J, ASHRAE handbooks, or other equivalent design software or methods.
   - b. Duct systems are sized according to ANSI/ACCA 1 Manual D 2009, ASHRAE handbooks, or other equivalent design software or methods.
   - c. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d ($2^1/_2$" × 0.113")	-
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$" × 0.113")	-
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	-
4	Collar tie rafter, face nail or $1^1/_4$" × 20 gage ridge strap	3-10d (3" × 0.128")	-
5	Rafter to plate, toe nail	3-16d ($3^1/_2$" × 0.135")	-
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	 4-16d ($3^1/_2$" × 0.135") 3-16d ($3^1/_2$" × 0.135")	 - -
	Wall		
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d ($3^1/_2$" × 0.135")	12" o.c.
9	Built-up header, two pieces with $^1/_2$" spacer	16d ($3^1/_2$" × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d ($3^1/_2$" × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$" × 0.113")	-
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$" × 0.135")	-
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$" × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$" × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$" × 0.113") or 2-16d ($3^1/_2$" × 0.135")	- -
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$" × 0.135")	-
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	-
20	1" brace to each stud and plate, face nail	2-8d ($2^1/_2$" × 0.113") 2 staples $1^3/_4$"	- -
21	1" × 6" sheathing to each bearing, face nail	2-8d ($2^1/_2$" × 0.113") 2 staples $1^3/_4$"	- -
22	1" × 8" sheathing to each bearing, face nail	2-8d ($2^1/_2$" × 0.113") 3 staples $1^3/_4$"	- -
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d ($2^1/_2$" × 0.113") 4 staples $1^3/_4$"	- -
	Floor		
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$" × 0.113")	-
25	Rim Joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$" × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d ($2^1/_2$" × 0.113")	6" o.c.
27	1" × 6" subfloor or less to each joist, face nail	2-8d ($2^1/_2$" × 0.113") 2 staples $1^3/_4$"	- -
28	2" subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$" × 0.135")	-
29	2" planks (plank & beam - floor & roof)	2-16d ($3^1/_2$" × 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d ($3^1/_2$" × 0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER[b, c, e]	SPACING OF FASTENERS: Edges (inches)[i]	SPACING OF FASTENERS: Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	$^3/_8$"-$^1/_2$"	6d common (2" × 0.113") nail (subfloor wall)[j] 8d common ($2^1/_2$" × 0.131") nail (roof)	6	12[g]
33	$^{19}/_{32}$"- 1"	8d common nail ($2^1/_2$" × 0.131")	6	12[g]
34	$1^1/_8$"- $1^1/_4$"	10d common (3" × 0.148") nail or 8d (21/2" × 0.131") deformed nail	6	12
	Other wall sheathing[h]			
35	$^1/_2$" structural cellulosic fiberboard sheathing	$^1/_2$" galvanized roofing nail, $^7/_{16}$" crown or 1" crown staple 16 ga., $1^1/_4$" long	3	6
36	$^{25}/_{32}$" structural cellulosic fiberboard sheathing	$1^3/_4$" galvanized roofing nail, $^7/_{16}$" crown or 1" crown staple 16 ga., $1^1/_2$" long	3	6
37	$^1/_2$" gypsum sheathing[d]	$1^1/_2$" galvanized roofing nail; staple galvanized, $1^1/_2$" long; $1^1/_4$ screws, Type W or S	7	7
38	$^5/_8$" gypsum sheathing[d]	$1^3/_4$" galvanized roofing nail; staple galvanized, $1^5/_8$" long; $1^5/_8$" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	$^3/_4$" and less	6d deformed (2" × 0.120") nail or 8d common ($2^1/_2$" × 0.131") nail	6	12
40	$^7/_8$"- 1"	8d common ($2^1/_2$" × 0.131") nail or 8d deformed ($2^1/_2$" × 0.120") nail	6	12
41	$1^1/_8$"- $1^1/_4$"	10d common (3" × 0.148") nail or 8d deformed ($2^1/_2$" × 0.120") nail	6	12

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (21/2" × 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

THESE ARE MINIMUM REQUIREMENTS AND SHALL NOT SUPERSEDE MORE RESTRICTIVE SPECIFICATIONS ON THE PLANS OR AS REQUIRED BY APPLICABLE CODE.

PHIL'S PREFAB STABLE

HIGHLAND VALLEY ROAD
ESCONDIDO, CA 92029

NO.	REVISION	DATE:
1	PLANNING RESUBMITTAL	12-4-15
2		
3		
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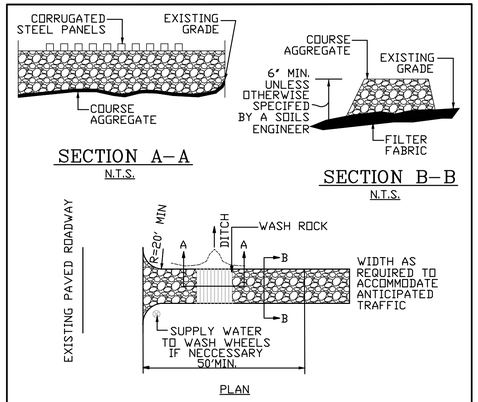
5		

DATE: 07-30-18
JOB #: WO-1473

SHEET NUMBER
SS

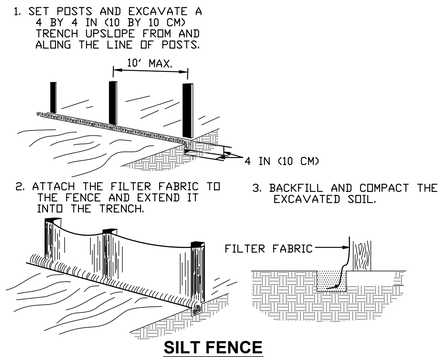
PROJ# ______ FILE ______ DATE: ______



STABILIZED CONSTRUCTION ENTRANCE

NO SCALE

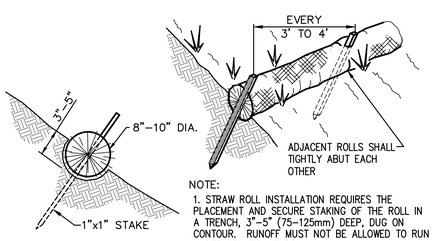
FOR ADDITIONAL INFO SEE TC-1 & TC-3 OF THE CASQA BMP HANDBOOK



SILT FENCE

NO SCALE

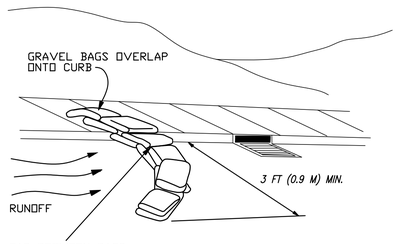
FOR ADDITIONAL INFO SEE SE-1 OF THE CASQA BMP HANDBOOK



FIBER ROLL DETAIL

NO SCALE

FOR ADDITIONAL INFO SEE SE-5 PER CASQA CONSTRUCTION BMP HANDBOOK



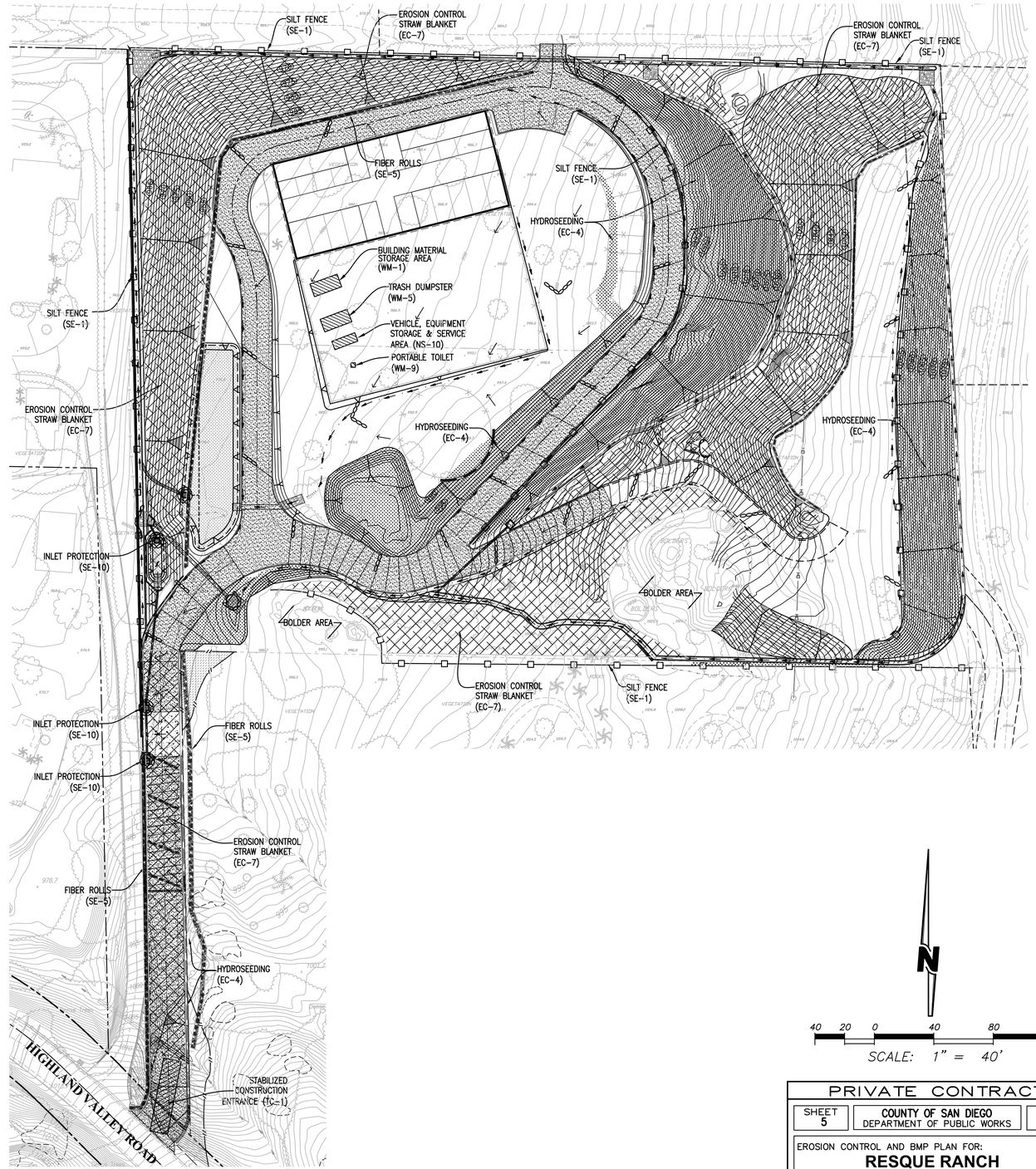
GRAVEL BAGS

NO SCALE

FOR ADDITIONAL INFO SEE SE-6 OF THE CASQA BMP HANDBOOK

LEGEND

IMPROVEMENTS	STD. DWG.	SYMBOL
PROPERTY BOUNDARY		
DIRECTION OF DRAINAGE		
EXISTING CONTOURS		380
PROPOSED CONTOURS		747
CUT/FILL LINE		CUT / FILL
BIORETENTION AREA (IMP)		
GRAVELBAGS	SE-6 & SE-8	
INLET PROTECTION	SE-10	
SILT FENCE	SE-1	
HYDROSEEDING	EC-4	
EROSION CONTROL STRAW BLANKET	EC-7	
FIBER ROLLS	SE-5	
RIP-RAP	D-40 (TYPE II)	
STABILIZED CONSTRUCTION ENTRANCE	TC-1	
VEHICLE, EQUIPMENT STORAGE & SERVICE AREA	NS-10	
BUILDING MATERIAL STORAGE AREA	WM-1	
TRASH DUMPSTER	WM-5	
PORTABLE TOILET	WM-9	



CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY & NOT TO BE LIMITED TO NORMAL WORKING HOURS & CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY & HOLD CO. OF SAN DIEGO & DESIGN PROFESSIONAL HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

COUNTY APPROVED CHANGES

NO.	Description	Approved by	

BENCH MARK

DESCRIPTION: CHISELED SQUARE

LOCATION: AT THE TOP OF PEDRAMP ON S.E. CORNER OF SIERRA LINDA DRIVE AND VISTA BONITA

RECORD FROM: #425 CITY OF ESCONDIDO BENCHMARK BOOK

ELEVATION: 504.07 DATUM: MSL

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO	16
5	DEPARTMENT OF PUBLIC WORKS	SHEETS

EROSION CONTROL AND BMP PLAN FOR:

RESQUE RANCH

HIGHLAND VALLEY ROAD "VIOLATION"

CALIFORNIA COORDINATE INDEX 326-1767

APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER

BY: DATE

ENGINEER OF WORK: JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9-30-20

GRADING PERMIT NO. PDS2016-LDGRMJ-30067

PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

REGISTERED PROFESSIONAL ENGINEER JOSHUA R. ZEIGLER No. 85413 CIVIL STATE OF CALIFORNIA

"NOT FOR CONSTRUCTION"

PLOT DATE: 11/27/2018 9:31 AM S:\Spear_Projects\2014\14-160 PHIL PACE - HIGHLAND VALLEY RD, ESCONDIDO\CAD\14-160EC.dwg
SPEAR & ASSOCIATES PROJECT NO. 14-160 AJV
ENGINEER'S NAME: SPEAR & ASSOCIATES, INC
PHONE NO. 1-760-736-2040

MD BARN MASTER

PREPARED FOR:

PROJECT: *PHIL PACE*

ADDRESS: *15635 PASEO PENASCO*

LOCATION: *ESCONDIDO, CA 92025*

TABLE OF CONTENTS

KM 15-304

LOADING INFORMATION

DEAD LOAD : 2.5 PSF ROOF
DEAD LOAD : 8 PSF LOFT
ROOF LIVE LOAD : 20 PSF ROOF
ROOF LIVE LOAD : 40 PSF LOFT
SNOW LOAD : 0 PSF

ULTIMATE DESIGN WIND SPEED: 100 MPH
FOR RISK CATEGORY I BUILDINGS AS PER FIGURE 1609C.
WIND EXPOSURE : C
DESIGN WIND PRESSURE FOR
COMPONENTS AND CLADDING : 35.5 PSF, 35.9 PSF,
TYPE OF OCCUPANCY : U
TYPE OF CONSTRUCTION : V, ONE STORY, APPR. 20'-0" HIGH
LOWER FLOOR AREA: 9592 FT^2
UPPER FLOOR AREA: 301 FT^2
TOTAL FLOOR AREA: 9893 FT

GENERAL NOTES :

THESE NOTES SHALL APPLY UNLESS SHOWN OTHERWISE ON PLANS:

1. ALL WORK SHALL CONFORM TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, A.I.S.C. AND/OR THE LOCAL BUILDING CODE
2. DESIGN SOIL BEARING PRESSURE VALUE IS 2500 PSF FOR DEAD LOAD PLUS LIVE LOAD.FOUNDATION DETAILS SHOWN ARE BASED ON MINIMUM CODE REQUIREMENTS. FOUNDATION IS SUBJECT TO APPROVAL BY LOCAL ENFORCEMENT AGENCY DUE TO SPECIAL AND/OR SITE CONDITIONS PRESENT.
3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS AND IN ACCORDANCE WITH THE LATEST A.W.S. SPECIFICATIONS. NO FIELD WELDING.
4. ALL COLD FORMED STEEL MEMBERS SHALL BE GALVANIZED, UNLESS NOTED OTHERWISE ON PLAN.
5. ALL SELF-DRILLING SCREWS (TEK) SHALL BE VS BRAND AS MANUFATURED BY DB BUILDING FASTENERS, INC. (ICC-ES # ER-5617)
6. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY DETAILED.
7. MATERIALS :

	ASTM DESIG.:	MINIMUM YIELD (U.N.):
LIGHT GAGE TUBES	A500	Fy = 50. KSI
2"x 3" PURLINS AND RAFTERS	A500, GRADE C	Fy = 65. KSI
COLD FORMED LIGHT GAGE SHAPES	A653	Fy = 50. KSI
ROOF AND WALL SHEETING	A446,A792	Fy = 50,80 KSI
STRUCTURAL STEEL PLATE	A572 OR A36	Fy = 50. KSI
ROLLED MILL SHAPES	A36	Fy = 36. KSI
BRACING	A36	Fy = 36. KSI
MACHINE BOLTS	A307	Fy = 36. KSI

MATERIAL OF EQUAL, OR BETTER GRADE, MAY BE SUBSTITUTED FOR MATERIALS SHOWN.

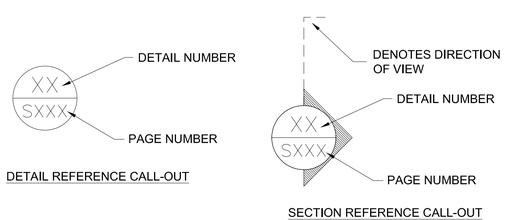
CONCRETE NOTES:

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI @ 28 DAYS USING AT LEAST 5 SACKS OF CEMENT PER YARD AND NO MORE THAN 7 1/2 GALLONS OF WATER PER SACK OF CEMENT.
2. ALL FOOTINGS SHALL REST 12 IN. MIN. BELOW NATURAL GRADE AND FINISHED GRADE, WHICHEVER IS LOWER. ALL FOOTINGS SHALL REST ON FIRM, UNDISTURBED SOIL. WHERE FROST LINE DEPTH MAY PRESENT A PROBLEM, OWNER SHALL CONSULT WITH LOCAL BUILDING DEPARTMENT FOR RECOMMENDATIONS AS TO REQUIRED DEPTH OF FOOTING.
3. FOOTINGS SHALL BE CENTERED ON CENTERLINE OF WALL/COLUMN UNLESS OTHERWISE NOTED.
4. ALL CONCRETE SHALL PROJECT FROM THE SAME ELEVATION. DO NOT CUT OUT FOR DOOR OPENINGS.
5. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185.
6. CONTRACTOR SHALL INFORM MDBM OF ANY DISCREPANCIES, OMISSIONS OR ERRORS ON THE PLAN, BEFORE CONSTRUCTION.
7. MD/BM ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION OR DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL.
8. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 40. LAP A MINIMUM OF 40 DIAMETER AT SPLICES.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
10. ANY ENGINEERING DESIGN PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW AND SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED ENGINEER.
11. ALL CONSTRUCTION JOINTS SHALL BE KEYED OR DOWELED.

ABBREVIATIONS (STRUCTURAL)

ASD alternate stress design
ACI American Concrete Institute
AISC American Institute of Steel Construction
AISI American Iron and Steel Institute
ASTM American Society for Testing and Materials
AWS American Welding Society
AB anchor bolt
BM beam
BRG bearing
BLK block
BOT bottom
BRKT bracket
CIP cast-in-place
CLR clear
COL column
CONC concrete
CMU concrete masonry unit
CRSI Concrete Reinforcing Steel Institute
CONST JT construction joint
CONT continuous
CJ control joint
DEPR depression
DET detail
DL development length
DIA diameter
DIM dimension
DIR direction
DWLS dowels
EA each
EE each end
EF each face
EJ expansion joint
ES each side
EQ equal
EXP Bolt expansion bolt
EXP JT expansion joint
FT foot or feet
FIN finish
FL floor
FTG footing
FND foundation
GALV galvanized
GA gauge
GR grade
GB grade beam
GP gusset plate
HT height
HP high point
HS high strength
HEF horizontal each face
HIF horizontal inside face
HOF horizontal outside face
HOR horizontal
IN inch
ID inside diameter
ICBO International Conference of Building Officials
INV invert
JT joint
JST joist
K Kip (1000 pounds)
LW light weight
LWC light weight concrete
LRFD load and resistance factor design
LLV long leg vertical
LP low point
MAS masonry
MTL metal
NF near face
NWC normal weight concrete
NIC not in contract
OC on center
OD outside diameter
OPNG opening
PC pile cap
PL plate
PT point
PVC Polyvinyl Chloride
PSF pounds per square foot
PSI pounds per square inch
R radius
REINF reinforced
RETG retaining
RET return
RE right end
SECT section
SC shear connector
SHT sheet
SLV short leg vertical
SIM similar
SOG slab on grade
SL splice length
SQ square
STD standard
STL steel
SDI Steel Deck Institute
SF step footing or square foot
STIFF stiffener
STR structural
SUP support
SYM symmetrical
THK thick or thickness
THRD threaded
T&B top and bottom
TO top of
TOC top of concrete
TOS top of steel
TOW top of wall
TYP typical
UNO unless noted otherwise
US underside
VEF vertical each face
VIF vertical inside face or verify in field
VOF vertical outside face
WWF welded wire fabric
W/ with
WP working point

LEGEND OF SYMBOLS



COVER SHEET

PHIL PACE
15635 PASEO PENASCO
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 11/28/2018

DRAWN BY: D.C.V.

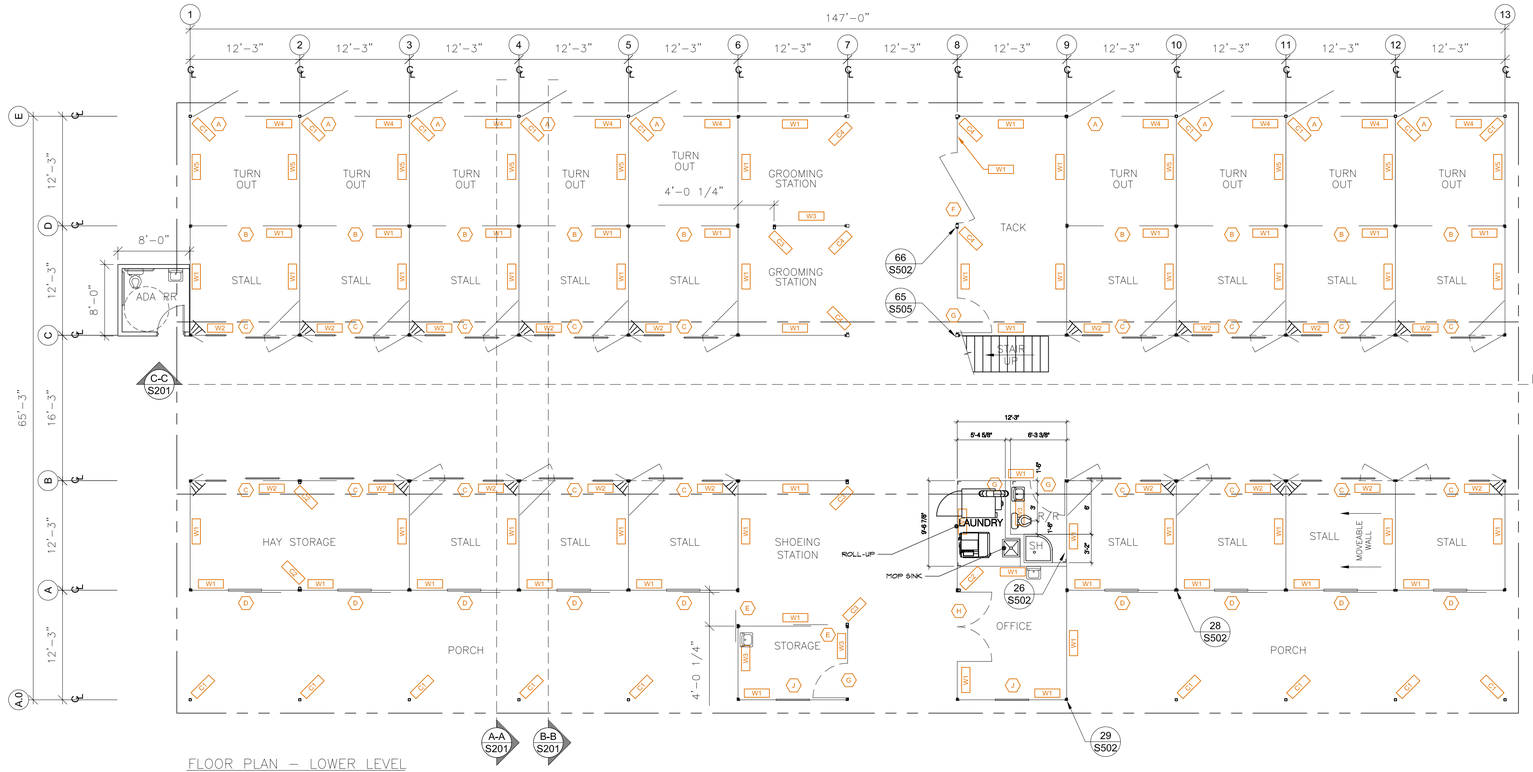
CHECKED BY:

SCALE: NONE

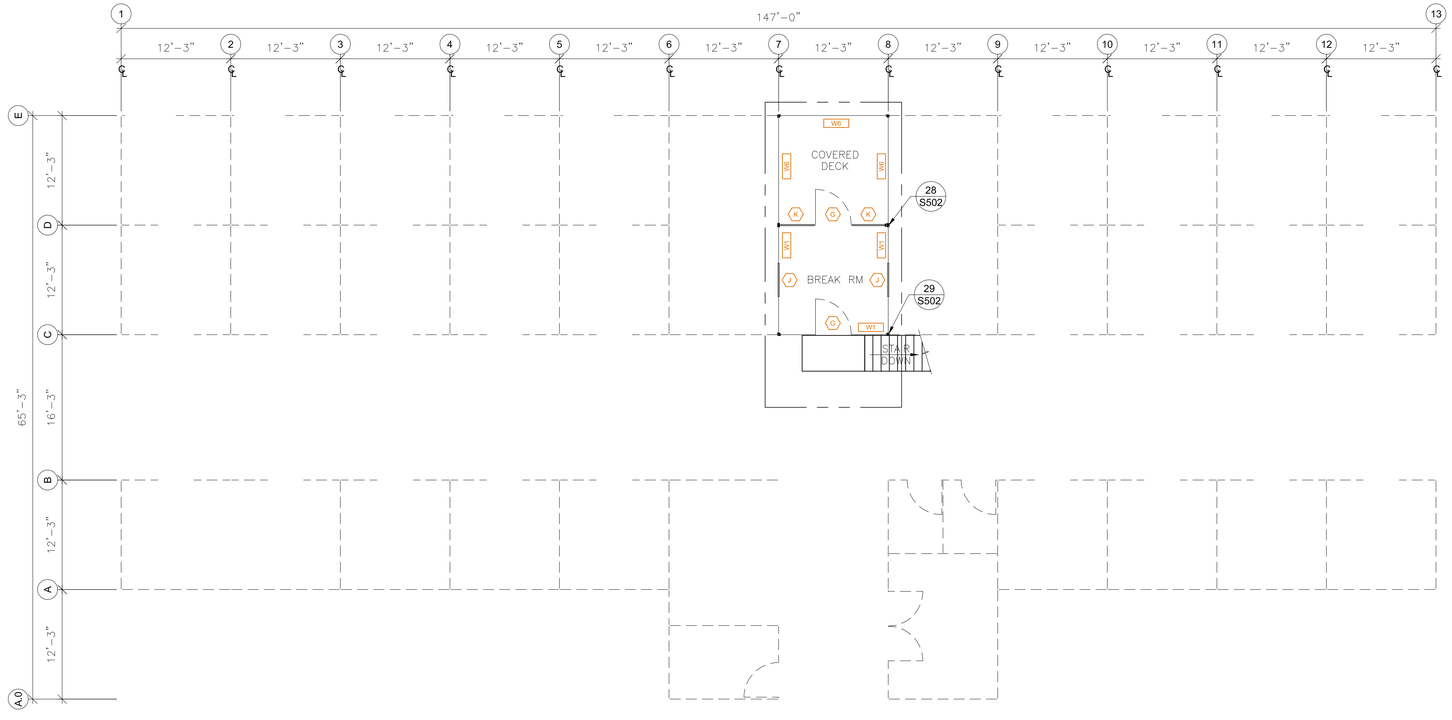
DRAWING NUMBER: 25748-15

C1

REGISTERED PROFESSIONAL ENGINEER
JANOS BORDS
54869
EXP.6/30/2016
01/30/2015
CIVIL
STATE OF CALIFORNIA



FLOOR PLAN – LOWER LEVEL



FLOOR PLAN – UPPER LEVEL

- W1 WALL PANEL (SEE DETAIL 16/S502)
- W2 WALL PANEL (SEE DETAIL 17/S502)
- W3 WALL PANEL (SEE DETAIL 18/S502)
- W4 WALL PANEL (SEE DETAIL 19/S502)
- W5 WALL PANEL (SEE DETAIL 23/S502)
- W6 WALL PANEL (SEE DETAIL 22/S502)

- C1 COLUMN: 3"x 3"x 13 GA.
- C2 CONNECTOR COLUMN w/ 3"x 3"x 13 GA. (SEE DETAIL 27/S502)
- C3 CONNECTOR COLUMN w/ 3"x 3"x 13 GA. (SEE DETAIL 30/S502)
- C4 CONNECTOR CHANNEL w/ 4"x 4"x 13 GA.

OPENING SCHEDULE

SYMBOL	OPENING TYPE	GLASS	SAFETY GLASS	TRACK & ROLLER	NOTES	QUANTITY
A	6080 GATE OPENING	N	N	N	6' PIPE GATE TO MATCH 5' HIGH/4 RAIL PANEL	9
B	4080 OPENING	N	N	N	OPEN TO TURN-OUTS	9
C	4080 DOOR OPENING	N	N	Y	4' SLIDING GRILLED DOOR GRILL TO MATCH STALL FRONTS BARN WALL MATERIAL	18
D	4040 GRILLED OPENING	N	N	Y	1 7/8" HORIZONTAL GRILL FROM 4' HIGH TO 6' HIGH w/ BARN WALL SHUTTER	9
E	4080 DOOR OPENING	N	N	Y	4' SOILD SLIDING DOOR BARN WALL MATERIAL	2
F	8080 DOOR OPENING	N	N	N	8' SOLID LAZY SUSAN DOOR BARN WALL MATERIAL	1
G	4070 DOOR OPENING	N	N	N	4070 ENTRY DOOR	6
H	8070 DOOR OPENING	N	N	N	DOUBLE 4070 ENTRY DOOR	1
J	4040 WINDOW OPENING	Y	N	N	4040 ALUMINUM FRAME WINDOW	4
K	4040 WINDOW OPENING	Y	Y	N	4040 ALUMINUM FRAME WINDOW	2

REGISTERED PROFESSIONAL ENGINEER
JAMES BORGO
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01/30/2015
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STATE OF CALIFORNIA

MD BARN MASTER

FLOOR PLAN
PHIL PACE
15635 PASEO PENASCA
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 11/28/2018
DRAWN BY: D.C.V.
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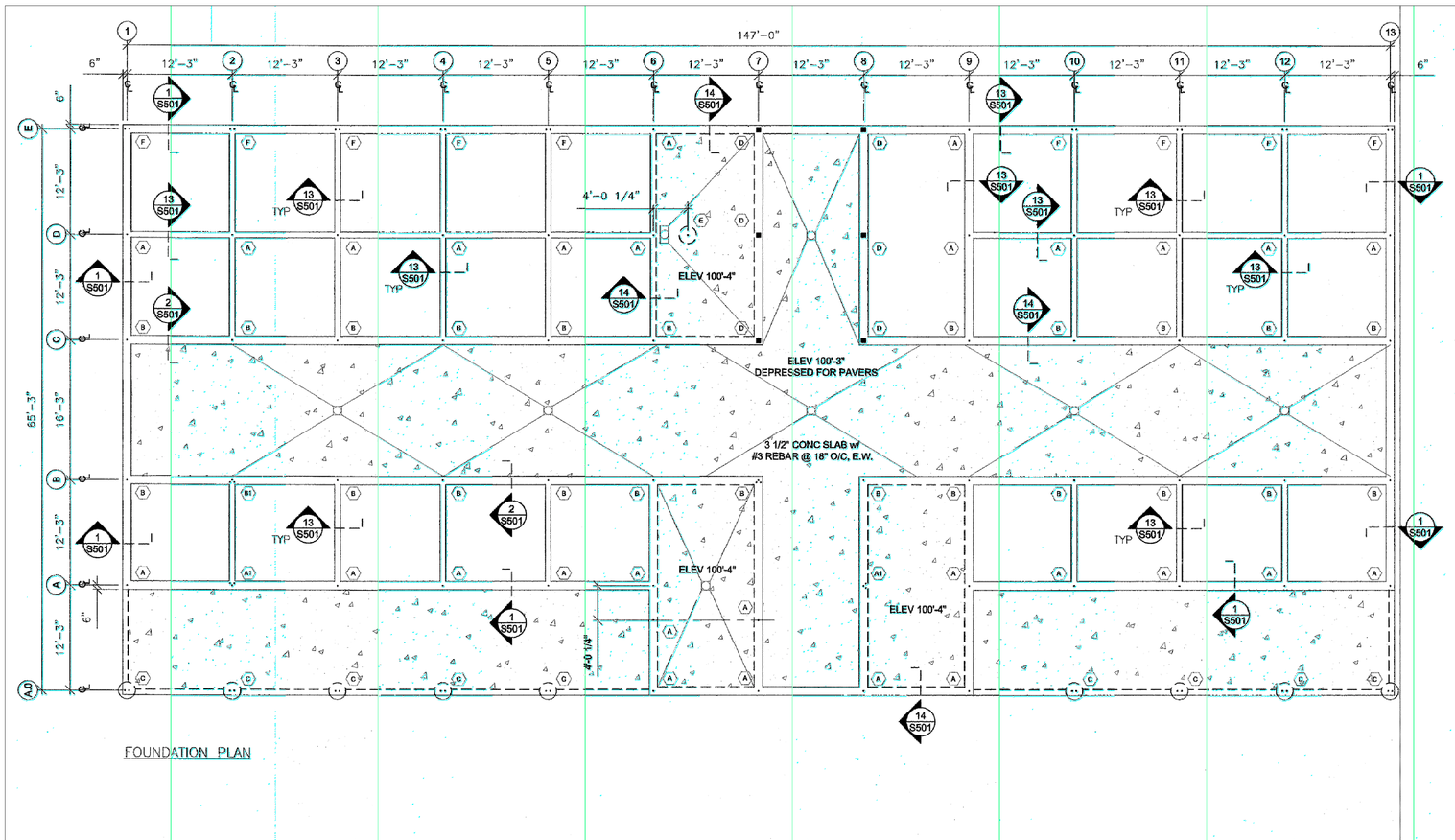
S101



FOUNDATION PLAN

⚠A NOTE:
REFER TO SOILS REPORT PREPARED BY CONSTRUCTION TESTING AND ENGINEERING, INC. FOR FOUNDATION EXCAVATION AND ALL SUBGRADE PREPARATION WORK, OBSERVATION AND TESTING ARE REQUIRED PER SOILS REPORT.

NOTE: ALL DIMENSIONS ARE CENTER TO CENTER

FOOTING SCHEDULE

FOOTING DESCRIPTION	⚠D FOOTING SIZE	⚠D FOOTING DEPTH	⚠D FOOTING REINFORCING	ANCHOR METHOD	CONCRETE DETAIL REFERENCE	CONNECTION DETAIL REFERENCE
A	1'-0" WIDE	1'-6"	#5 REBAR CONT. TOP & BOTTOM	(1) 5/8"ø KB-TZ BOLT 4" MIN. EMBED. (ICC ES ESR-1917)	1/S501 OR 2/S501	5/S501 OR 6/S501
A1	1'-0" WIDE	1'-6"	#5 REBAR CONT. TOP & BOTTOM	(3) 5/8"ø KB-TZ BOLT 4" MIN. EMBED. (ICC ES ESR-1917)	1/S501 OR 2/S501	5/S501 OR 6/S501 AND 30/S502
B	1'-0" WIDE	1'-6"	#5 REBAR CONT. TOP & BOTTOM	(1) 5/8"ø KB-TZ BOLT 4" MIN. EMBED. (ICC ES ESR-1917)	1/S501 OR 2/S501	5/S501 OR 6/S501
B1	1'-0" WIDE	1'-6"	#5 REBAR CONT. TOP & BOTTOM	(3) 5/8"ø KB-TZ BOLT 4" MIN. EMBED. (ICC ES ESR-1917)	1/S501 OR 2/S501	5/S501 OR 6/S501 AND 30/S502
C	1'-9"ø	2'-0"	(2) #5 REBAR E.W. TOP & BOTTOM	(2) 5/8"ø KB-TZ BOLT 4" MIN. EMBED. (ICC ES ESR-1917)	3/S501	11/S501
D	1'-0" WIDE	1'-6"	#5 REBAR CONT. TOP & BOTTOM	(2) 5/8"ø HEX CAP BOLT WELDED TO TO 6"x 6"x 3/8" ANCHOR PLATE (SEE DETAIL 57/S504)	1/S501 OR 2/S501	12/S501
E	2'-0"ø	2'-0"	(2) #5 REBAR E.W. TOP & BOTTOM	(1) 5/8"ø KB-TZ BOLT 4" MIN. EMBED. (ICC ES ESR-1917)	4/S501	3/S501 OR 6/S501
F	1'-0" WIDE	1'-6"	#5 REBAR CONT. TOP & BOTTOM	(2) 5/8"ø KB-TZ BOLT 4" MIN. EMBED. (ICC ES ESR-1917)	1/S501	15/S501

MD BARN MASTER

FOUNDATION PLAN

PHIL PACE
15635 PASEO PENASCA
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 11/28/2018

DRAWN BY: D.C.V.

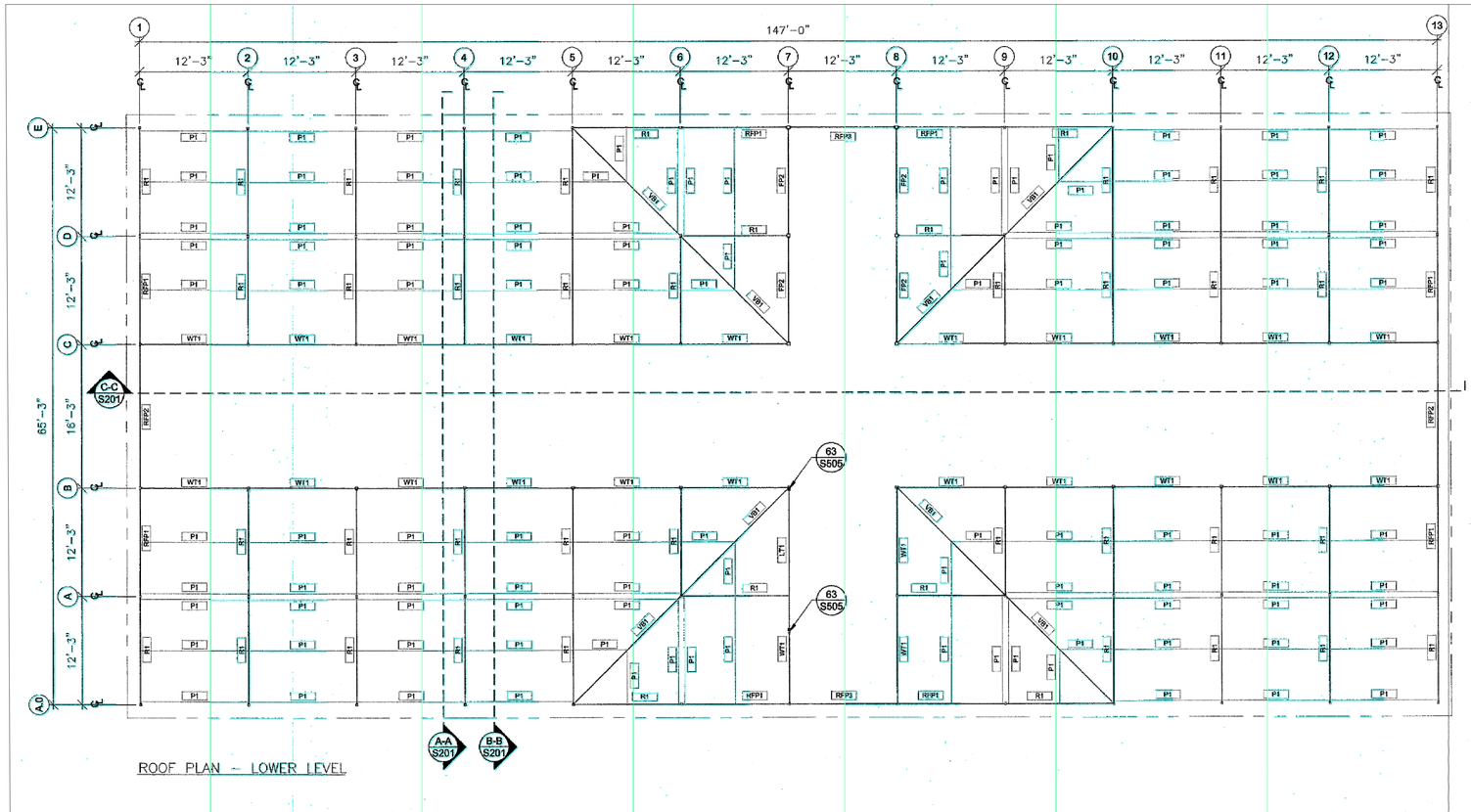
CHECKED BY:

SCALE: 1/8"=1'-0"

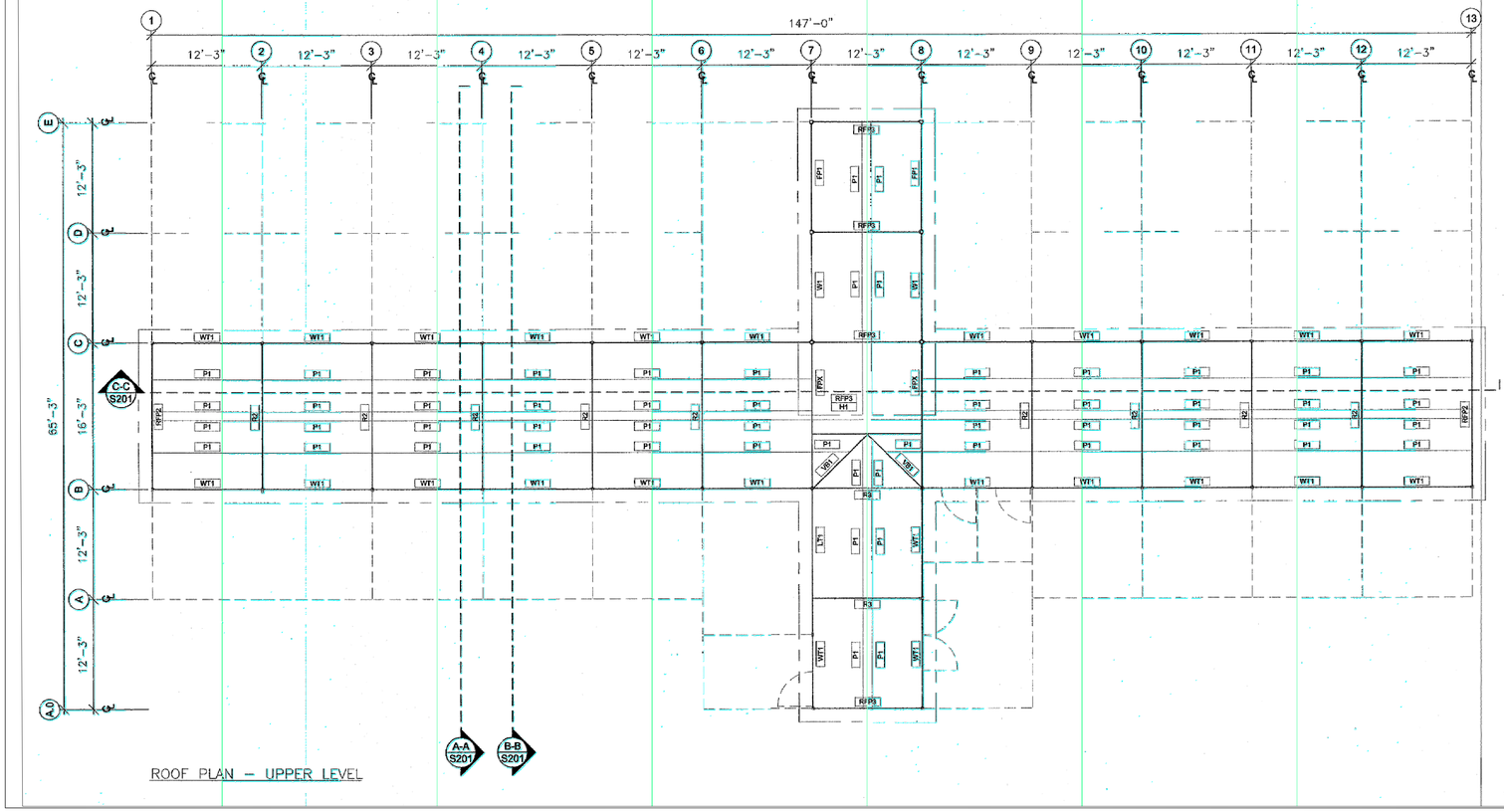
DRAWING NUMBER: 25748-15

S102

REGISTERED PROFESSIONAL ENGINEER
JANOS BORSOS
54869
EXP.6/30/2016
01/30/2015
CIVIL
STATE OF CALIFORNIA



ROOF PLAN – LOWER LEVEL



ROOF PLAN – UPPER LEVEL

P1	PURLIN: CEE 6"x 2 1/2"x 16 GA.
R1	RAFTER: 2"x 9"x 14 GA.
R2	RAFTER: 2"x 12"x 14 GA.
R3	RAFTER: 2"x 9"x 14 GA.
WT1	WINDOW TRUSS (SEE DETAIL 30/S504)
H1	HEADER: 2"x 9"x 14 GA.
VB1	VALLEY BEAM: 2"x 9"x 14 GA.
LT1	LADDER TRUSS (SEE DETAIL 61/S505)
RFP1	RAKED FILLER PANEL (SEE DETAIL 20/S502)
RFP2	RAKED FILLER PANEL (SEE DETAIL 21/S502)
RFP3	RAKED FILLER PANEL (SEE DETAIL 46/S504)
FP1	FILLER PANEL (SEE DETAIL 47/S504)
FP2	FILLER PANEL (SEE DETAIL 56/S504)

MD BARN MASTER

ROOF PLAN
PHIL PACE
15635 PASEO PENASCA
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
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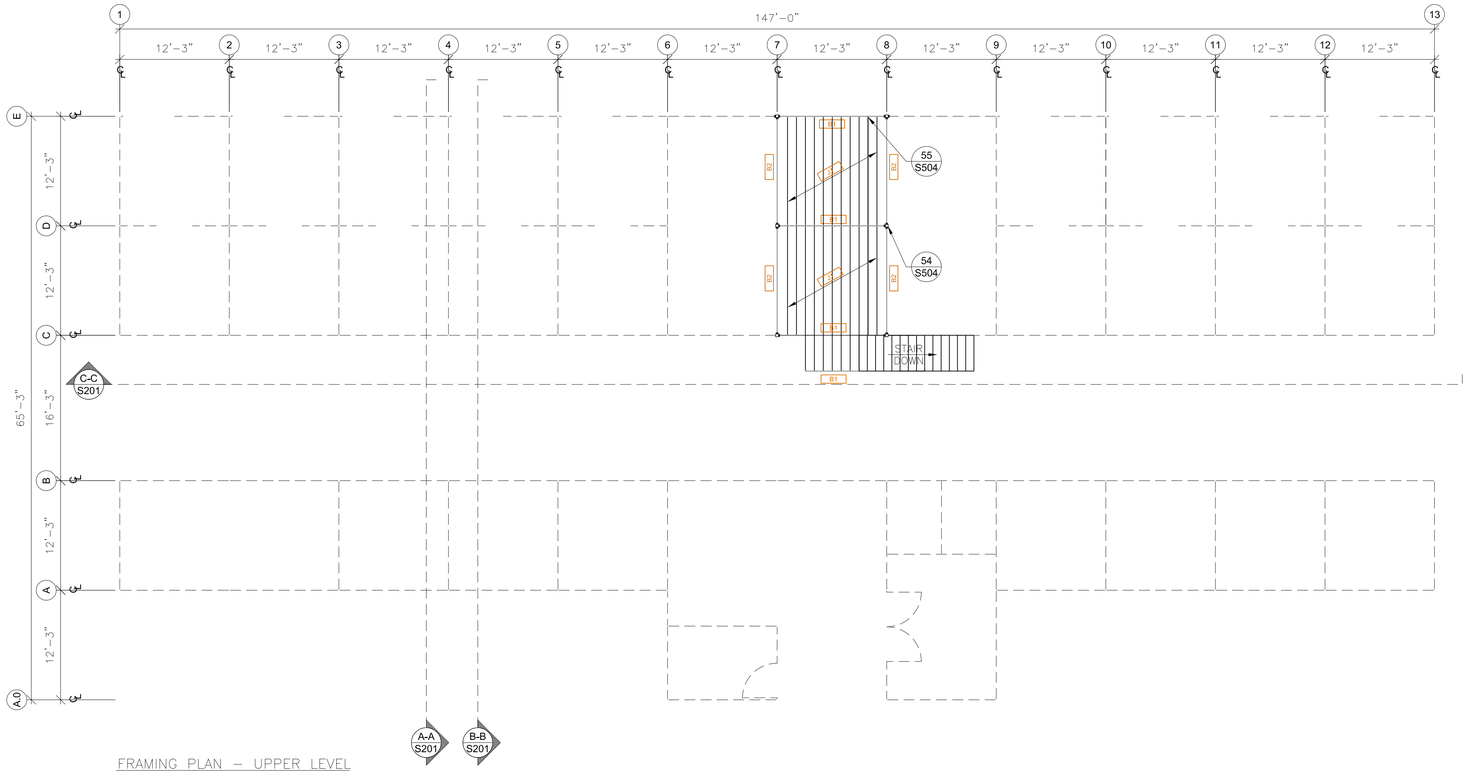


FRAMING PLAN – UPPER LEVEL

B1 FLOOR BEAM: 2"x 12"x 14 GA.

B2 FLOOR BEAM: 2"x 12"x 14 GA.

J1 FLOOR JOIST: CEE 8"x 2 1/2"x 16 GA.

MD BARN MASTER

LOFT PLAN

PHIL PACE
15635 PASEO PENASCA
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 11/28/2018

DRAWN BY: D.C.V.

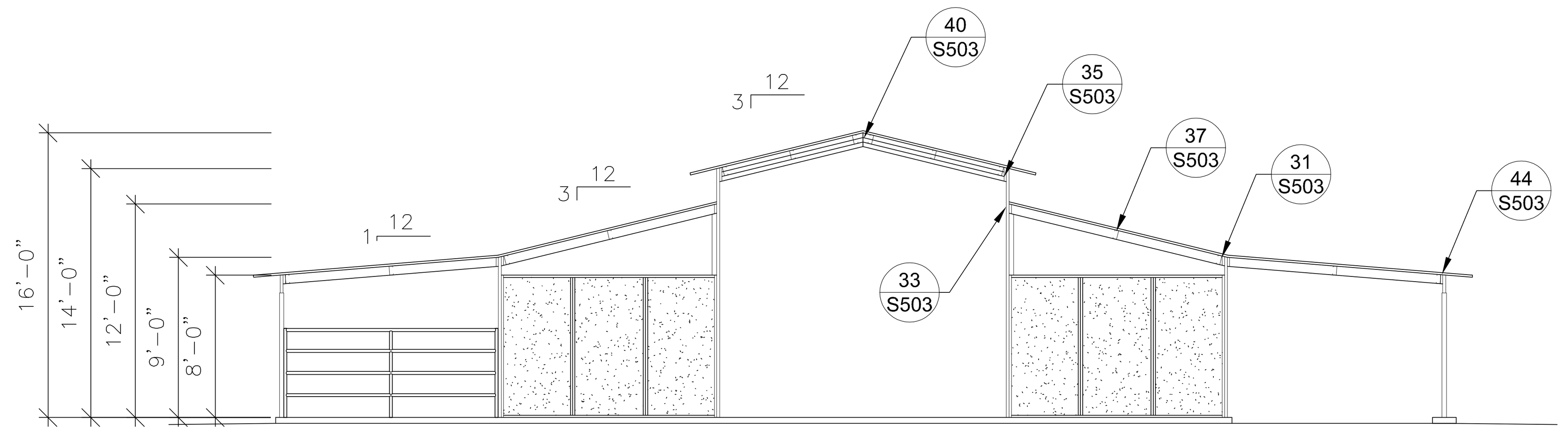
CHECKED BY:

SCALE: 1/8"=1'-0"

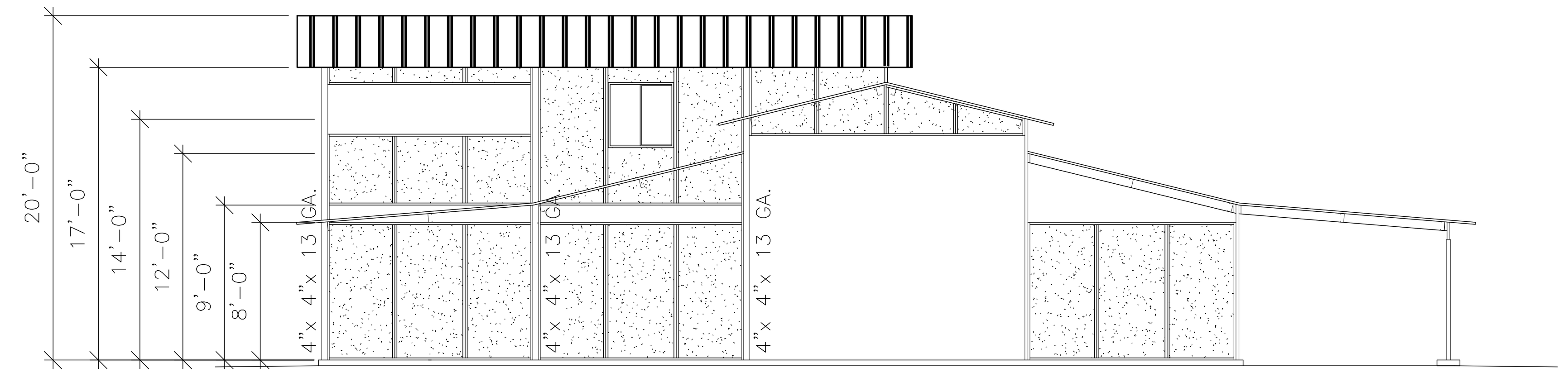
DRAWING NUMBER: 25748-15

S104

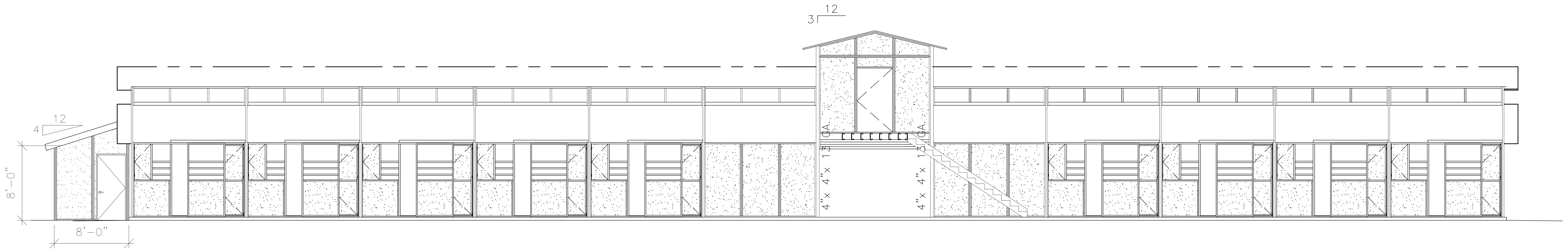
REGISTERED PROFESSIONAL ENGINEER
JAMES BORGES
54869
EXP.6/30/2016
01/30/2015
CIVIL
STATE OF CALIFORNIA



A-A CROSS SECTION



B-B CROSS SECTION



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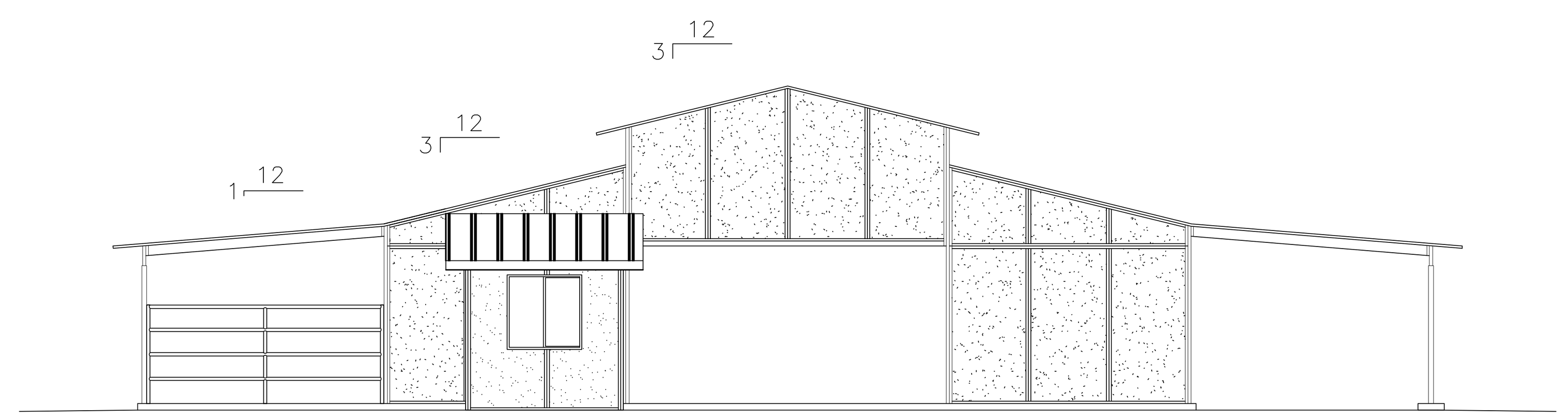
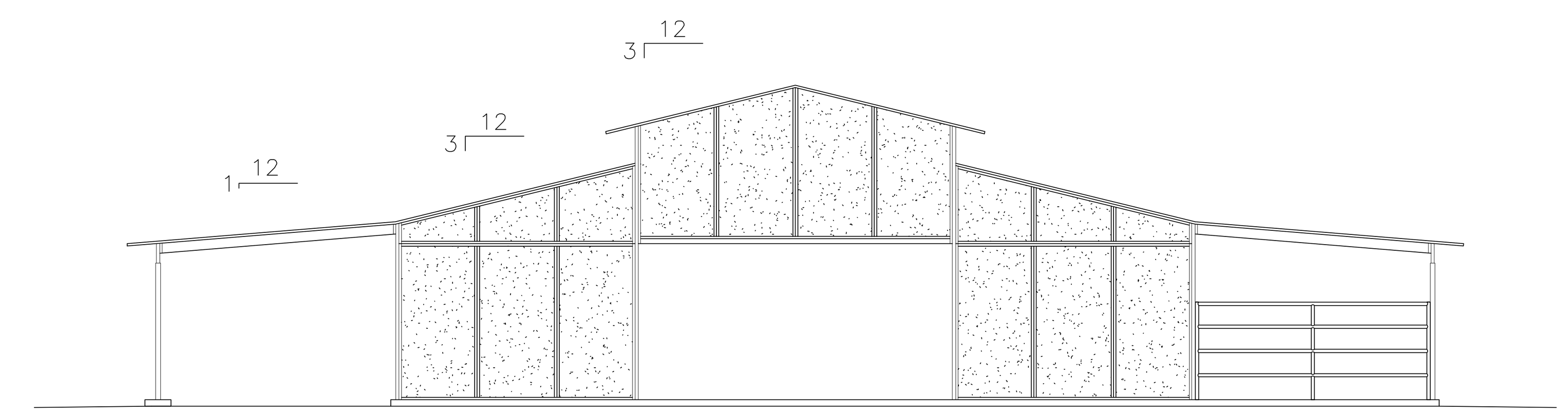


ELEVATION AT LINE 1



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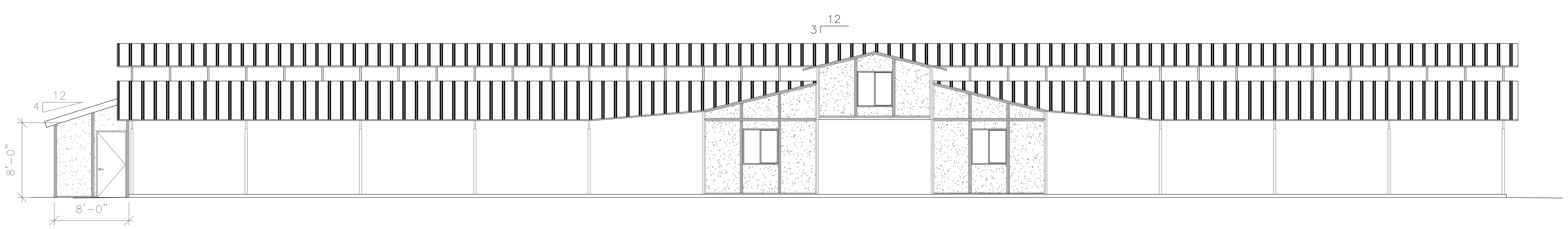
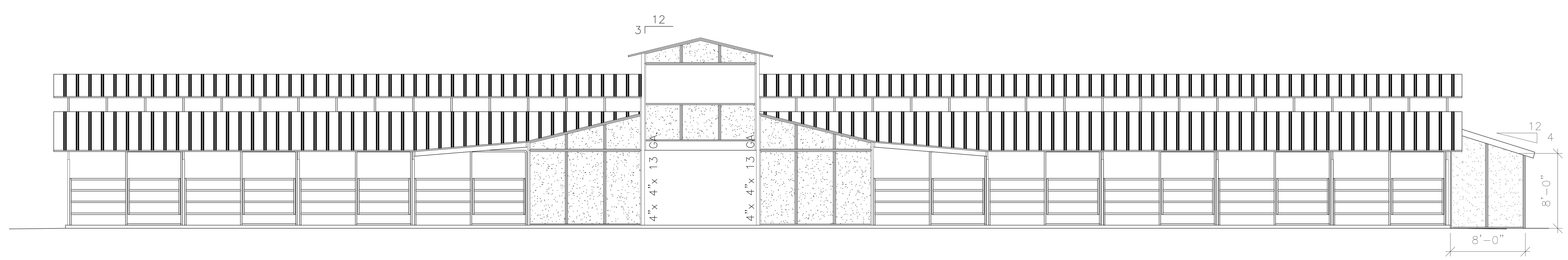


ELEVATION AT LINE A.0



ELEVATION AT LINE E

REGISTERED PROFESSIONAL ENGINEER
JANOS BOROS
54869
EXP.6/30/2016
01/30/2015
CIVIL
STATE OF CALIFORNIA

MD BARN MASTER

SECTION AND ELEVATIONS

PHIL PACE
15635 PASEO PENASCA
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 11/28/2018

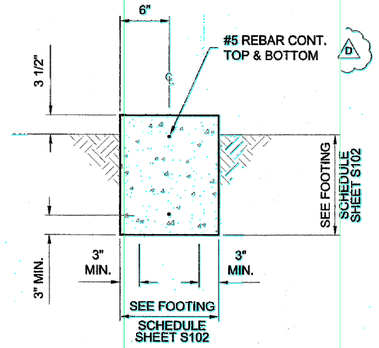
DRAWN BY: D.C.V.

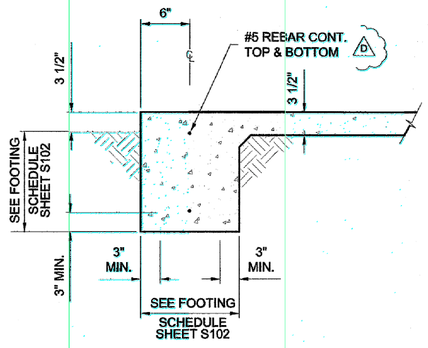
CHECKED BY:

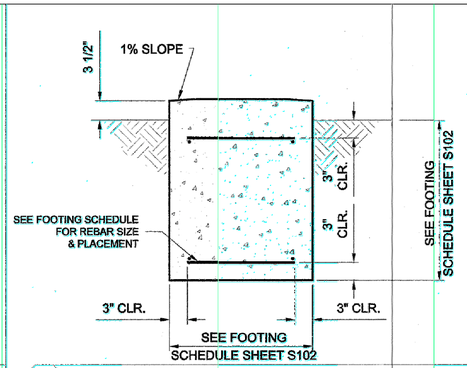
SCALE: 1/8"=1'-0"

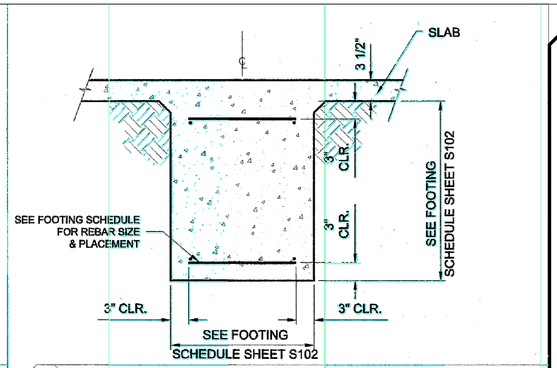
DRAWING NUMBER: 25748-15

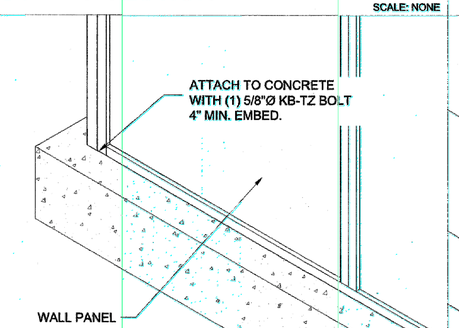
S201

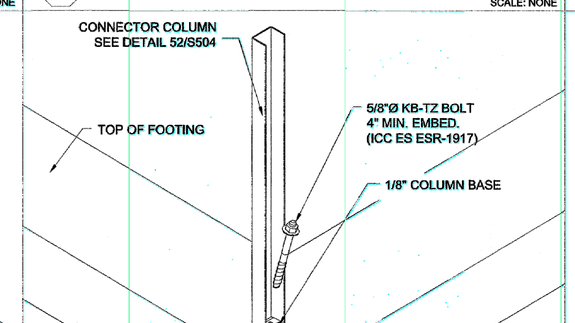


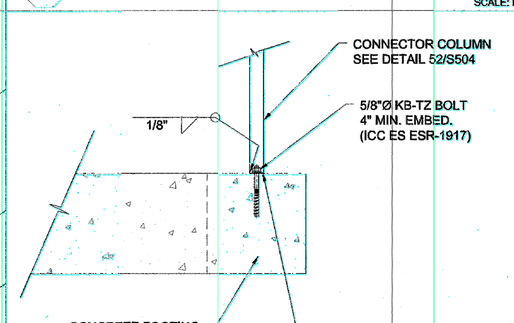


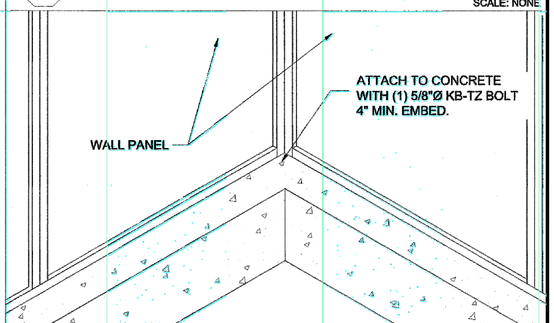


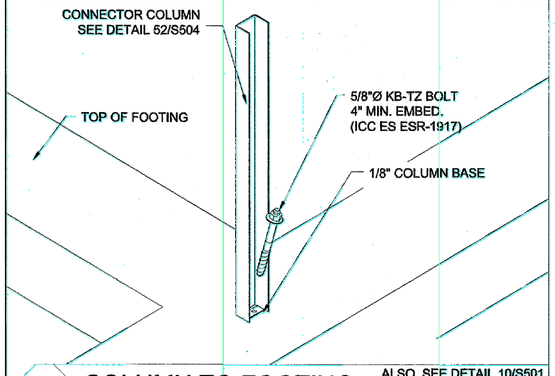


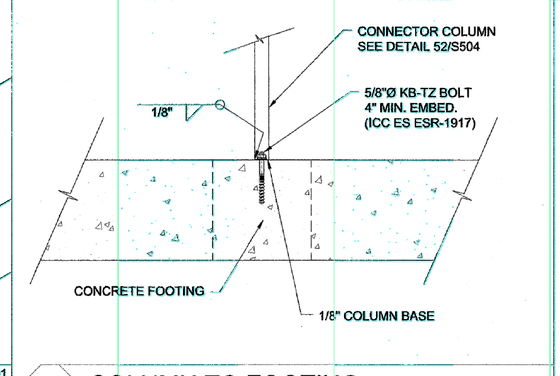


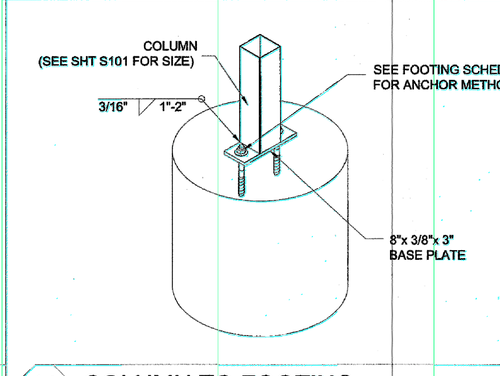


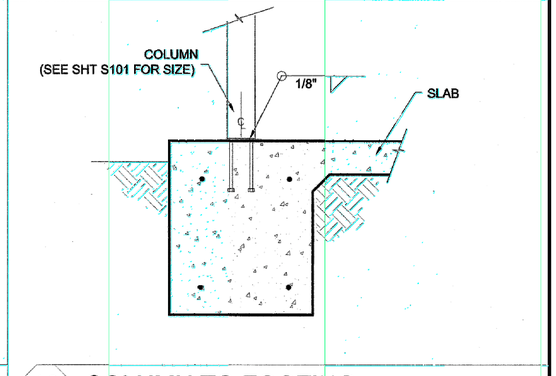


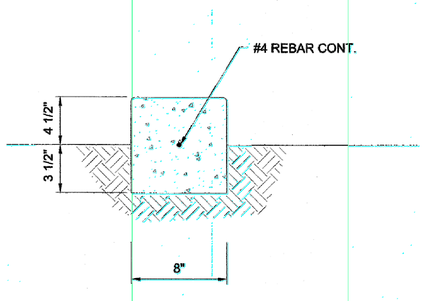


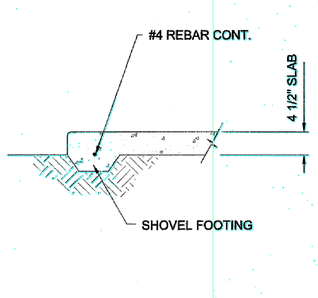


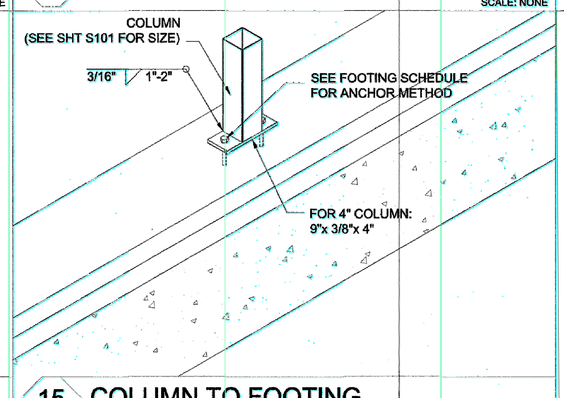












1 FOOTING SECTION

SCALE: NONE

2 FOOTING SECTION

SCALE: NONE

3 FOOTING SECTION

SCALE: NONE

4 FOOTING SECTION

SCALE: NONE

5 COLUMN TO FOOTING

ALSO, SEE DETAIL 6/S501

SCALE: NONE

6 COLUMN TO FOOTING

ALSO, SEE DETAIL 7/S501

SCALE: NONE

7 COLUMN TO FOOTING

SCALE: NONE

8 COLUMN TO FOOTING

ALSO, SEE DETAIL 9/S501

SCALE: NONE

9 COLUMN TO FOOTING

ALSO, SEE DETAIL 10/S501

SCALE: NONE

10 COLUMN TO FOOTING

SCALE: NONE

11 COLUMN TO FOOTING

SCALE: NONE

12 COLUMN TO FOOTING

SCALE: NONE

13 NON STRUCTURAL CURB

SCALE: NONE

14 THICKENED EDGE OF SLAB

SCALE: NONE

15 COLUMN TO FOOTING

SCALE: NONE

MD BARN MASTER

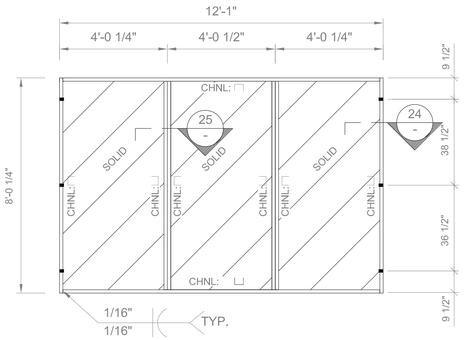
DETAILS
PHIL PACE
15635 PASEO PENASCA
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 11/28/2018
DRAWN BY: D.C.V.
CHECKED BY:
SCALE: NONE
DRAWING NUMBER: 25748–15

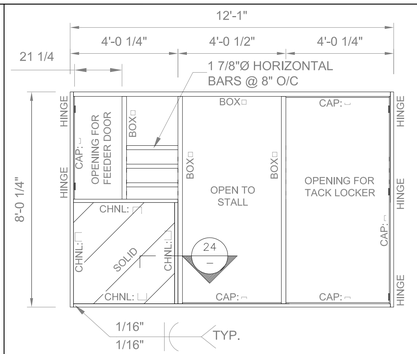
S501

JANOS BOROS
54869
EXP.6/30/2016
01/30/2015



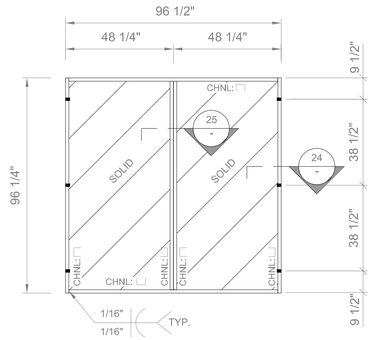
16 WALL PANEL

SCALE: NONE



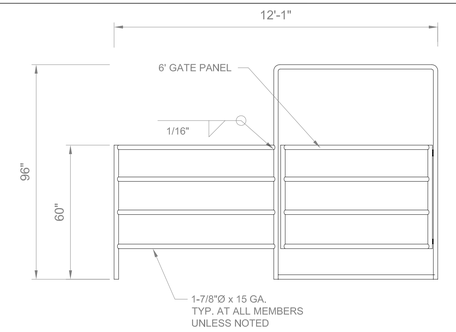
17 WALL PANEL

SCALE: NONE



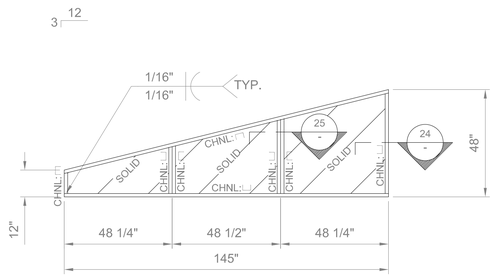
18 WALL PANEL

SCALE: NONE



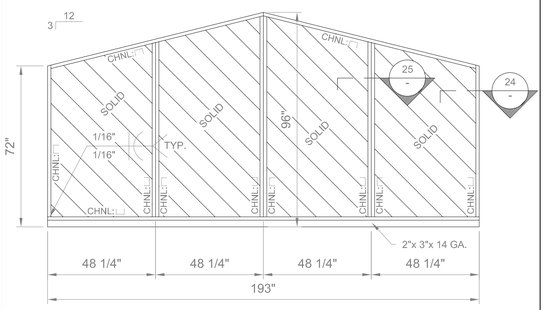
19 WALL PANEL

SCALE: NONE



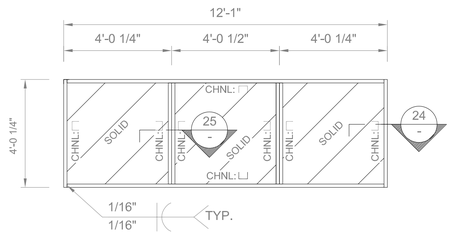
20 RAKED FILLER PANEL

SCALE: NONE



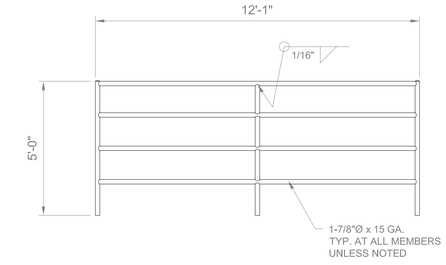
21 RAKED FILLER PANEL

SCALE: NONE



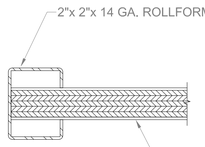
22 WALL PANEL

SCALE: NONE



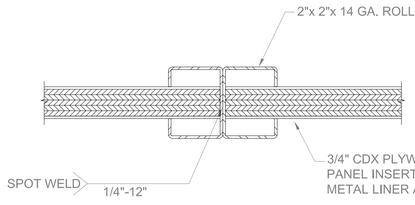
23 WALL PANEL

SCALE: NONE



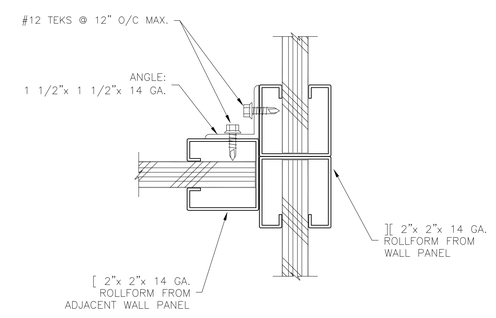
24 WALL SECTION

SCALE: NONE



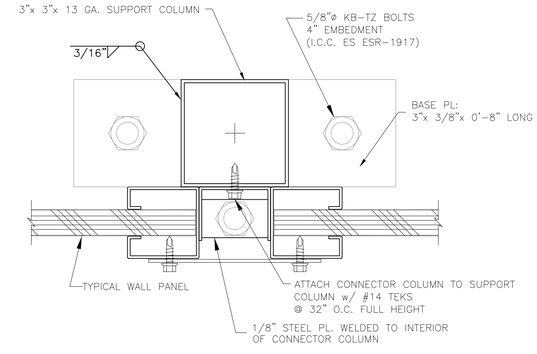
25 WALL SECTION

SCALE: NONE



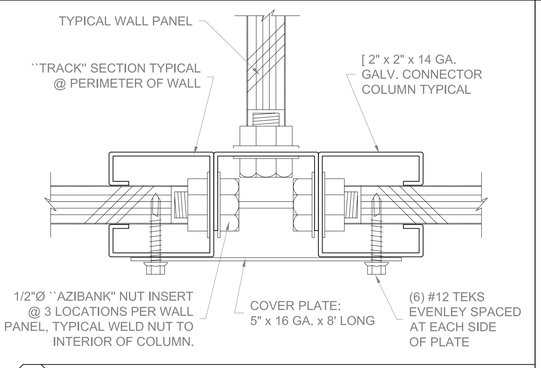
26 WALL CONNECTION

SCALE: NONE



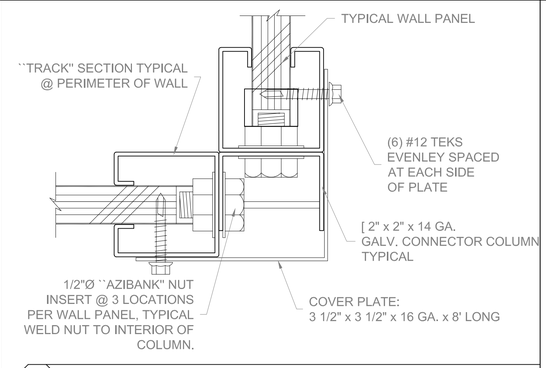
27 CORNER COLUMN

SCALE: NONE



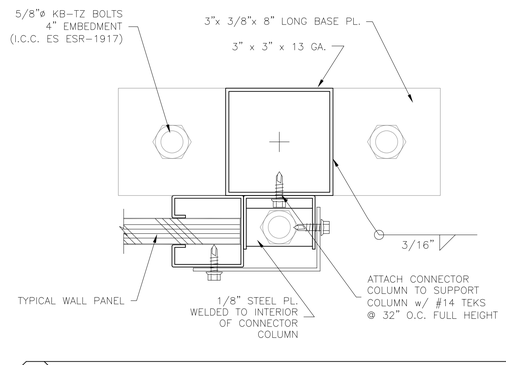
28 WALL CONNECTION

SCALE: NONE



29 WALL CONNECTION

SCALE: NONE



30 CORNER COLUMN

SCALE: NONE

DETAILS

PHIL PACE
15635 PASEO PENASCA
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 11/28/2018

DRAWN BY: D.C.V.

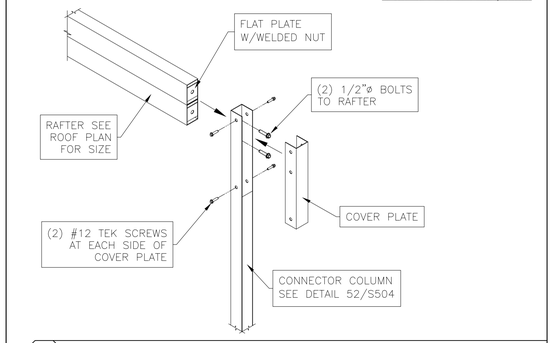
CHECKED BY:

SCALE: NONE

DRAWING NUMBER:
25748-15

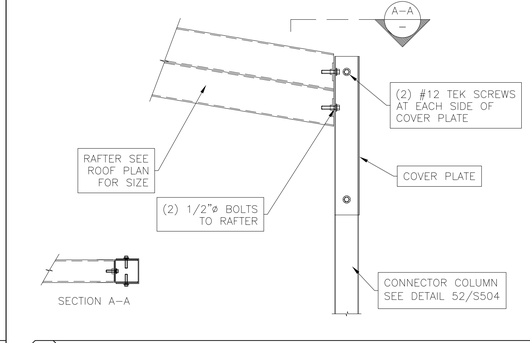
S502

REGISTERED PROFESSIONAL ENGINEER
JANOS BOROS
54869
EXP.6/30/2016
01/30/2015
CIVIL
STATE OF CALIFORNIA



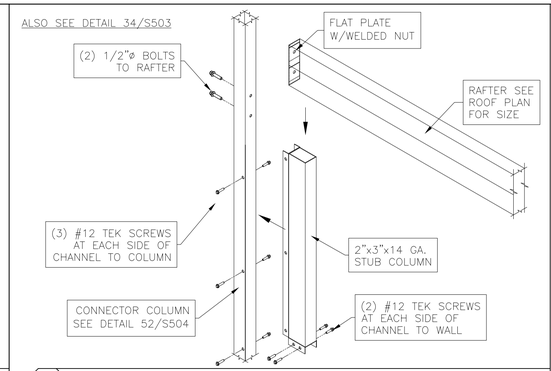
31 RAFTER TO COLUMN

SCALE: NONE



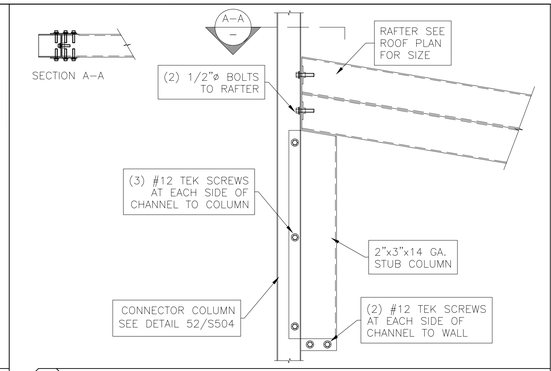
32 RAFTER TO COLUMN

SCALE: NONE



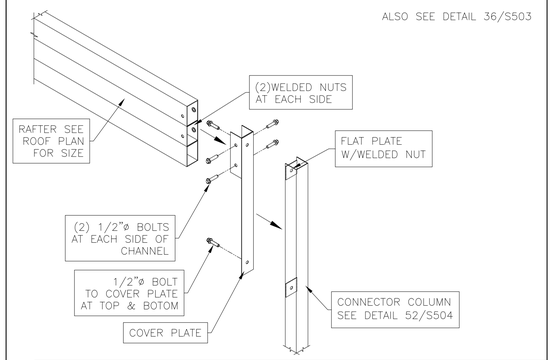
33 RAFTERS TO COLUMN

SCALE: NONE



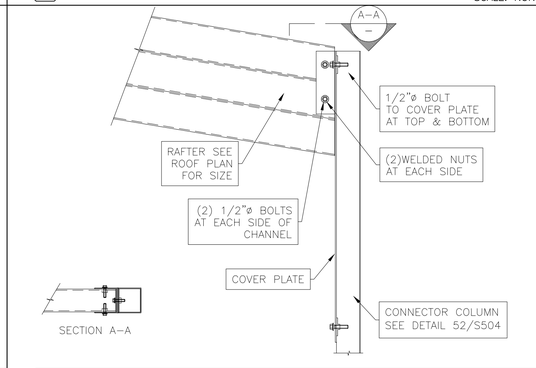
34 RAFTER TO COLUMN

SCALE: NONE



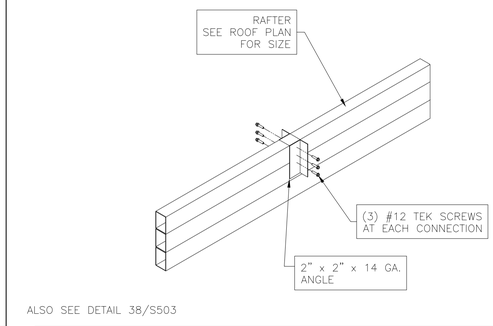
35 RAFTER TO COLUMN

SCALE: NONE



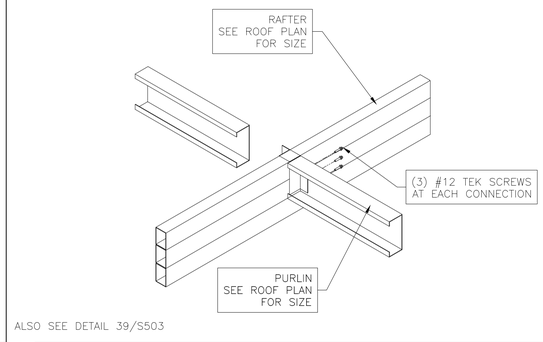
36 RAFTER TO COLUMN

SCALE: NONE



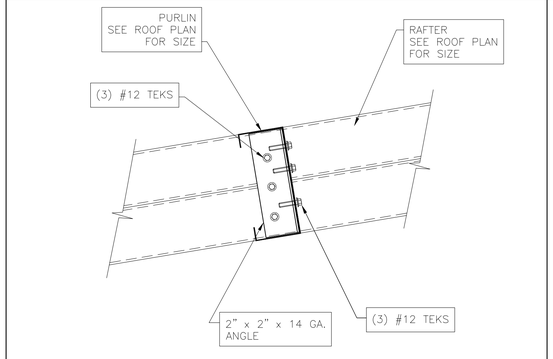
37 PURLIN CLIP TO RAFTER

SCALE: NONE



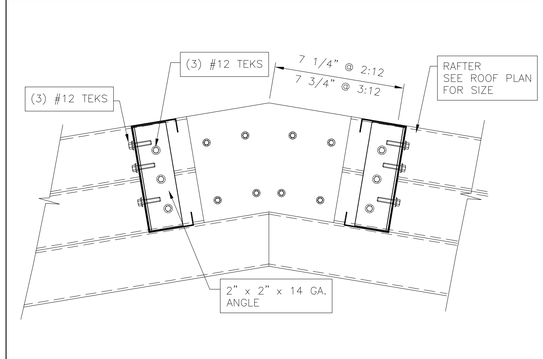
38 PURLIN TO RAFTER

SCALE: NONE



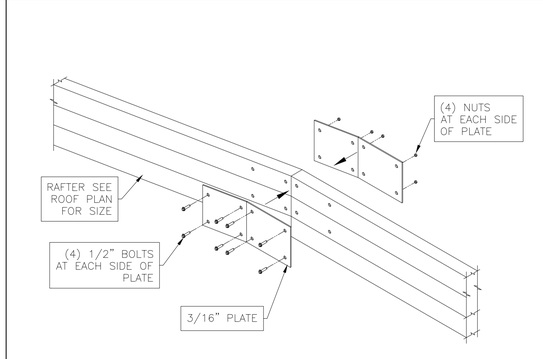
39 PURLIN TO RAFTER

SCALE: NONE



40 PURLIN TO RAFTER

SCALE: NONE

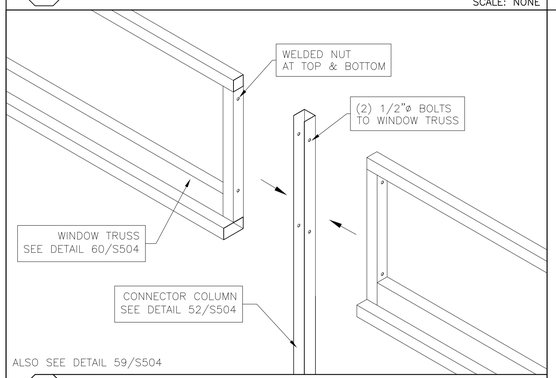


41 RAFTER CONNECTION

SCALE: NONE

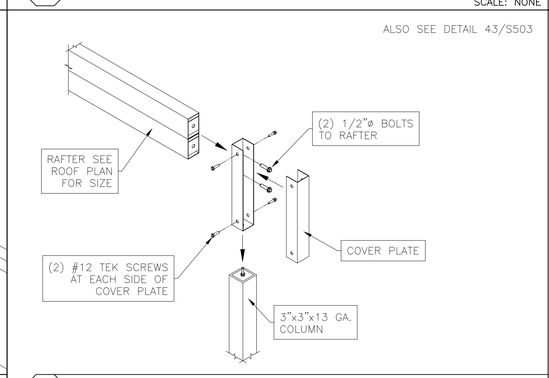
42 RAFTER CONNECTION

SCALE: NONE



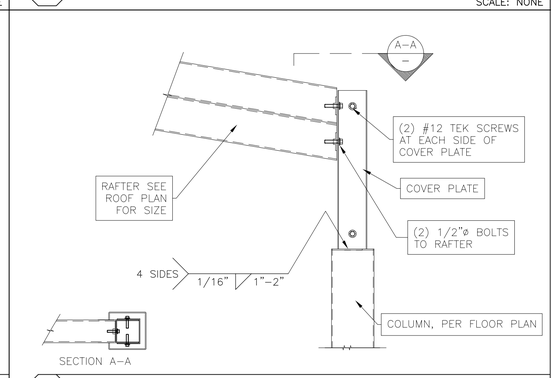
43 TRUSS TO COLUMN

SCALE: NONE



44 RAFTER TO COLUMN

SCALE: NONE



45 RAFTER TO COLUMN

SCALE: NONE

MD BARN MASTER

DETAILS

PHIL PACE
15635 PASEO PENASCA
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 11/28/2018

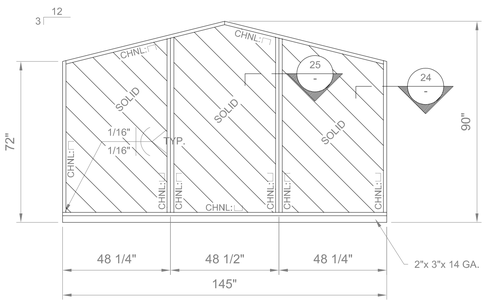
DRAWN BY: D.C.V.

CHECKED BY:

SCALE: NONE

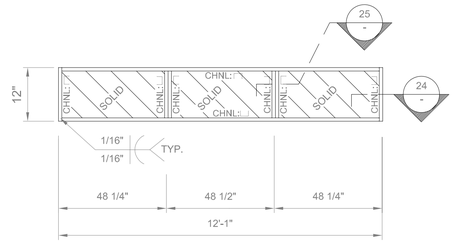
DRAWING NUMBER: 25748–15

S503



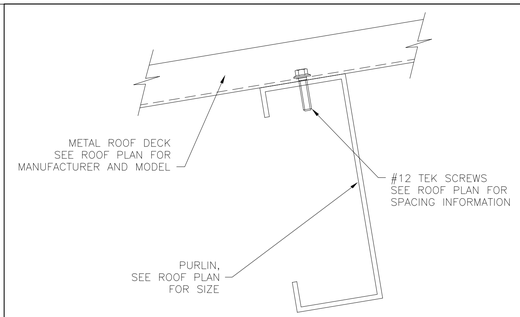
46 RAKED FILLER PANEL

SCALE: NONE



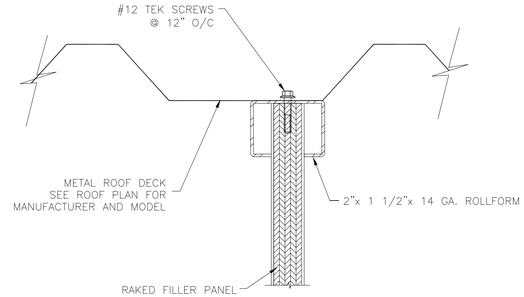
47 FILLER PANEL

SCALE: NONE



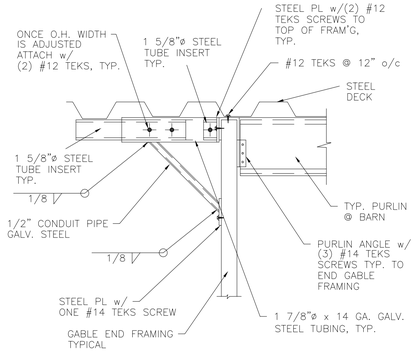
48 DECKING TO PURLIN

SCALE: NONE



49 DECKING TO RAKE PANEL

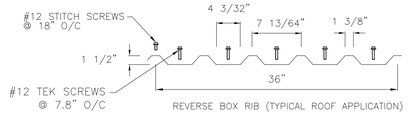
SCALE: NONE



50 ROOF OVERHANG

SCALE: NONE

REVERSE BOX RIB
AEP SPAN

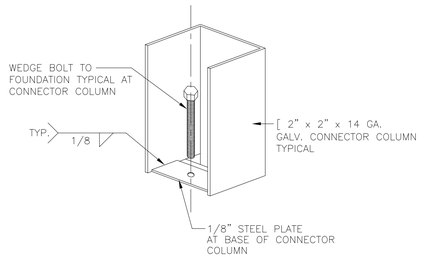


BOX RIB SECTION PROPERTIES					
Gauge	Wt. (lbs/ft²)	S+ (in^3/ft)	I+ (in^4/ft)	S− (in^3/ft)	i− (in^4/ft)
26	.95	.0692	.0652	.0748	.0876

ICC# ER-2757

51 ROOF DECKING

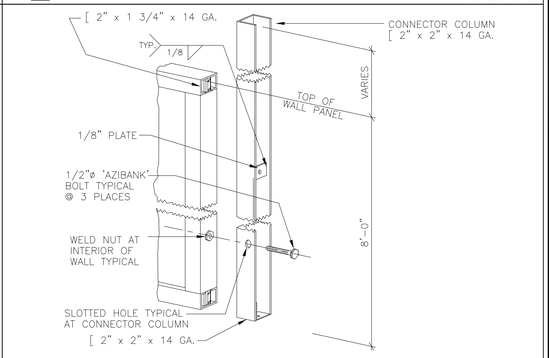
SCALE: NONE



ALSO, SEE DETAIL 53/S504

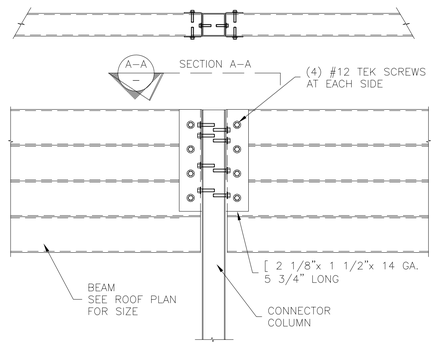
52 COLUMN BASE CONN.

SCALE: NONE



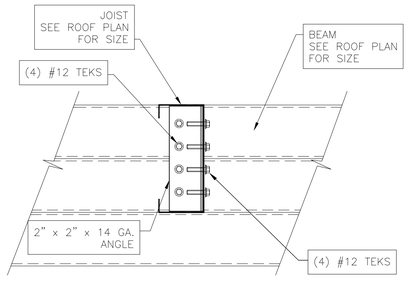
53 MAKE-UP DETAIL

SCALE: NONE



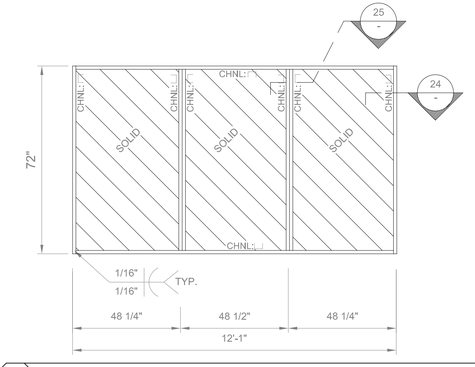
54 BEAM TO COLUMN

SCALE: NONE



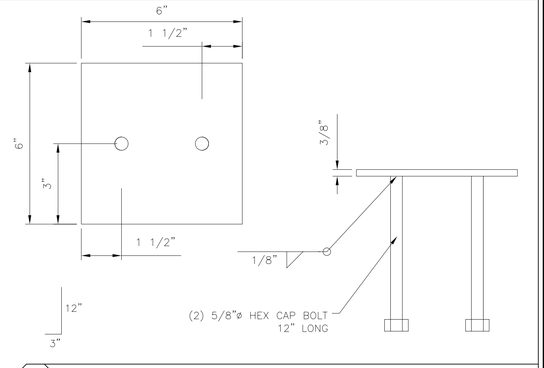
55 JOIST TO BEAM

SCALE: NONE



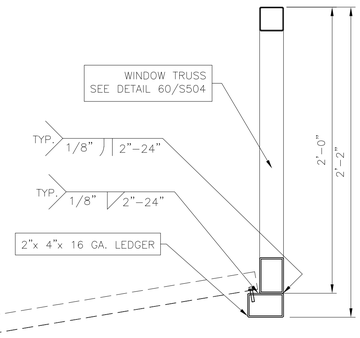
56 FILLER PANEL

SCALE: NONE



57 6"x 6"x3/8" ANCHOR PLATE

SCALE: NONE

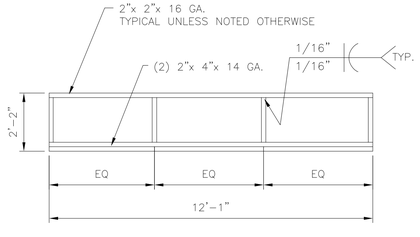


58 LEDGER TO TRUSS

SCALE: NONE

59

SCALE: NONE



60 WINDOW TRUSS

SCALE: NONE

MD BARN MASTER

DETAILS

PHIL PACE
15635 PASEO PENASCA
ESCONDIDO, CA 92025
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 11/28/2018

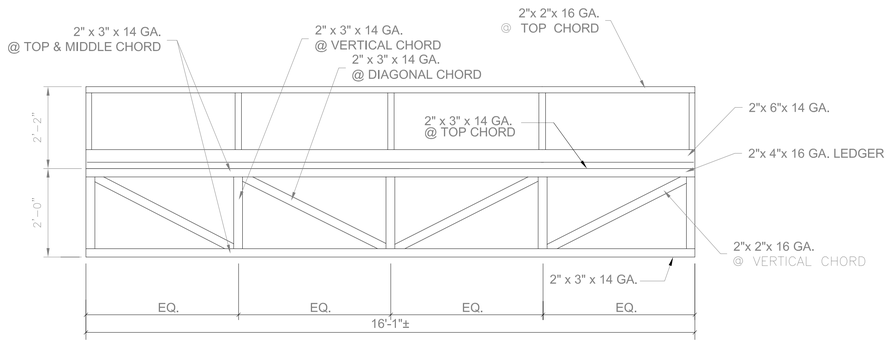
DRAWN BY: D.C.V.

CHECKED BY:

SCALE: NONE

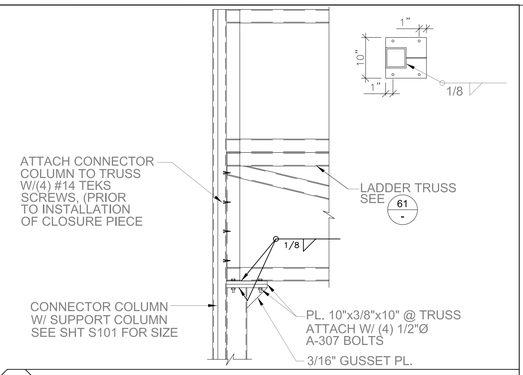
DRAWING NUMBER:
25748–15

S504



61 LADDER TRUSS

SCALE: NONE

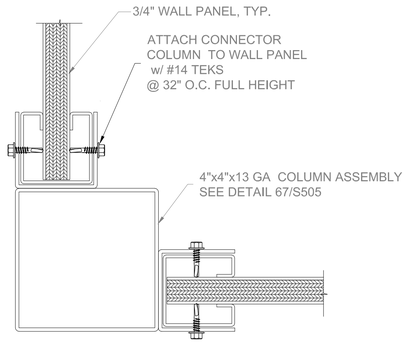


63 LADDER TRUSS CONN.

SCALE: NONE

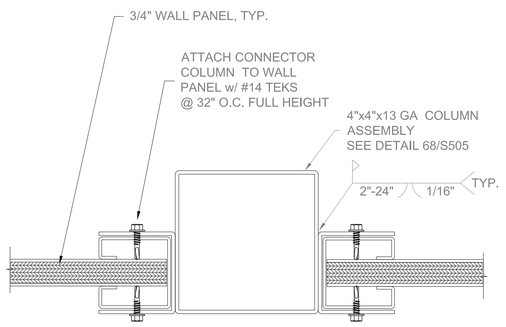
64

SCALE: NONE



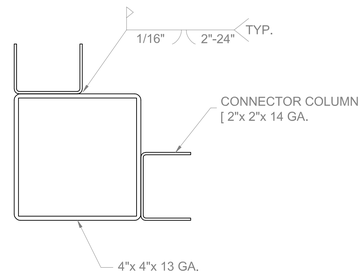
65 WALL CONNECTION

SCALE: NONE



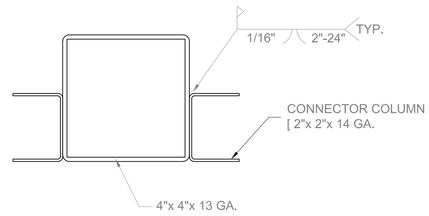
66 WALL CONNECTION

SCALE: NONE



67 COLUMN CONSTRUCTION

SCALE: NONE



68 COLUMN CONSTRUCTION

SCALE: NONE

69

SCALE: NONE

70

SCALE: NONE

71

SCALE: NONE

72

SCALE: NONE

73

SCALE: NONE

74

SCALE: NONE

75

SCALE: NONE

MD BARN MASTER

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NO.	REVISION/ISSUE	DATE
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DATE: 11/28/2018

DRAWN BY: D.C.V.

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DRAWING NUMBER: 25748-15

S505

REGISTERED PROFESSIONAL ENGINEER
JAMOS BORGO
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EXP.6/30/2016
01/30/2015
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