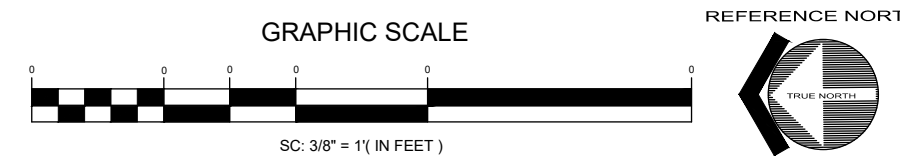


PHASE 1 FIRST AND SECOND LEVEL-FLOOR/DIMENSION PLANS



WINDOW SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
1-7	6'-0" x 6'-0"	PICTURE		
	6'-0" x 6'-0"	PICTURE		
	6'-0" x 6'-0"	PICTURE		
4	6'-0" x 6'-0"	PICTURE	Y	
	6'-0" x 6'-0"	PICTURE		
	6'-0" x 6'-0"	PICTURE		

EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

- A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A40
- B. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
- C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

DOOR SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
①	3'-0" x 6'-8"	SWINGING		1-3/8" SOLID CORE
②	4'-0" x 6'-8"	BI-FOLD		4FT CLOSET
③	6'-0" x 6'-8"	BI-FOLD		6FT CLOSET
④	3'-0" x 6'-8"	POCKET	Y	BATHROOM
⑤	3'-0" x 6'-8"	POCKET	Y	BATHROOM
⑥				

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

- A. EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
- B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:
 - STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
 - RAISED PANELS MINIMUM 1-1/4 INCHES THICK**EXCEPTION:** EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK
- C. MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252
- D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

FLOOR PLAN NOTES

OPTIONAL ROLL-IN SHOWER PLAN NOTES

PROPOSED ADU FOR RAY ROBESON
852 11TH AVENUE WEST,
ESCONDIDO CA 92025
(APN): 2360221500

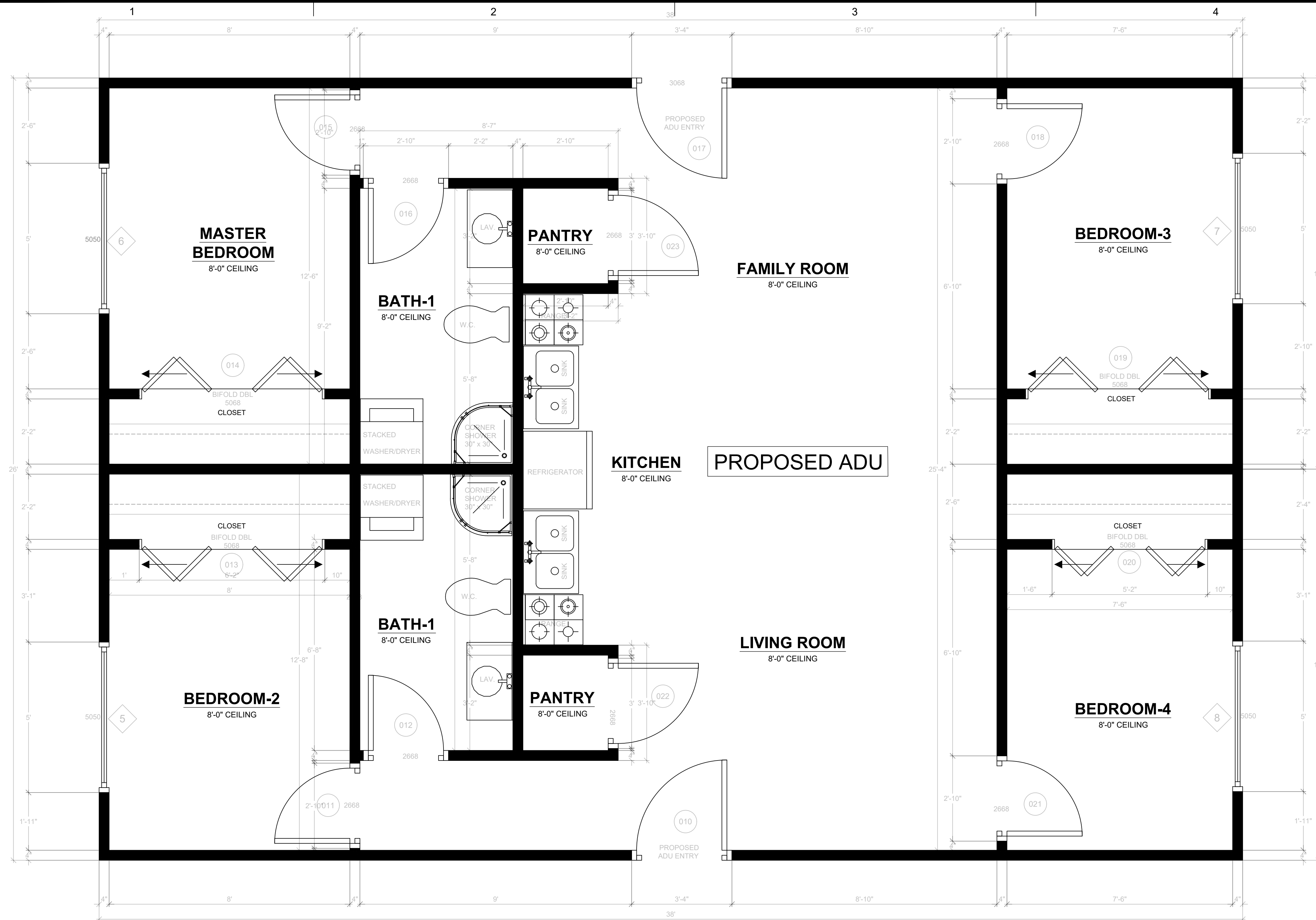
SHEET TITLE

FLOOR PLAN

NO.	REVISION/ISSUE	DATE
1	CLIENT REVIEW	4/30/2022
2	A.R.	
3	PLAN CHECK	
4	CORRECTIONS	
5	PERMIT	
6		

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 License# 906815

Project	32360221500	Sheet	A1
Date	02/2022		
Scale			



FLOOR PLAN NOTES

OPTIONAL ROLL-IN SHOWER PLAN NOTES

**PROPOSED ADU/JADU FOR
RAY ROBESON
852 11TH AVENUE WEST,
ESCONDIDO CA 92026
(APN): 2360221500**

**PROJECT TITLE
FLOOR PLAN**

NO.	REVISION/ISSUE	DATE
1	CLIENT REVIEW	4/30/2022
2	APP.	
3	PLAN CHECK	
4	CORRECTIONS	
5	PERMIT	
6		

MARK	DIMENSION	TYPE	TEMPERED	NOTES
1-7	6'-0" x 6'-0"	PICTURE		
	6'-0" x 6'-0"	PICTURE		
	6'-0" x 6'-0"	PICTURE		
4	6'-0" x 6'-0"	PICTURE	Y	
	6'-0" x 6'-0"	PICTURE		
	6'-0" x 6'-0"	PICTURE		

- EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)
- A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A40
 - B. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
 - C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

MARK	DIMENSION	TYPE	TEMPERED	NOTES
①	3'-0" x 6'-8"	SWINGING		1-3/8" SOLID CORE
②	4'-0" x 6'-8"	BI-FOLD		4FT CLOSET
③	6'-0" x 6'-8"	BI-FOLD		6FT CLOSET
④	3'-0" x 6'-8"	POCKET	Y	BATHROOM
⑤	3'-0" x 6'-8"	POCKET	Y	BATHROOM
⑥				

- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)
- A. EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
 - B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:
 - STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
 - RAISED PANELS MINIMUM 1-1/4 INCHES THICK**EXCEPTION:** EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK
 - C. MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252
 - D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

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Project	32360221500	Sheet	A1.1
Date	02/2022		
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FINISH SCHEDULE

DESCRIPTION	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT	NOTES
3/4" Limestone						
Ceramic Tile						
Sealed Concrete						
Quarry Tile						
Wood						
Marble Tile						
Ceramic Tile						
Limestone						
8" Wood						
8" Ceramic Tile						
8" Marble Tile						
8" Quarry Tile						
1/2" OSB w/ Thinsul Plus.						
1/2" OSB w/ Thinsul Plus.						
1/2" OSB w/ Thinsul Plus.						
5/8" Type X Gyp. Bd.						
Ceramic Tile						
Stucco						
Granite Counter Tops						
1/2" OSB w/ Thinsul Plus.						
1/2" OSB w/ Thinsul Plus.						
Exposed Beam						
Exposed Beam w/ Thinsul Plaster						
5/8" Type X Gyp. Bd.						
MAIN LEVEL						
FOYER/GALLERY						
DINING ROOM						
STUDY						
LIVING ROOM						
MASTER BEDROOM						
MASTER BATH						
MASTER CLOSET						
BATH						
KITCHEN						
FAMILY ROOM						
BRKFST. ROOM						
PANTRY						
UTILITY						
GARAGE						
NEW ROOM						
UPPER LEVEL						
BEDROOM #1						
BEDROOM #2						
BEDROOM #3						
BATH						
STAIRS						
HALL						

FINISH NOTES

- INTERIOR WALLS/PARTITIONS SHALL BE 1/8" THINWALL PLASTER.
- ALL EXPOSED WOOD BEAMS, TRUSSES RAFTER TAILS ETC... SHOULD BE FREE OF HEART REDWOOD.
- ALL INTERIOR WALLS TO BE SMOOTH & PREPARED FOR PAINT OR WALL PAPER FINISH.
- ALL INTERIOR WOOD BEAMS SHOULD BE D.F.
- GRANITE AND MARBLE COUNTERTOPS TO HAVE THICKENED EDGE.
- ALL FINISHED CONCRETE SURFACES (E.G. GARAGE SLAB AND PATIOS) SHALL BE COVERED WITH PLYWOOD OR HARD BOARD IN TRAFFIC AREAS OR KRAFT PAPER IN NON-TRAFFIC AREAS TO PROTECT DURING THE CONSTRUCTION PERIOD. PROVIDE JOINTS AS NECESSARY TO MINIMIZE CRACKING.
- CONTRACTOR TO VERIFY ALL ASPECTS OF FINISHES WITH OWNER PRIOR TO ORDERING.

- Masonry units shall be hollow core concrete units, Grade N, conforming to ASTM C-90 and shall have a minimum compressive strength of 1200 PSI. Masonry units must have been cured for not less than 28 days.
- Mortar shall be Type M or S freshly prepared and uniformly mixed.
- Grout shall be proportioned to give a minimum 28-day compressive strength of 2000 PSI.
- Reinforcing - See Section III-Concrete/Reinforcing Steel.
- Units shall be placed in running bond unless otherwise indicated.
- All reinforcing steel shall be accurately placed and secured to prevent movement. All horizontal reinforcement shall be placed in bond beam units.
- All embeds shall be accurately placed according to the drawing and shall be secured in place to prevent movement. No other items shall be placed in masonry walls.
- All wall cells shall be grouted solid. Grout shall be placed evenly and in lifts "NBT" to exceed 4'-0" high, unless cleanouts of adequate size are provided.
- Horizontal construction joints shall be formed by stopping the grout pour a minimum of one and one-half inch below the top of the masonry units. Construction joints shall be used at top of lifts or when grouting operations are suspended for a period longer than 45 minutes.
- The contractor shall adequately support all masonry walls until the walls have been built, cured and properly attached to the supporting structure.

DOOR SCHEDULE

Door No.	Door Size			Material	Core	Finish	Action	Remarks
	Width	Height	Thick					
1	3'-0"	5'-0"	1-3/4"	WD	SC	TO BE D	SWING	
2	3'-0"	6'-8"	1-3/4"	WD	SC	TO BE D	SWING	
2	8'-0"	6'-8"	1-3/4"	WD	SC	TO BE D	SLIDER	

DOOR NOTES

- ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.
- DOOR SIZES SHOWN ARE PROPOSED ROUGH OPENING SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.
- SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.
- ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, 1" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1" MAX CHANGE IN ELEVATION TO THE EXTERIOR.
- ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE FENESTRATION AND WARPING.
- ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.
- CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING.

BUILDING DEPARTMENT NOTES

- NO PERSON MAY TAP INTO ANY FIRE HYDRANT OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A NOZZLE SHUT-OFF. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.
- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
- THE USE OF SOLDER CONTAINING MORE THAN 2/10ths OF 1% LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED (SB 164).
- PROVIDE NON-REMOVABLE BACKFLOW DEVICES AT ALL HOSEBIBS.

WINDOW SCHEDULE

WDW. No.	SIZE	HEAD HEIGHT	TYPE	MATERIAL	REMARKS
0	4050	6'-8"	DBL. CASEMENT	WOOD	XX
1	6050	6'-8"	DBL. CASEMENT	WOOD	XX

WINDOW NOTES

CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS. WINDOW DIMENSIONS ARE PROPOSED ROUGH OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING. 3. ALL GLAZING WITHIN 18" OF THE DOORS OR WITHIN 24" OF FLOORS MUST BE TEMPERED. 4. SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION. 5. ALL WINDOWS ARE TO BE DOUBLE GLAZED. 6. OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW E. 7. (1) TEMPERED GLAZING GENERAL NOTES: BEDROOM WINDOWS: 1, 2, 3. BATHROOM: 1, 2, 3, 4, 5. GLAZING: 1, 2, 3. FIRE PROTECTION NOTES: 1, 2, 3. NOTES: 1, 2, 3, 4, 5, 6, 7. WINDOW SIZES: 110sq. FLOOR AREA OF A BEDROOM. WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7m². WITH THE MIN. NET CLEAR OPENABLE HEIGHT OF 24". THE MIN. NET CLEAR WIDTH SHALL BE 24". THE SILL HEIGHT SHALL BE MAX. 44". WINDOWS TO ALLOW FOR 2 AIR CHANGES PER HOUR. WINDOW SIZES: 110sq. FLOOR AREA OF A BEDROOM. WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7m². WITH THE MIN. NET CLEAR OPENABLE HEIGHT OF 24". THE MIN. NET CLEAR WIDTH SHALL BE 24". THE SILL HEIGHT SHALL BE MAX. 44". WINDOWS TO ALLOW FOR 2 AIR CHANGES PER HOUR. WINDOW SIZES: 110sq. FLOOR AREA OF A BEDROOM. WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7m². WITH THE MIN. NET CLEAR OPENABLE HEIGHT OF 24". THE MIN. NET CLEAR WIDTH SHALL BE 24". THE SILL HEIGHT SHALL BE MAX. 44". SHOWER HEADS SHALL NOT EXCEED 2.5 GALLONS PER MINUTE @ 40 P.S.I. FAUCETS SHALL NOT EXCEED 2.2 GALLONS PER MINUTE. WATER PRESSURE IN THE BUILDING SHALL BE LIMITED TO 80 P.S.I. OR LESS. SHOWER WALLS AND CEILINGS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (USB 2512). SHOWER/BATH WALL COVERING SHALL BE IMPERVIOUS MATERIAL UP TO 10" ABOVE THE DRAIN INLET. SHOWER/BATH SHALL HAVE A SAFETY GLASS DOOR AND ENCLOSURE ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS. METAL DOORS WITH TEMPERED GLASS SHALL BE USED ON ALL FIREPLACES. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 80" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS. PROVIDE FIREBLOCKING AT 10" INTERVALS IN THE WALL BOTH HORIZONTALLY AND VERTICALLY. THE OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS. FIREBLOCKING IS REQUIRED AT THE OPENING BETWEEN THE ATTIC SPACE AND THE CHIMNEY CHASE FOR THE FACTORY-BUILT CHIMNEYS. PROVIDE FIREBLOCKING AT 10" INTERVALS IN THE WALL BOTH HORIZONTALLY AND VERTICALLY. THE OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS. FIREBLOCKING IS REQUIRED AT THE OPENING BETWEEN THE ATTIC SPACE AND THE CHIMNEY CHASE FOR THE FACTORY-BUILT CHIMNEYS. PROVIDE FIREBLOCKING AT 10" INTERVALS IN THE WALL BOTH HORIZONTALLY AND VERTICALLY. PLUMBING FIXTURES HAVING CONGLOMERATE SLIP-JOINT CONNECTIONS PLUMBING PLAN (INCLUDING GAS LINE LAYOUT AND SIZING) SHALL BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. ALL HOT WATER FIXTURES THAT HAVE MORE THAN 10' OF PIPE FROM THE FIXTURE TO THE HOT WATER HEATER SERVING THE FIXTURE SHALL BE EQUIPPED WITH A WATER REDUCING VALVE. ACCESSIBLE UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN 18"x24" MIN. ACCESS WITHIN 20' OF ALL PLUMBING CLEANOUTS, FURNANCE OR WATER HEATERS LOCATED IN THE CRAWL SPACE OR ATTIC SHALL HAVE A MIN. 30"x30" ACCESS OPENING LOCATED WITHIN 20' OF THE EQUIPMENT AND A MIN. 24" WIDE PASSAGE ATTIC ACCESS SHALL BE MIN. 22"x30" AND SHALL HAVE 30" MIN. CLEAR HEADROOM ABOVE OPENING.

UTILITY PLAN NOTES

LIGHTING PLAN NOTES

SOLAR READY KEY NOTES

Project Name and Address
**PROPOSED ADU/JADU FOR
 RAY ROBESON
 852 11TH AVENUE WEST,
 ESCONDIDO CA 92025
 (APN): 2360221500**

SHEET TITLE

ELECTRICAL PLAN

	CLIENT REVIEW	4/30/2022
	A.R.B.	
	PLAN CHECK	
	CORRECTIONS	
	PERMIT	

No.	Revisions	Date

ADVANCED DEVELOPMENT
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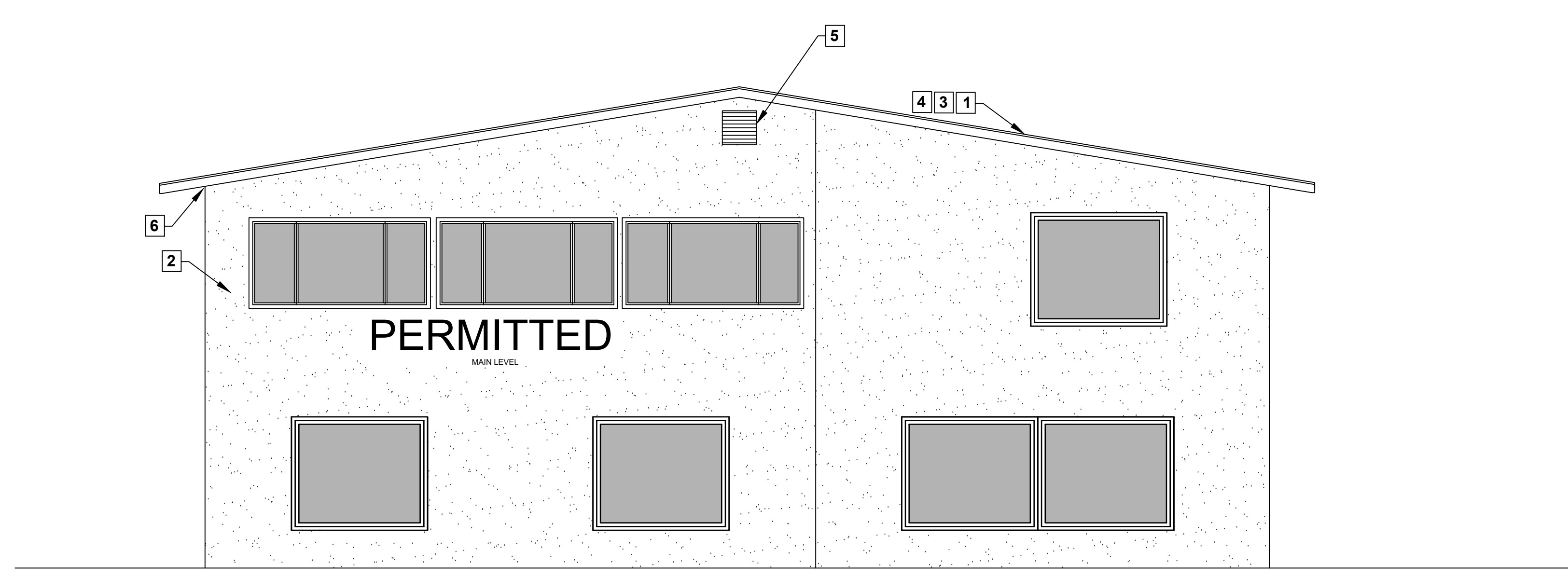
7877 BRADDO AVE SUITE 106
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 License# 906915

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Date	02/2022	A2	
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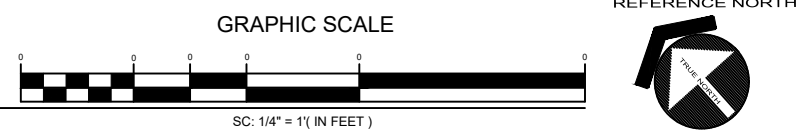
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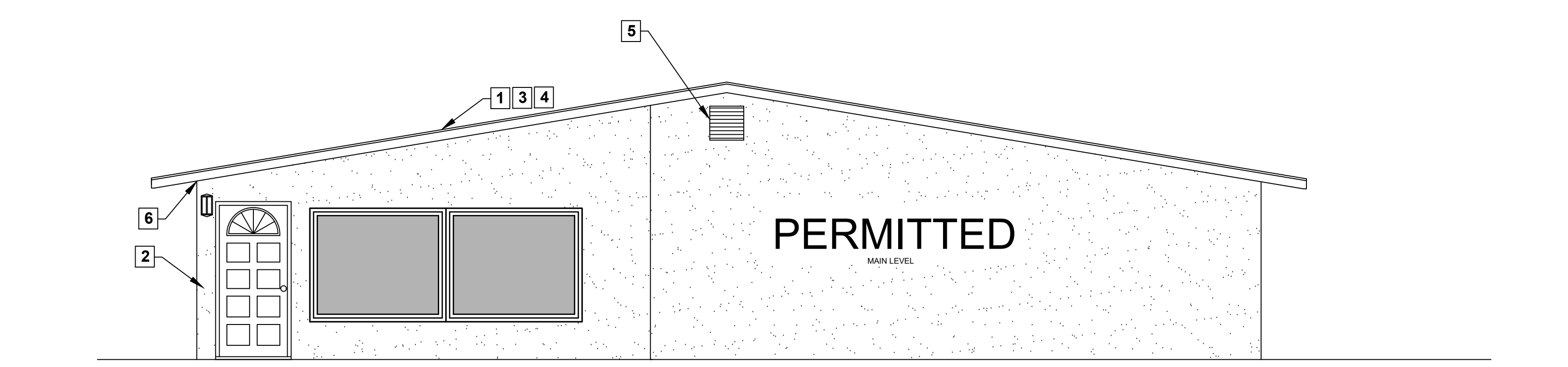
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NORTH ELEVATION



B



SOUTH ELEVATION



1 2 3 4 5

D

C

B

A

Project Name and Address
**PROPOSED ADU/JADU FOR
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 852 11TH AVENUE WEST,
 ESCONDIDO CA 92025
 (APN): 2360221500**

SHEET TITLE
**STRUCTURAL
 COVER SHEET**

	CLIENT REVIEW	4/30/2022
	A.R.L.	
	PLAN CHECK	
	CORRECTIONS	
	PERMIT	
No.	Revision/Issue	Date

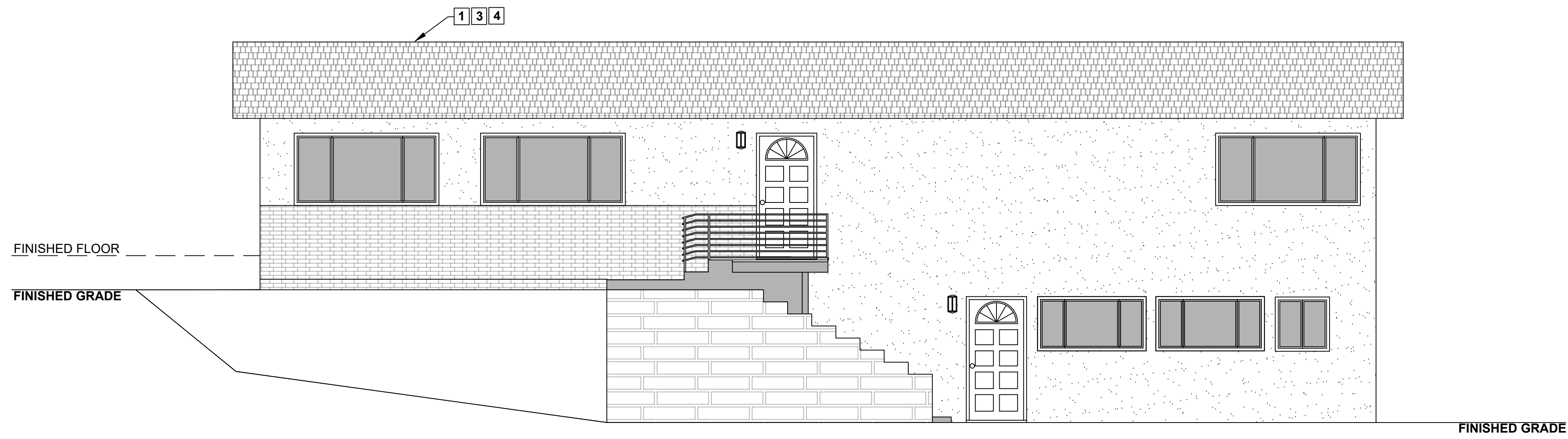
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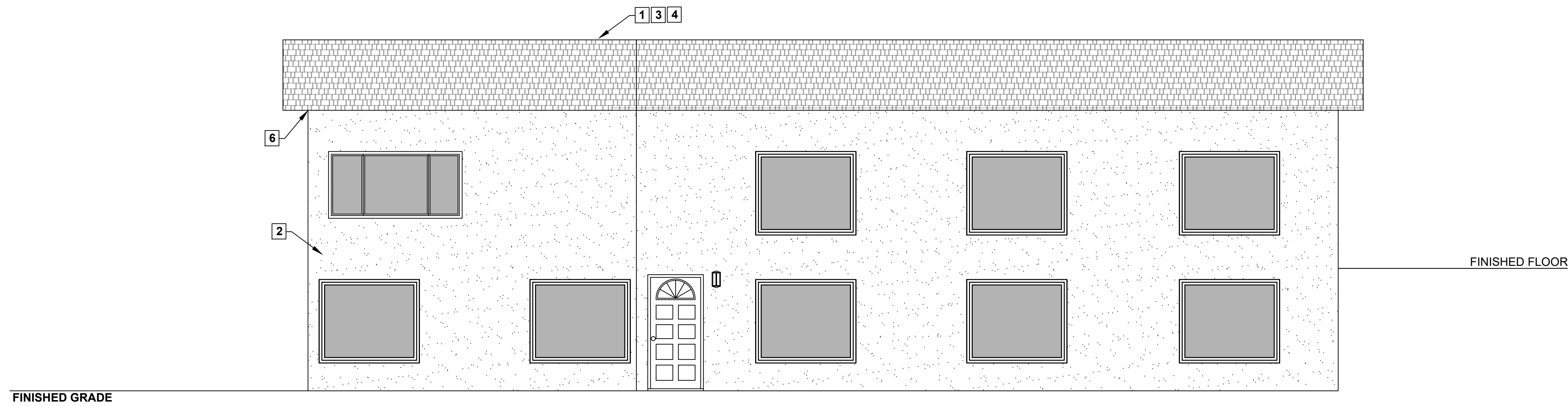
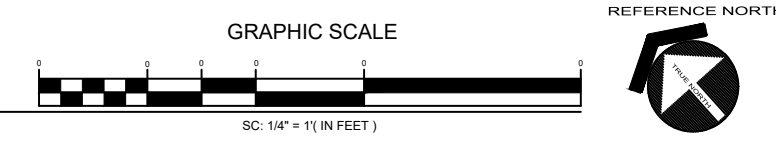
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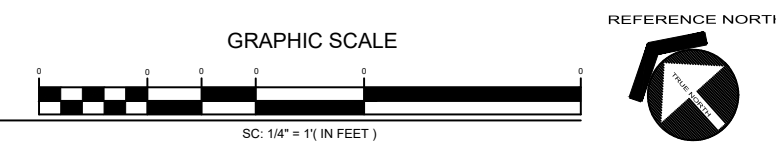
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EAST ELEVATION



WEST ELEVATION



Project Name and Address
**PROPOSED ADU/JADU FOR
 RAY ROBESON
 852 11TH AVENUE WEST,
 ESCONDIDO CA 92025
 (APN): 2360221500**

COVER SHEET

	CLIENT REVIEW	4/30/2022
	A.R.L.	
	PLAN CHECK	
	CORRECTIONS	
	PERMIT	

No.	Revision/Issue	Date

ADVANCED DEVELOPMENT
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Date	02/2022	Scale	
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