

PUBLIC PLAN DEMONSTRATION

PRECONSTRUCTION SCOPE OF WORK

County of San Diego Standard ADU Plan A

Selected-scope cleanroom demonstration

Prepared: July 26, 2026 | Rev 7 | Conditional — RFI Pending

Source plan: County of San Diego Planning & Development Services, Standard ADU Plan A (13 supplied pages).

Project Overview

This preconstruction scope covers the drawing-supported portions of a 1200 SF detached dwelling unit with 3 bedrooms and 1 bathroom. The source identifies conventional light frame construction. The 13 supplied pages have confirmed sheet identities; however, the cover register lists a T24 package that is not included in the supplied set.

Nineteen drawing-supported work items are carried below under generic two-digit CSI divisions. Five system-selection items remain isolated under RFI-01 with no inferred quantity or price. This is a selected-scope demonstration, not a complete construction proposal or bid. Inline brackets identify source sheets; method labels appear only for counted, calculated, or inferred statements.

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

Scope of Work

01 General Requirements

CalGreen minimums: Carry the printed standard minimum measures, including 65% minimum nonhazardous waste construction-waste diversion, 1.28 gpf maximum water closets, 1.8 gpm at 80 psi maximum showerheads, and 1.5 gpm max at 60 psi kitchen faucets. [CS-1]

03 Concrete

Foundation system: Concrete slab-on-grade with exterior and interior footings. [A6, S1]

Concrete slab-on-grade area: 1,200 SF. [S1] [CALCULATED - MEDIUM CONFIDENCE]

Concrete slab thickness: 4 in typical slab thickness. [S1]

Footings: Exterior footing: 12 in wide x 12 in deep; one #4 bar top and one #4 bar bottom; Interior footing: 12 in wide x 12 in deep; one #4 bar top and one #4 bar bottom. [S1]

Concrete and grout strength: 2,500 psi at 28 days. [CS-1]

06 Wood, Plastics and Composites

Wall framing: 2x6 exterior walls; 2x4 interior walls; 2x4 pony wall; 2x6 exterior and plumbing stud walls; 2x4 interior stud walls. Applicable WSP details limit stud spacing to 16 in maximum and show double top plates with 48 in minimum lap. [A1, A6, S2]

Shear-wall construction: Wood structural panel sheathing per the printed Mark 1 schedule: 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; 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]

Roof framing: Manufactured/prefabricated roof trusses per the indicated A5 layout. Install 1/2 in APA-rated roof sheathing with a 24:0 span rating, 6 in edge nailing, and 12 in field nailing. [A5, A6, S2]

26 Electrical

Duplex receptacles: 35 EA total - 4 bedroom 1; 5 bedroom 2; 4 bedroom 3; 1 bath; 8 kitchen and peninsula; 1 laundry; 4 dining; 8 living. [A2] [COUNTED - MEDIUM CONFIDENCE]

Switches and controls: 9 EA total - 7 standard wall switch; 1 garbage-disposal switch; 1 vacancy sensor. [A2] [COUNTED - MEDIUM CONFIDENCE]

Lighting fixtures: 18 EA total - 13 high-efficacy recessed; 3 bedroom high-efficacy fixture; 1 exterior entry fixture; 1 bath fan/light combination. [A2] [COUNTED - MEDIUM CONFIDENCE]

Solar-ready provisions: Minimum 250 SF dedicated solar zone using Area A or Area B, plus reserved panel space, junction box, and raceway for future PV. [A2, A5]

22 Plumbing

Plumbing fixtures: 4 EA total - 1 shower; 1 water closet; 1 lavatory; 1 kitchen sink. [A1] [COUNTED - MEDIUM CONFIDENCE]

07 Thermal and Moisture Protection

Roof assembly: Class A fire-rated assembly with minimum one layer of No. 15 asphalt-felt underlayment for sloped roofs, metal drip edge, and an ignition-resistant eave assembly. [A3, A6, CS-1]

08 Openings — Windows

Window schedule: Three sliding-window types: A: 6'-0" x 4'-0" SLIDING; B: 4'-0" x 4'-0" SLIDING; C: 3'-0" x 2'-0" SLIDING Y. [A1]

Windows: Supply and install 8 EA total - 4 Type A; 3 Type B; 1 Type C. [A1; elevation cross-check A3, A4] [COUNTED - MEDIUM CONFIDENCE]

08 Openings — Doors

Door schedule: Five door types: 1: 3'-0" x 6'-8" SWINGING 1-3/8" SOLID CORE; 2: 2'-8" x 6'-8" SWINGING; 3: BI-FOLD LAUNDRY ROOM; 4: 6'-0" x 6'-8" SLIDING 6FT CLOSET; 5: 3'-0" x 6'-8" SWINGING. [A1]

Doors: Supply and install 9 EA total - 1 Mark 1; 2 Mark 2; 1 Mark 3; 3 Mark 4; 2 Mark 5. [A1; elevation cross-check A3] [COUNTED - MEDIUM CONFIDENCE]

Pending RFI Scope

RFI-01 - Missing T24 package and project-specific system selections. The cover register lists T24, but no T24 sheet is included in the supplied package. The following items are not carried as approved equipment or quantities.

Water-heating equipment: Equipment type, capacity, efficiency, fuel source, and project-specific selection remain pending RFI-01; no equipment quantity or price is carried. [A1, CS-1]

Heating and cooling system: System type, equipment capacity, distribution, controls, and project-specific selection remain pending RFI-01; no equipment quantity or price is carried. [A1, CS-1]

Ventilation performance: Retain the printed minimum criteria - 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. Equipment type, airflow design, and project-specific system selection remain pending RFI-01. [CS-1]

Electrical service: Final project-specific service capacity, connected-load basis, and equipment selection remain pending RFI-01; no service quantity or price is carried. [A2, CS-1]

Panel and branch circuits: Panel schedule, circuit quantities, dedicated loads, and final distribution remain pending RFI-01; no circuit count or price is carried. [A2]

Clarifications and Exclusions

This is a selected-scope preconstruction demonstration. Site adaptation, grading, utility routing, landscaping, demolition, interior finishes, and other trades outside the current target catalog were not evaluated and are not represented as a complete project scope.

The missing T24 package prevents final mechanical, water-heating, ventilation-equipment, fuel-source, electrical-service, connected-load, gas-load, and panel-schedule selections.

The roof scope carries only the printed Class A assembly and accessory minimums. Roof material, manufacturer/model, pitch, and complete drainage configuration are not selected.

The 250 SF solar zone is a solar-ready provision, not an installed photovoltaic system. Installed modules, inverter, and system capacity are excluded unless established by project-specific documents.

Footing and shear-wall details define assemblies but do not provide installed lengths or occurrence counts. Schedule definitions are not converted into quantities without a reconciled plan count.

The optional depressed shower slab is not carried as unconditional scope.

This document does not supersede the contract drawings, engineering, permit conditions, project-specific design, or estimator review.

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

Release status: Conditional — RFI Pending | Public plan demonstration | Not for bid or construction.