

San Diego Plan A

Project quantities document

Estimator-facing quantity source of truth | Ready for estimator review — RFI Pending

Project	County of San Diego Standard ADU Plan A
Design basis	1,200 SF detached dwelling unit; three bedrooms; one bathroom; conventional light-frame construction
Energy basis	Cover register references a T24 package that was not included; system selections remain under RFI-01
Source	County of San Diego Planning & Development Services, Standard ADU Plan A; 13 supplied pages
Run / revision	sd-plan-a-rfi-continuation-v2-2026-07-20 Rev 9 (generic CSI) 2026-07-26
Release	Ready for estimator review — drawing-supported quantities; RFI-01 system selections remain unpriced

Control note: Use this Rev 9 document as the quantity basis for the accompanying Estimate Scaffold. Keep RFI-01 system selections unpriced until the missing energy and equipment information is received. Generic CSI references are division-level coordination labels.

01 PLAN SET COMPLETENESS

All 13 supplied pages were identity-confirmed. The referenced T24 package was not supplied and is not silently replaced with assumed criteria.

Item	Value	Source	Quantity
Source plan set	County-published Standard ADU Plan A	Source SHA-256 C7E8356E...C1105	13 pages
Confirmed sheet identities	Every supplied page identified	Sheet Inventory	13 of 13
Quantity-bearing pages	Pages routed to accepted quantities	Sheet Inventory	9 pages
Referenced package not supplied	Title 24 / T24 package	Cover register; RFI-01	1 package
Run status	Conditional — RFI Pending	Rev 9 release control	1 open RFI

02 PROJECT SETUP

Item	Value	Source	Quantity
Project type	Detached accessory dwelling unit	PP p1 (Printed; High; Human approved)	1 ADU
Conditioned floor area	County standard Plan A	PP p1; A1 p4 (Printed; High; Human approved)	1,200 SF
Bedrooms	Three labeled bedrooms	A1 p4 (Counted; Medium; Human approved)	3 EA
Bathrooms	One labeled bathroom	A1 p4 (Counted; Medium; Human approved)	1 EA
Construction type	Conventional light-frame construction	PP p1 (Printed; High; Human approved)	Requirement
Release state	Drawing-supported scope may proceed; system selections await RFI-01	RFI Log / Estimate Scaffold	Estimator review

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PP — Project and Code Basis

Item	Value	Source	Quantity
Code Editions	2025 CRC; 2025 CBC; 2025 CalGreen; 2025 CEC; 2025 CMC; 2025 CPC; 2025 CFC; 2025 California Building Energy Efficiency Standards; 2025 California Wildland-Urban Interface Code; associated County of San Diego amendments	PP p1 (Printed; High; Human approved)	2025 CRC; 2025 CBC; 2025 CalGreen; 2025 CEC; 2025 CMC; 2025 CPC; 2025 CFC; 2025 California Building Energy Efficiency Standards; 2025 California Wildland-Urban Interface Code; associated County of San Diego amendments
Construction Type	CONVENTIONAL LIGHT FRAME CONSTRUCTION	PP p1 (Printed; High; Human approved)	Requirement
Project Area	1200 SF DETACHED DWELLING UNIT	PP p1 (Printed; High; Human approved)	1200 SF DETACHED DWELLING UNIT

A1 — Floor Plan, Openings, and Fixtures

Item	Value	Source	Quantity
Bathroom Count	1 bathroom	A1 p4 (Counted; Medium; Human approved)	1 bathroom
Bedroom Count	3 bedrooms	A1 p4 (Counted; Medium; Human approved)	3 bedrooms
Project Area	1200 SF	A1 p4 (Printed; High; Human approved)	1200 SF
Wall Framing	2x6 exterior walls; 2x4 interior walls; 2x4 pony wall	A1 p4 (Printed; High; Human approved)	2x6 exterior walls; 2x4 interior walls; 2x4 pony wall
Door Count	9 doors	A1 p4 (Counted; Medium; Human approved)	9 doors
Door Schedule	5 door types listed	A1 p4 (Printed; High; Human approved)	5 door types listed
Window Count	8 windows	A1 p4 (Counted; Medium; Human approved)	8 windows
Window Schedule	3 window types listed	A1 p4 (Printed; High; Human approved)	3 window types listed
Fixture Count	4 plumbing fixtures	A1 p4 (Counted; Medium; Human approved)	4 plumbing fixtures

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A2 — Electrical and Solar Provisions

Item	Value	Source	Quantity
Light Fixture Count	18 light fixtures	A2 p5 (Counted; Medium; Human approved)	18 light fixtures
Solar / PV Provisions	Solar-ready provisions only; installed PV system and capacity are not shown on A2	A2 p5 (Printed; High; Human approved)	Not selected
Receptacle Count	35 duplex receptacles	A2 p5 (Counted; Medium; Human approved)	35 duplex receptacles
Service Size	Minimum 200 A panel/service with 225 A bus	A2 p5 (Printed; High; Human approved)	Minimum 200 A panel/service with 225 A bus
Switch Count	9 switch or control devices	A2 p5 (Counted; Medium; Human approved)	9 switch or control devices

A3 through A6 — Elevations, Roof, and Sections

Item	Value	Source	Quantity
Roofing	Class A fire-rated roof assembly required; roof material, manufacturer/model, underlayment, and pitch are not specified	A3 p6 (Printed; High; Human approved)	Not selected
Door Count	1 visible elevation door tag	A3 p6 (Counted; Medium; Human approved)	1 visible elevation door tag
Window Count	4 visible elevation window tags	A3 p6 (Counted; Medium; Human approved)	4 visible elevation window tags
Window Count	4 visible elevation window tags	A4 p7 (Counted; Medium; Human approved)	4 visible elevation window tags
Roof Framing	Prefabricated roof truss layout indicated; truss IDs, member sizes, and spacing are not selected on this sheet.	A5 p8 (Printed; Medium; Human approved)	Requirement
Solar / PV Provisions	Minimum 250 SF dedicated solar zone; use Area A or Area B as needed; not an installed PV system	A5 p8 (Printed; High; Human approved)	250 SF
Foundation Type	Concrete slab and footings per plan	A6 p9 (Printed; High; Human approved)	Requirement
Roof Framing	Manufactured trusses	A6 p9 (Printed; High; Human approved)	Requirement
Wall Framing	2x6 exterior and plumbing stud walls; 2x4 interior stud walls	A6 p9 (Printed; High; Human approved)	2x6 exterior and plumbing stud walls; 2x4 interior stud walls
Roofing	Metal drip edge and ignition-resistant eave assembly; roof covering, pitch, underlayment, and drainage are not specified on A6.	A6 p9 (Printed; Medium; Human approved)	Not selected

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S1 and S2 — Structural Criteria

Item	Value	Source	Quantity
Footing Schedule	No tabular schedule; exterior and interior footing definitions are printed in details; no quantity totals are printed	S1 p10 (Printed; Medium; Human approved)	Requirement
Foundation Type	Concrete slab-on-grade with exterior and interior footings	S1 p10 (Printed; High; Human approved)	Requirement
Slab Area	1,200 SF	S1 p10 (Calculated; Medium; Human approved)	1,200 SF
Slab Thickness	4"	S1 p10 (Printed; High; Human approved)	4"
Roof Framing	Roof trusses per A5 with 1/2-in APA-rated roof sheathing, 24:0 span rating, 6-in edge nailing, and 12-in field nailing	S2 p11 (Printed; Medium; Human approved)	Requirement
Shear Schedule	Wood Structural Panel Sheathing	S2 p11 (Printed; Medium; Human approved)	Requirement
Wall Framing	Mark 1 WSP definition has 16 in maximum stud spacing; details 1-4 show 2x double top plate with 48 in minimum lap; detail 4 shows 2x PTDF bottom plate	S2 p11 (Printed; Medium; Human approved)	Requirement

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CS-1 and MR — Code, Green Building, and Energy Criteria

Item	Value	Source	Quantity
Code Editions	2025 CRC and/or CBC; 2025 CalGreen; 2025 CEC; 2025 CMC; 2025 CPC; 2025 CFC; 2025 California Building Energy Efficiency Standards; 2025 California Wildland-Urban Interface Code	CS-1 p12 (Printed; High; Human approved)	2025 CRC and/or CBC; 2025 CalGreen; 2025 CEC; 2025 CMC; 2025 CPC; 2025 CFC; 2025 California Building Energy Efficiency Standards; 2025 California Wildland-Urban Interface Code
Concrete Strength	2,500 psi at 28 days	CS-1 p12 (Printed; Medium; Human approved)	2,500 psi at 28 days
Wall Framing	Stud size, height, and spacing per CRC Table R602.3(5); no project-specific stud dimensions stated on CS-1	CS-1 p12 (Printed; High; Human approved)	Requirement
Roofing	Class A rated, minimum one layer of No. 15 asphalt felt underlayment (for sloped roofs)	CS-1 p12 (Printed; High; Human approved)	Requirement
Ventilation	ASHRAE 62.2-2010; ducted supply filtration MERV 6 minimum; continuous and intermittent whole-building fans 1.0 sone maximum; intermittent local exhaust fans 3.0 sones maximum	CS-1 p12 (Printed; High; Human approved)	Requirement
Green-Building Measures	Selected standard minimum CalGreen measures, not an exhaustive project schedule	CS-1 p12 (Printed; Medium; Human approved)	Requirement
Code Editions	2025 California Energy Code — Single-Family Residential Mandatory Requirements Summary	MR p13 (Printed; High; Human approved)	2025 California Energy Code — Single-Family Residential Mandatory Requirements Summary
Fenestration	U-factor: max 0.40	MR p13 (Printed; Medium; Human approved)	Requirement

Itemized Schedule and Count Detail

The approved aggregate counts above are supported by the following schedule entries and counted-location breakouts.

PP — Project Area

Item	Value	Source	Quantity
PROPOSED DWELLING (ROOF AREA)	Site ID 1	PP itemized detail	1,462 SF

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A1 — Bedroom Count

Item	Value	Source	Quantity
Bedroom 1	Labeled BEDROOM #1	A1 itemized detail	1
Bedroom 2	Labeled BEDROOM #2	A1 itemized detail	1
Bedroom 3	Labeled BEDROOM #3	A1 itemized detail	1

A1 — Bathroom Count

Item	Value	Source	Quantity
Bath	Single room labeled BATH	A1 itemized detail	1

A1 — Window Schedule

Item	Value	Source	Quantity
A	6'-0" x 4'-0" SLIDING	A1 itemized detail	Detail
B	4'-0" x 4'-0" SLIDING	A1 itemized detail	Detail
C	3'-0" x 2'-0" SLIDING Y — Tempered	A1 itemized detail	Detail

A1 — Window Count

Item	Value	Source	Quantity
Window A	Two west and two south	A1 itemized detail	4
Window B	One north and two east	A1 itemized detail	3
Window C	North bath wall	A1 itemized detail	1

A1 — Door Schedule

Item	Value	Source	Quantity
1	3'-0" x 6'-8" SWINGING 1-3/8" SOLID CORE	A1 itemized detail	Detail
2	2'-8" x 6'-8" SWINGING	A1 itemized detail	Detail
3	BI-FOLD LAUNDRY ROOM	A1 itemized detail	Detail
4	6'-0" x 6'-8" SLIDING 6FT CLOSET	A1 itemized detail	Detail
5	3'-0" x 6'-8" SWINGING	A1 itemized detail	Detail

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A1 — Door Count

Item	Value	Source	Quantity
Door 1	Counted item	A1 itemized detail	1
Door 2	Counted item	A1 itemized detail	2
Door 3	Counted item	A1 itemized detail	1
Door 4	Counted item	A1 itemized detail	3
Door 5	Counted item	A1 itemized detail	2

A1 — Fixture Count

Item	Value	Source	Quantity
Shower	Counted item	A1 itemized detail	1
Water closet	Counted item	A1 itemized detail	1
Lavatory	Counted item	A1 itemized detail	1
Kitchen sink	Counted item	A1 itemized detail	1

A2 — Service Size

Item	Value	Source	Quantity
Bus rating	225 A	A2 itemized detail	Detail

A2 — Receptacle Count

Item	Value	Source	Quantity
Bedroom 1	Counted item	A2 itemized detail	4
Bedroom 2	Counted item	A2 itemized detail	5
Bedroom 3	Counted item	A2 itemized detail	4
Bath	Counted item	A2 itemized detail	1
Kitchen and peninsula	Includes outlet below sink	A2 itemized detail	8
Laundry	Counted item	A2 itemized detail	1
Dining	Counted item	A2 itemized detail	4
Living	Counted item	A2 itemized detail	8

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A2 — Switch Count

Item	Value	Source	Quantity
Standard wall switch	Counted item	A2 itemized detail	7
Garbage-disposal switch	Counted item	A2 itemized detail	1
Vacancy sensor	Counted item	A2 itemized detail	1

A2 — Light Fixture Count

Item	Value	Source	Quantity
High-efficacy recessed	Counted item	A2 itemized detail	13
Bedroom high-efficacy fixture	Counted item	A2 itemized detail	3
Exterior entry fixture	Counted item	A2 itemized detail	1
Bath fan/light combination	Counted item	A2 itemized detail	1

A3 — Window Count

Item	Value	Source	Quantity
Front B	Counted item	A3 itemized detail	2
Back A	Counted item	A3 itemized detail	2

A3 — Door Count

Item	Value	Source	Quantity
Door mark 1	Counted item	A3 itemized detail	1

A4 — Window Count

Item	Value	Source	Quantity
Left A	Counted item	A4 itemized detail	2
Right B	Counted item	A4 itemized detail	1
Right C	Counted item	A4 itemized detail	1

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S1 — Footing Schedule

Item	Value	Source	Quantity
Exterior footing	12 in wide x 12 in deep; one #4 bar top and one #4 bar bottom — Definition only; no occurrence count	S1 itemized detail	Detail
Interior footing	12 in wide x 12 in deep; one #4 bar top and one #4 bar bottom — Definition only; no occurrence count	S1 itemized detail	Detail

S2 — Roof Framing

Item	Value	Source	Quantity
Drag truss callout	2000 lb — Callout only; no quantity assigned	S2 itemized detail	Detail
Member callouts	6x8 — No quantity assigned	S2 itemized detail	Detail

S2 — Shear Schedule

Item	Value	Source	Quantity
Mark 1 - 3/8"	3/8" panel thickness, 6D Common nails (1.5" penetration), 24:0 span rating, 16" max stud spacing, spacing 6" edge / 12" field	S2 itemized detail	Detail
Mark 1 - 7/16"	7/16" panel thickness, 8D Common nails (1.75" penetration), 24:16 span rating, 16" max stud spacing, spacing 6" edge / 12" field	S2 itemized detail	Detail

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CS-1 — Green-Building Measures

Item	Value	Source	Quantity
Construction and demolition diversion	65% minimum nonhazardous waste	CS-1 itemized detail	Detail
Water closet	1.28 gpf maximum	CS-1 itemized detail	Detail
Urinal	0.5 gpf maximum	CS-1 itemized detail	Detail
Showerheads	1.8 gpm at 80 psi maximum — Applies to single and combined multiple showerheads	CS-1 itemized detail	Detail
Lavatory faucet	1.2 gpm max at 60 psi; 0.8 gpm min at 20 psi	CS-1 itemized detail	Detail
Kitchen faucet	1.5 gpm max at 60 psi — Temporary 2.2 gpm allowed only with default return to 1.5	CS-1 itemized detail	Detail
ENERGY STAR appliance	One qualified dishwasher or clothes washer per dwelling — Either appliance satisfies the printed minimum	CS-1 itemized detail	Detail

MR — Fenestration

Item	Value	Source	Quantity
Fenestration Products	maximum area-weighted average U-factor of 0.40 — Mandatory requirement printed on sheet	MR itemized detail	Detail

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CSI Division Summary

The following generic two-digit CSI divisions coordinate this quantity document with the Scope Proposal and Estimate Scaffold. Division references are classification aids; item-level source and confidence controls remain in the schedules above.

CSI Division	Included Work Results	Estimate Cross-Reference	Pricing Control
01 General Requirements	Project/code basis and CALGreen minimums	01 rows	Drawing-supported criteria
03 Concrete	Slab, foundation, footings, and concrete criteria	03 rows	Price supported quantities only
06 Wood, Plastics and Composites	Wall, shear-wall, and roof framing	06 rows	Assemblies without installed quantities remain estimator-reviewed
07 Thermal and Moisture Protection	Class A roof assembly and weather-protection criteria	07 rows	Roof material selection remains open
08 Openings	Window and door schedules and occurrence counts	08 rows	Counts are estimator-reviewable
22 Plumbing	Plumbing fixtures; water heating pending	22 rows	RFI-01 controls water-heating equipment
23 Heating, Ventilating, and Air Conditioning	Heating, cooling, and ventilation criteria	23 rows	RFI-01; no inferred equipment
26 Electrical	Devices, lighting, solar-ready provisions, and pending service/panel	26 rows	Counts reviewable; service/panel remain RFI-01

Estimator Judgment and Derived-Quantity Register

Item	Value	Source	Quantity
Slab Area	1,200 SF	S1 p10 (Calculated; Medium)	Retain / review
Bathroom Count	1 bathroom	A1 p4 (Counted; Medium)	Retain / review
Bedroom Count	3 bedrooms	A1 p4 (Counted; Medium)	Retain / review
Door Count	9 doors	A1 p4 (Counted; Medium)	Retain / review
Window Count	8 windows	A1 p4 (Counted; Medium)	Retain / review
Fixture Count	4 plumbing fixtures	A1 p4 (Counted; Medium)	Retain / review
Light Fixture Count	18 light fixtures	A2 p5 (Counted; Medium)	Retain / review
Receptacle Count	35 duplex receptacles	A2 p5 (Counted; Medium)	Retain / review
Switch Count	9 switch or control devices	A2 p5 (Counted; Medium)	Retain / review
Door Count	1 visible elevation door tag	A3 p6 (Counted; Medium)	Retain / review
Window Count	4 visible elevation window tags	A3 p6 (Counted; Medium)	Retain / review
Window Count	4 visible elevation window tags	A4 p7 (Counted; Medium)	Retain / review

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Open RFI and Release Conditions

RELEASE BASIS Drawing-supported quantities and scope may proceed to estimator review. Mechanical, water-heating, ventilation-equipment, fuel-source, service-capacity, connected-load, and gas-load selections remain behind RFI-01 and receive no inferred quantity or price.

RFI-01 — Missing T24 package and project-specific system selections: OPEN; consolidates five critical reconciliation items and remains the trigger for the next synchronized revision.

Use Limitations

Counts, measured quantities, calculated quantities, and inferred assemblies are labeled by method and remain subject to estimator confirmation.

Standard code and energy notes are minimum requirements; they are not project-specific product selections.

Blank project fields are reported as absent, not guessed.

Pricing is intentionally omitted — the quantities demonstrate the system; costs remain the estimator's.

Document Control

Item	Value	Source	Quantity
Quantity source	Human-approved Project Quantities release	RFI Continuation Rev 4 data + Rev 9 presentation	Rev 9 (generic CSI)
Source identity	County of San Diego Standard ADU Plan A	C7E8356E4965BC92B82004F301DFFD6F8A3594237633A55BF66F32A8141C1105	13 pages
Estimate linkage	Accompanying blank-priced Estimate Scaffold	RFI Continuation Rev 7	Generic two-digit CSI divisions match the accompanying Estimate Scaffold
Release status	Successful run — ready for estimator review / RFI pending	One open coordinated RFI	Conditional