CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E — [Page 7 of 10]

Project Name: Sato ADU 1 - 2 — Calculation Date/Time: 2022-12-07T21:47:19-08:00

Calculation Description: Title 24 Analysis — Input File Name: 1826-1832 69th St ADU 1-2.ribd19c

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QII)	High Insulation Gap Fiber Installation	Building Envelopes Air Leakage	STATUS
YES (Required)	Not Required	Not Required	n/a

WATER HEATING SYSTEMS						
01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Model(s)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	HERS Verified Pipe Insulation (exist)	DHW Heater 1 (1)	n/a	None	DHW Sys 1-Insulation
DHW Sys 5	Domestic Hot Water (DHW)	HERS Verified Pipe Insulation (exist)	DHW Heater 5 (1)	n/a	None	DHW Sys 5-Insulation

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Source Type	Tank Type	# of Units	Input (gal)	Energy Factor or Efficiency	Input Rating or Size	Standby Loss Production Rate/Fuel	Standby Loss or Recovery EF	Sub-fr. Rating or Flow Rate	HERA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Heat Pump	n/a	1	50	NEEA Rated	<= 55 kW	n/a	n/a	n/a	General(HPWH) 50GHPTV 220 (kW) (50 gal)	Outside
DHW Heater 5	Heat Pump	n/a	1	50	NEEA Rated	<= 55 kW	n/a	n/a	n/a	General(HPWH) 50GHPTV 220 (kW) (50 gal)	Outside

Registered on: Another: 4DP-PF0100E1EA-A0D-C0D-S0D0V0S-0000 — Registration Date/Time: 1970-01-01T00:00:00 — HERS Provider: CHEPERS

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CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.000 — Schema Version: rev.20190801 — Report Generated: 2022-12-07 21:49:19

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E — [Page 8 of 10]

Project Name: Sato ADU 1 - 2 — Calculation Date/Time: 2022-12-07T21:47:19-08:00

Calculation Description: Title 24 Analysis — Input File Name: 1826-1832 69th St ADU 1-2.ribd19c

WATER HEATERS - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Pipe Insulation	Recirc Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Demand DHW Distribution	Drawer Data Water Heat Recovery
DHW Sys 1-Insulation	Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DHW Sys 5-Insulation	Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Control	Distribution Name	Residual Thermostat Type	Status	Verified Additional Conditions	Heating Equipment Count	Cooling Equipment Count
Ductless Mini Split 21	Heat pump heating/cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	New	n/a	1	1
Ductless Mini Split 22	Heat pump heating/cooling	Heat Pump System 2	Heat Pump System 2	n/a	n/a	Setback	New	n/a	1	1

01	02	03	04	05	06	07	08	09	10	11
DUCT - DUCT PLENUM										
Name	System Type	Number of Units	Heating			Cooling		Standby Composition	Crankcase Heater	HERS Verification
			HSPF/COP	Cap 47	Cap 17	SEER	EER/CSEER			
Heat Pump System 1	Ductless Mini-Split HP	1	8.2	24000	7200	34	21.7	Not Zoned	Single Speed	Heat Pump System 1-Duct-Required
Heat Pump System 2	Ductless Mini-Split HP	1	8.2	12000	7200	34	21.7	Not Zoned	Single Speed	Heat Pump System 2-Duct-Required

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CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E — [Page 9 of 10]

Project Name: Sato ADU 1 - 2 — Calculation Date/Time: 2022-12-07T21:47:19-08:00

Calculation Description: Title 24 Analysis — Input File Name: 1826-1832 69th St ADU 1-2.ribd19c

HERS HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-Duct-Required	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes
Heat Pump System 2-Duct-Required	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

IAQ (INDOOR AIR QUALITY) FANS						
01	02	03	04	05	06	07
Dwelling Unit	MZ System	IAQ Fans/ATHs	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
Fan-IAQ-Kitchen	n/a	n/a	Exhaust	n/a	n/a	Yes

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Calculation Description: Title 24 Analysis — Input File Name: 1826-1832 69th St ADU 1-2.ribd19c

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Jeremy Sankovich	Documentation Author Signature: Jeremy Sankovich
Company: Calcite HERS Testing	Signature Date: 12/07/2022
Address: 772 Jamacha Rd #186	City / State / Zip (enter business information if applicable): SPRING VALLEY
Phone: (619) 325-0202	Email:

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I accept that the design features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building, or the factory, or process design features identified on this Certificate of Compliance are attached with the intent to be installed in other applicable construction documents, worksheets, specifications, and other specifications submitted to the enforcement agency for verification that the building complies with the standards.

Responsible Designer Name: Christopher Sawaya	Responsible Designer Signature: Christopher Sawaya
Company: Sawaya Architecture	Date Signed: 12/07/2022
Address: 3635 5th Avenue, Suite 106	Certificate:
City/State/Zip: San Diego, CA 92103	Phone: (619) 916-8143

Registration Number: 4DP-PF0100E1EA-A0D-C0D-S0D0V0S-0000 — Registration Date/Time: 1970-01-01T00:00:00 — HERS Provider: CHEPERS

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LICENSED ARCHITECT — CHRISTOPHER J. SAWAYA — C28143 — REN: 06-30-23 — STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3635 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916-8143

CASE RESIDENCE + ADUS

1826 - 1832 69TH STREET
SAN DIEGO, CA 92114

Date	By	ISSUE DESCRIPTION
6-12-23	CJS	FOR SUBMITTAL
12-07-22	CJS	FOR RESUBMITTAL
03-16-23	CJS	FOR RESUBMITTAL
05-05-23	CJS	FOR RESUBMITTAL

SAWAYA ARCHITECTURE

T24.4

TITLE 24

2132
PRINT TO SCALE 24" X 36"

CERTIFICATE OF COMPLIANCE

Project Name: Solo ADU 1 + 2

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-12-07T21:47:19-08:00

Input File Name: 1826-1832 69th St ADU 1-2.ribd13x

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GENERAL INFORMATION

01	Project Name	Solo ADU 1 + 2	
02	Run Title	Site 1-Default	
03	Project Location	1826 / 1832 69th St	
04	City	San Diego	05 Standards Version 2019
06	Zip code	92114	07 Software Version EnergyPro 8.0
08	Climate Zone	7	09 Site Orientation (Deg/Cardinal) 0
10	Building Type	Single family	11 Number of Dwelling Units 1
12	Project Status	New Construction	13 Number of Bedrooms 4
14	Addition Cond. Floor Area (ft²)	0	Number of Stories 2
15	Existing Cond. Floor Area (ft²)	N/A	Fenestration Average U-Factor 0.3
16	Total Cond. Floor Area (ft²)	1300	17 Glazing Percentage (%) 20.9%
18	ADU Bedroom Count	n/a	Addition Cond. Floor Area n/a
20	Is Network Dwelling Unit?	No	

COMPLIANCE RESULTS

01	Building Complies with Computer Performance				
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.				
03	This building incorporates one or more Special Features shown below				

Registration Number: 423-P(1)(1)(1)(1)-(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)(1)(1)(1)(1)

Registration Date/Time: 12/07/2022 21:20

HERS Provider: CEC-R2HS

HERS Rater: Jeffrey Gomez, Sustainable Building Science Institute, Inc. 10 Mauchly, Irvine, CA 92618-2305, (949) 380-6500, jeffrey@sbsi.pro

I certify that the information provided to Certified Energy Analyst Jeffrey Gomez, Inc. for this information worksheet for compliance with the California Energy Efficiency Standards and that, to the best of my knowledge, the information provided is true and accurate.

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Report Version: 2019.2.000

Schema Version: rev 20220901

Report Generated: 2022-12-07 21:48:18

CERTIFICATE OF COMPLIANCE

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Input File Name: 1826-1832 69th St ADU 1-2.ribd13x

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ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency* (EDR1)	Total* (EDR2)	Efficiency* (EDR1)	Total* (EDR2)
Standard Design	58.9	24.7		
Proposed Design	58.2	24.4	0.4	0.3

HERS® II COMPLIES

1) Efficiency EDR1 indicates improvements to the building envelope and mandatory HERS measures.
2) Total EDR indicates efficiency and demand response measures, such as photovoltaic (PV) systems and batteries.
3) Building compliance when offsets are used must meet/achieve margins are greater than or equal to zero.

- Standard Design PV Capacity: 2.46 kWdc
- PV System installed: 2.46 kWdc (a factor of 2.4 kW to achieve "Standard Design PV" PV rating)

ENERGY USE SUMMARY

Energy Use (kTU/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	30.00	6.84	4.85	41.8
Space Cooling	13.27	6.02	7.25	25
IAQ Ventilation	4.30	4.46	-0	-0
Water Heating	26.97	25.46	0.51	-2
360 Lighting/Plug Loads	n/a	0	0	n/a
Compliance Energy Total	60	56.31	6.89	6.9

REQUIRED PV SYSTEMS - SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kwdc)	Orientation	Module Type	Array Type	Power Electronics	CEC	Azimuth (deg)	Tilt (deg)	Array Area (sqft)	Title 24 Area (sq ft)	Inverter Eff. (%)	Percent Solar Access (%)
2.46	NA	Standard	Fixed	none	true	180/270	n/a	n/a	n/a/12	96	98

Registration Number: 423-P(1)(1)(1)(1)-(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)(1)(1)(1)(1)

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BUILDING SPECIAL FEATURES

The following has features that must be installed as condition for meeting the modeled energy performance for the computer analysis.

- Northeast Energy Efficiency Alliance (NEEA) note that pump motor heater, specific brand/model, or equivalent, must be installed

HERS FEATURES SUMMARY

The following is a summary of the features that must be installed and verified as a condition for meeting the modeled energy performance for this computer analysis. Additional details is contained in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building Shell Verifications:
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Verified Refrigerant Charge

Heating System Verifications:
- Verified duct leakage total (building cutoff)

Hot/Cold Water System Verifications:
- [illegible]

Domestic Hot Water System Verifications:
- Pipe insulation, all lines

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Standard Ventilation Cooling Systems	Number of Water Heating Systems
Solo ADU 1 + 2	1300	1	4	2	0	2

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
ADU 1 Zone	Conditioned	Outdoor Mini Split 01	800	8	Gas/Tpo 1	N/A
ADU 2 Zone	Conditioned	Outdoor Mini Split 02	500	9	Gas/Tpo 2	N/A

Registration Number: 423-P(1)(1)(1)(1)-(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)(1)(1)(1)(1)

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
West Exterior Wall	ADU 1 Zone	R-21 Wall	270	Right	235	20	90
East Exterior Wall	ADU 1 Zone	R-21 Wall	90	Left	225	48	90
North Exterior Wall	ADU 1 Zone	R-21 Wall	0	Front	492	48.8	90
South Exterior Wall	ADU 1 Zone	R-21 Wall	180	Back	492	64	90
West Exterior Wall 2	ADU 2 Zone	R-21 Wall	270	Right	235	54	90
East Exterior Wall 2	ADU 2 Zone	R-21 Wall	90	Left	225	22	90
North Exterior Wall 2	ADU 2 Zone	R-21 Wall	0	Front	175	28	90
South Exterior Wall 2	ADU 2 Zone	R-21 Wall	180	Back	175	22	90
Interior Surface	ADU 2 Zone	R-21, Exterior Construction	n/a	n/a	300	n/a	n/a

OPAQUE SURFACES - CONDITIONING LOADS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Skylight Area (ft²)	Roof Area (gross SF)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	ADU 1 Zone	ASTM Roof Mat Asphalt	0	Horiz.	1300	0	0	0.1	0.85	No
Roof 2	ADU 2 Zone	ASTM Roof Mat Asphalt	180	Back	500	0	0	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Interior Shading
Window 1	Window	West Exterior Wall	Right	270			1	24	0.3	NFRC	0.23	NFRC	Reg Screen
Window 2	Window	West Exterior Wall	Right	270			1	4	0.3	NFRC	0.23	NFRC	Reg Screen
Window 3	Window	West Exterior Wall	Right	270			1	4	0.3	NFRC	0.23	NFRC	Reg Screen

Registration Number: 423-P(1)(1)(1)(1)-(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)(1)(1)(1)(1)

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Interior Shading
Window 4	Window	East Exterior Wall	Left	90			1	20	0.3	NFRC	0.23	NFRC	Reg Screen
Window 5	Window	East Exterior Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Reg Screen
Window 6	Window	East Exterior Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Reg Screen
Window 7	Window	East Exterior Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Reg Screen
Window 8	Window	North Exterior Wall	Front	[illegible]			1	12	0.3	NFRC	0.23	NFRC	Reg Screen
Window 9	Window	North Exterior Wall	Front	[illegible]			1	4	0.3	NFRC	0.23	NFRC	Reg Screen
Window 10	Window	North Exterior Wall	Front	[illegible]			1	5	0.3	NFRC	0.23	NFRC	Reg Screen
Window 11	Window	North Exterior Wall	Front	[illegible]			1	5	0.3	NFRC	0.23	NFRC	Reg Screen
Window 12	Window	North Exterior Wall	Front	[illegible]			1	4	0.3	NFRC	0.23	NFRC	Reg Screen
Window 13	Window	North Exterior Wall	Front	[illegible]			1	6	0.3	NFRC	0.23	NFRC	Reg Screen
Window 14	Window	North Exterior Wall	Front	[illegible]			1	3	0.3	NFRC	0.23	NFRC	Reg Screen
Window 15	Window	South Exterior Wall	Back	[illegible]			1	12	0.3	NFRC	0.23	NFRC	Reg Screen
Window 16	Window	South Exterior Wall	Back	[illegible]			1	16	0.3	NFRC	0.23	NFRC	Reg Screen
Window 17	Window	South Exterior Wall	Back	[illegible]			1	8	0.3	NFRC	0.23	NFRC	Reg Screen
Window 18	Window	South Exterior Wall	Back	[illegible]			1	8	0.3	NFRC	0.23	NFRC	Reg Screen
Window 19	Window	West Exterior Wall 2	Right	270			1	12	0.3	NFRC	0.23	NFRC	Reg Screen
Window 20	Window	West Exterior Wall 2	Right	270			1	24	0.3	NFRC	0.23	NFRC	Reg Screen
Window 21	Window	East Exterior Wall 2	Left	90			1	24	0.3	NFRC	0.23	NFRC	Reg Screen
Window 22	Window	East Exterior Wall 2	Left	90			1	8	0.3	NFRC	0.23	NFRC	Reg Screen
Window 23	Window	North Exterior Wall 2	Front	0			1	12	0.3	NFRC	0.23	NFRC	Reg Screen
Window 24	Window	North Exterior Wall 2	Front	0			1	12	0.3	NFRC	0.23	NFRC	Reg Screen
Window 25	Window	North Exterior Wall 2	Front	0			1	4	0.3	NFRC	0.23	NFRC	Reg Screen
Window 26	Window	South Exterior Wall 2	Back	180			1	4	0.3	NFRC	0.23	NFRC	Reg Screen
Window 27	Window	South Exterior Wall 2	Back	180			1	16	0.3	NFRC	0.23	NFRC	Reg Screen

Registration Number: 423-P(1)(1)(1)(1)-(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)(1)(1)(1)(1)

Registration Date/Time: 12/07/2022 21:20

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OPAQUE SURFACES

01	02	03	04
Name	Surface	Area (ft²)	U-factor
Roof	Sloped Building	30	0.3
Roof 2	South Exterior Wall 2	30	0.3
Roof 3	West Exterior Wall 2	30	0.3

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Water heat, Perimeter heat Depth	Water heat, Perimeter heat Depth	Carpeted Fraction	Raised
Slab-on-Grade	ADU 1 Zone	800	[illegible]	n/a	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Wall Sheathing Or Roofing Material	Interior / Exterior Continuous Insulation	Siding	Assembly Name
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	Stucco	Inside Inside Gypsum Board Cavity / Framing @ 16 / Cold Exterior Sheathed Cool Stucco
R-30 Roof Rafter	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R-30	None / None	Roofing	Roofing Light Roof (Asphalt Shingle) Roof Deck/ Wood Sarking/Roofing/Roofing Cavity / Framing R30 / Dark Vented Flat/Low Slope Roof
R-21 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R-21	None / None	Carpet	Floor Surface: Carpeted Floor Cavity Wood Cavity / Framing/Sheathing Cavity / Frame R-21 / Flat Ceiling Below Finish: Gypsum Board

Registration Number: 423-P(1)(1)(1)(1)-(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)-(1)(1)(1)(1)(1)(1)(1)(1)

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HERS Provider: CEC-R2HS

HERS Rater: Jeffrey Gomez, Sustainable Building Science Institute, Inc. 10 Mauchly, Irvine, CA 92618-2305, (949) 380-6500, jeffrey@sbsi.pro

I certify that the information provided to Certified Energy Analyst Jeffrey Gomez, Inc. for this information worksheet for compliance with the California Energy Efficiency Standards and that, to the best of my knowledge, the information provided is true and accurate.

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Report Version: 2019.2.000

Schema Version: rev 20220901

Report Generated: 2022-12-07 21:48:18

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
CITY OF SAN DIEGO
REN 04-30-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

CASE RESIDENCE
+ ADUS
1826-1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
01-12-22	CS	FOR SUBMITTAL
12-01-22	CS	FOR RESUBMITTAL
01-13-23	CS	FOR RESUBMITTAL
01-19-23	CS	FOR PERMIT ISSUE

SAWAYA ARCHITECTURE

T24.5

TITLE 24

2132

PRINT TO SCALE - 24" x 36"

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E — [Page 1 of 10]

Project Name/Site: ADU 1 - 2 — Calculation Date/Time: 2022-12-07T21:47:19-08:00

Calculation Description: Title 24 Analysis — Input File Name: 1826 - 1832 69th St ADU 1-2.ribd19fx

GENERAL INFORMATION			
01	Project Name: Site ADU 1 - 2		
02	User Title: Title 24 Analysis		
03	Project Location: 1826 - 1832 69th St		
04	City: San Diego	05	Simulation Version: 2019
06	Zip Code: 92114	07	Software Version: EnergyPro 8.2
08	Climate Zone: 7	09	Zone Orientation (deg/Cardinal): 0
10	Building Type: Single Family	11	Number of Dwelling Units: 1
12	Project Scope: New Construction	13	Number of Bedrooms: 4
14	Addition Gross Floor Area (ft²): 0	15	Number of Stories: 2
16	Existing Cond. Floor Area (ft²): n/a	17	Percentage Feature Altered: 0.0
18	Total Cond. Floor Area (ft²): 1800	19	Climate Percentage (%): 13.54%
20	ADU Bedroom Count: n/a	21	ADU Conditioned Floor Area: n/a
22	Is Natural Gas Available?: Yes		

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the direction of a CEC-approved HERS provider.
03	The building incorporates one or more special features shown below

Registration Number: 423-P910102844-A-202-000000-0000 — Registration Date/Time: 2022-12-07T21:19:30 — HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.0.000 — Schema Version: rev 20190501 — Report Generated: 2022-12-07 21:49:18

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E — [Page 2 of 10]

Project Name/Site: ADU 1 - 2 — Calculation Date/Time: 2022-12-07T21:47:19-08:00

Calculation Description: Title 24 Analysis — Input File Name: 1826 - 1832 69th St ADU 1-2.ribd19fx

ENERGY USAGE SUMMARY				
	Energy Design Ratings		Compliance Margins	
	Efficiency* (EDR)	Total* (EDR)	Efficiency* (CMR)	Total* (CMR)
Standard Design	50.6	24.7		
Proposed Design	52.2	24.6	0.6	0.3

NRNC™ COMPLIES

1) Efficiency (EDR) indicates improvements to the building envelope and energy efficiency measures.
2) Total (EDR) includes efficiency and renewable measures (Photovoltaic (PV) systems and Turnaround).
3) Building complies when (CMR≥0) and compliance margins are greater (more than) or equal to zero.

- Standard Design PV Capacity: 2.42 kWdc
- PV System rated at 1.44 kWdc (a factor of 2.4kW for relative Standard Design PV PV system)

ENERGY USE SUMMARY				
Energy Use (kTon/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	2.00	2.84	-0.84	-41.8
Space Cooling	4.37	2.37	2.00	29
DHW Heating	6.19	6.19	0	0
Water Heating	24.97	29.48	-4.51	-1
Self Utilization/Portability Credit	n/a	0	0	0%
Compliance Margin Total	43	38.22	0.57	1.3

RECORDED PV DETAILS • SMARTPVD												
01	02	03	04	05	06	07	08	09	10	11	12	
DC System Size (kWdc)	Complies	Module Type	Array Type	Mounting Configuration	Tilt	Azimuth (deg)	Tilt Impact	Area Impact (deg)	Tilt (a.k.a. 12)	Inverter Eff. (%)	Annual Solar Access (%)	
2.42	NA	Standard	Fixed	none	flat	222-270	n/a	n/a	varied	96	98	

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CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E — [Page 3 of 10]

Project Name/Site: ADU 1 - 2 — Calculation Date/Time: 2022-12-07T21:47:26-08:00

Calculation Description: Title 24 Analysis — Input File Name: 1826 - 1832 69th St ADU 1-2.ribd19fx

INFORMATIVE SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for the compliance analysis.
- Northeast Cooler Efficiency Alliance (NEEA) rated tank water heater (water heating equipment, tankless, instantaneous, multi-tank heater)

HERS FEATURE SUMMARY
The following is a summary of the features that must be installed and HERS rater as a condition for meeting the modeled energy performance for the compliance analysis. Additional detail is provided in the building takeoffs. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.
Dwelling-level Verifications:
- Indoor air quality ventilation
- Kitchen range hood
Cooling System Verifications:
- Verified Refrigerant Charge
Heating System Verifications:
- Verified heating, wall heating, duct heating
HVAC Distribution System Verifications:
- Ducts
Domestic Hot Water System Verifications:
- Pipe insulation, 38 Long

BUILDING - STORIES INFORMATION							
01	02	03	04	05	06	07	
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Conditioned Ventilation Cooling Systems	Number of Water Heating Systems	
Site: ADU 1 - 2	1800	1	4	2	0	2	

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
ADU1 Zone	Conditioned	Ductless Mini Split 11	800	9	Over Fat 1	n/a
ADU2 Zone	Conditioned	Ductless Mini Split 22	700	9	Over Fat 2	n/a

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CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E — [Page 4 of 10]

Project Name/Site: ADU 1 - 2 — Calculation Date/Time: 2022-12-07T21:47:19-08:00

Calculation Description: Title 24 Analysis — Input File Name: 1826 - 1832 69th St ADU 1-2.ribd19fx

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
West Exterior Wall	ADU 1 Zone	R-21 Wall	270	Right	320	31	90
East Exterior Wall	ADU 1 Zone	R-21 Wall	90	Left	225	42	90
North Exterior Wall	ADU 1 Zone	R-21 Wall	0	Front	480	49.5	90
South Exterior Wall	ADU 1 Zone	R-21 Wall	180	Back	480	24	90
West Exterior Wall 2	ADU 2 Zone	R-21 Wall	270	Right	230	36	90
East Exterior Wall 2	ADU 2 Zone	R-21 Wall	90	Left	225	32	90
North Exterior Wall 2	ADU 2 Zone	R-21 Wall	0	Front	370	28	90
South Exterior Wall 2	ADU 2 Zone	R-21 Wall	180	Back	370	53	90
Interior Surface	ADU 2 Zone	R-21 Floor to Crawlspace	n/a	n/a	700	n/a	n/a

OPAQUE SURFACES - OVERHANGS/OVERHANGS											
01	02	03	04	05	06	07	08	09	10	11	
Name	Zone	Construction	Azimuth	Overhang Depth	Overhang Offset	Window Height	Dist. From Top	Dist. From Bottom	Left Fin	Right Fin	
Roof	ADU 1 Zone	R-30 Roof 48 AERC	0	Front	300	0	0	0.1	0.85	No	
Roof 2	ADU 2 Zone	R-30 Roof Non AERC	180	Back	530	0	4	0.1	0.85	No	

FENESTRATION / WINDOWS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	SHGC Source	SHGC Value	Exterior Shading
Window	Window	West Exterior Wall	Right	270			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
Window 2	Window	West Exterior Wall	Right	270			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window 3	Window	West Exterior Wall	Right	270			1	4	0.3	NFRC	0.23	NFRC	Bug Screen

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CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E — [Page 5 of 10]

Project Name/Site: ADU 1 - 2 — Calculation Date/Time: 2022-12-07T21:47:19-08:00

Calculation Description: Title 24 Analysis — Input File Name: 1826 - 1832 69th St ADU 1-2.ribd19fx

FENESTRATION / SKYLIGHTS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	SHGC Source	SHGC	Exterior Shading
Window 1	Window	East Exterior Wall	Left	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window 5	Window	East Exterior Wall	Left	90			1	22	0.3	NFRC	0.23	NFRC	Bug Screen
Window 6	Window	East Exterior Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window 7	Window	East Exterior Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window 8	Window	North Exterior Wall	Front	0			1	35	0.3	NFRC	0.23	NFRC	Bug Screen
Window 9	Window	North Exterior Wall	Front	0			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window 10	Window	North Exterior Wall	Front	0			1	9	0.3	NFRC	0.23	NFRC	Bug Screen
Window 11	Window	North Exterior Wall	Front	0			1	9	0.3	NFRC	0.23	NFRC	Bug Screen
Window 12	Window	North Exterior Wall	Front	0			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window 13	Window	North Exterior Wall	Front	0			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 14	Window	North Exterior Wall	Front	0			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 15	Window	South Exterior Wall	Back	180			1	30	0.3	NFRC	0.23	NFRC	Bug Screen
Window 16	Window	South Exterior Wall	Back	180			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
Window 17	Window	South Exterior Wall	Back	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 18	Window	South Exterior Wall	Back	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 19	Window	West Exterior Wall 2	Right	270			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window 20	Window	West Exterior Wall 2	Right	270			1	36	0.3	NFRC	0.23	NFRC	Bug Screen
Window 21	Window	East Exterior Wall 2	Left	90			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
Window 22	Window	East Exterior Wall 2	Left	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 23	Window	North Exterior Wall 2	Front	0			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window 24	Window	North Exterior Wall 2	Front	0			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window 25	Window	North Exterior Wall 2	Front	0			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window 26	Window	South Exterior Wall 2	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
Window 27	Window	South Exterior Wall 2	Back	180			1	16	0.3	NFRC	0.23	NFRC	Bug Screen

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CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E — [Page 6 of 10]

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Calculation Description: Title 24 Analysis — Input File Name: 1826 - 1832 69th St ADU 1-2.ribd19fx

OPAQUE DOORS			
01	02	03	04
Name	Adjacent Building	Area (ft²)	U-factor
Door	Ninth Exterior Wall	20	0.2
Door 2	West Exterior Wall 2	20	0.2

SKYLIGHTS								
01	02	03	04	05	06	07	08	
Name	Zone	Area (ft²)	Performed (%)	Edge Insul. U-value and Depth	Edge Insul. Aperture and Depth	Component Description	Manual	
Skylight	ADU 1 Zone	400	0.0	none	0	NFRC	No	

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing Type	Total Cavity Insulation	Interior / Exterior Continuous Insulation	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.049	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing: Plywood Cont. Sensor
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R-30	None / None	0.027	Roofing: Light Roof (Asphalt Shingles Roof Deck: Wood Ceiling: Gypsum Board Cavity / Frame: R-30 / 2x10 Insul Frame: Gypsum Board
R-21 Floor to Crawlspace	Interior Floors	Wood Framed Floor	2x8 @ 16 in. O.C.	R-21	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Sheathing: Plywood Cavity / Frame: R-21 / 2x8 Ceiling: Gypsum Board (Gyp)

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LICENSED ARCHITECT — CHRISTOPHER SAWAYA — CA LICENSE REN 04-10-23 — STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 9145

CASE RESIDENCE + ADUS

1826 - 1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
01-12-22	CS	FOR PERMIT TRAL
12-01-22	CS	FOR RESUBMITTAL
03-13-23	CS	FOR RESUBMITTAL
05-05-23	CS	FOR RESUBMITTAL

SAWAYA ARCHITECTURE

T24.6

TITLE 24

2133

PRINT TO SCALE - 24" X 36"

CASE
RESIDENCE + ADUS

1826-1832 69TH STREET
SAN DIEGO, CA 92114

ABBREVIATIONS

A/C	AIR CONDITIONING
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
APPROX.	APPROXIMATELY AMERICAN
ASTM	SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BLK	BLOCK
B/S	BUILDING STANDARD
CBC	CALIFORNIA BUILDING CODE
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT.	CONTINUOUS
CO	COMPANY
DBL	DOUBLE
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DTL, DETL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL, ELEV	ELEVATION
ELECT	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
E.W.	EACH WAY
(E)	EXISTING
EXT	EXTERIOR
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FT	FOOT
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
GWB	GYPSUM WALL BOARD
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTING AND AIR CONDITIONING
I.D	INSIDE DIA
IN	INCH
INFO	INFORMATION
INSUL	INSULATION
INT.	INTERIOR
LB(S)	POUND(S)
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURER
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/C	ON CENTER
OD	OUTSIDE DIAMETER
OPG	OPENING
OPP	OPPOSITE
PLYWD.	PLYWOOD
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
REQ'D	REQUIRED
RM	ROOM
R.O	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STRUC	STRUCTURAL
SUSP	SUSPENDED
S.V	SHEET VINYL
THRU	THROUGH
TNKD	TINNED
T.O.C	TOP OF CONCRETE
T.O.M	TOP OF MASONRY
TS	TUBE STEEL
TYP	TYPICAL
UL	UNDERWRITERS LAB
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST
W/	WITH
WDW	WINDOW
W/O	WITHOUT
W.P.	WORKING POINT

BUILDING DEPARTMENT/GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND. DO NOT SCALE DRAWINGS
2. ALL WORK SHALL COMPLY TO THE CALIFORNIA RESIDENTIAL CODE, 2019 EDITION.
3. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO
4. CONSTRUCTION LOAD (MATERIAL AND EQUIPMENT) SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURES HAVE NOT ATTAINED DESIGN STRENGTH
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK TO BE DONE THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK
6. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITY SERVICES IN THE AREA TO BE EXCAVATED (ABOVE AND BELOW GRADE) PRIOR TO COMMENCING THE WORK TO BE DONE
7. SHOULD ANY LOOSE FILL/EXPANSIVE SOIL/GROUND WATER OR OTHER DANGEROUS CONDITIONS BE ENCOUNTERED DURING SITE EXCAVATION THE GENERAL CONTRACTOR, OWNER AND ENGINEER SHALL BE NOTIFIED AND ALL WORK SHALL CEASE IMMEDIATELY
8. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND FOR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
9. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM AND IN THE HALLWAY AREA SERVING EACH SLEEPING AREA. BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION.

CONTRACTOR'S NOTES

1. PLEASE RECYCLE DEMOLITION AND CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES
2. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS
3. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED
4. ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.

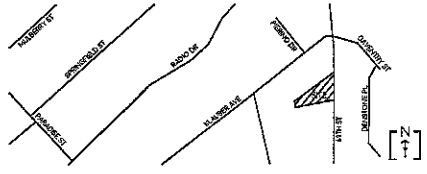
ENVIRONMENTAL HEALTH NOTES

1. SEWAGE DISPOSAL SHALL CONFORM TO COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH, DIVISION OF SANITATION REQUIREMENTS AND DETAILS FOR INDIVIDUAL HOMES
2. HOME IS LOCATED IN THE SAN DIEGO WATER DISTRICT

PLUMBING NOTES

1. ALL PLUMBING TO CONFORM TO THE CALIFORNIA PLUMBING CODE AND LOCAL AND OSHA REQUIREMENTS.
2. PLUMBING SHOWN IS FOR LOCATION ONLY
3. PLUMBER TO VERIFY LOCATION OF SEWER AND WATER LOCATIONS SHOWN
4. ALL SEWER PIPES SHALL BE 3" MIN. DIAMETER UNDERGROUND AND TOILET: 1 1/2" DIAMETER FOR BASIN, BATH AND VENT PIPES - VERIFY SIZE AND MATERIAL TO COMPLY WITH ALL STATE AND LOCAL CODES
5. ALL HOT AND COLD WATER SUPPLY SHALL BE MIN. 1/2" DIAMETER PEX
6. MATERIAL FOR SANITARY SYSTEMS SHALL BE ABS.

VICINITY MAP



SCOPE OF WORK

THE PROJECT CONSISTS OF A NEW SINGLE FAMILY HOME, NEW MARKET RATE ADU, NEW MODERATE INCOME BONUS ADU, AND NEW MARKET RATE ADU NEW SITE RETAINING WALLS, VARIOUS LENGTHS AND HEIGHTS SEE A1.0 FOR RETAINING WALL CALCULATION. TOTAL RETAINED WALL AREA 2976 SF

ASSOCIATED RIGHT OF WAY PERMIT PRJ-1079486

DEFERRED ITEMS: FIRE SPRINKLERS, 12 KW DC PV SYSTEM

PROJECT OWNER AND FINANCIALLY RESPONSIBLE PARTY
CHRISTIAN SOTO
167 L STREET
CHULA VISTA, CA 91911
(619) 638-2883

ASSESSOR'S PARCEL NUMBER
544-102-31-00

ZONE:
RS-1-2

OVERLAY ZONES:
VHPHSZ

LOT SIZE:
27,442 SF

EXISTING USE:
VACANT

PROPOSED USE:
SINGLE FAMILY HOMES

OCCUPANCY:
R-3

LEGAL DESCRIPTION:
PM 1135 BLK 5 LOT 15

DENSITY:
(1) PROPOSED HOUSE
(3) PROPOSED ADUS

TYPE OF CONSTRUCTION:
TYPE V-B, SPRINKLERED

FLOOR AREA RATIO:

BASE FAR = 0.45 X 27,442:	12,349 SF
MAIN HOUSE =	800 SF
GARAGES *	1,056 SF
ADU 1 =	1,200 SF
ADU 2 =	600 SF
ADU 3 =	1,200 SF
PROVIDED:	4,756 SF
ALLOWED:	12,349 SF
PROVIDED:	4,756 SF O.K

AREA SUMMARY:

MAIN HOUSE DECK:	256 SF
ADU 2 DECK:	340 SF
SCHOOL FEES:	3700 SF

PROVIDED PARKING:
4 SPACES, IN GARAGE

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:
CALIFORNIA RESIDENTIAL CODE, 2019 EDITION
CALIFORNIA PLUMBING CODE, 2019 EDITION
CALIFORNIA MECHANICAL CODE, 2019 EDITION
CALIFORNIA ELECTRICAL CODE, 2019 EDITION
CALIFORNIA FIRE CODE, 2019 EDITION
TITLE 24 ENERGY STANDARDS, 2019 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

PROJECT TEAM

ARCHITECT:
SAWAYA ARCHITECTURE
3566 7TH AVENUE
SAN DIEGO, CA 92103
(619) 936-8145

STRUCTURAL ENGINEER:
MORGAN STRUCTURAL ENGINEERING
440 E. 6TH AVENUE
ESCONDIDO, CA 92026
(760) 690-7454

SHEET INDEX

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C005	EROSION CONTROL PLAN
A1.0	SITE PLAN
A2.0	MAIN HOUSE FLOOR PLANS
A2.1	MAIN HOUSE ROOF PLAN
A2.2	ADU 1 & 2 FLOOR PLANS
A2.3	ADU 1 & 2 ROOF PLAN
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A2.5	ADU 3 ROOF PLAN
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A7.1	DETAILS
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S-1.1	TYP. CONC. DETAILS
S-1.2	TYP. WOOD DETAILS
S-1.3	TYP. WOOD DETAILS
S-2.0	FOUNDATION PLANS
S-2.1	LOWER FLOOR FRAMING PLANS
S-2.2	UPPER FLOOR FRAMING PLANS
S-3.0	DETAILS
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T24.1	TITLE 24
T24.2	TITLE 24
T24.3	TITLE 24
T24.4	TITLE 24
T24.5	TITLE 24
T24.6	TITLE 24

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C-15361
REN 06-30-21
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3566 7TH AVENUE
SAN DIEGO, CA 92103
(619) 936 - 8145

CASE RESIDENCE
+ ADUS
1826-1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	REVISIONS/DESCRIPTION
04-12-21	CS	FOR REVIEW
10-01-21	CS	FOR REVISIONS
08-12-23	CS	FOR REVISIONS
09-22-23	CS	FOR REVISIONS

SAWAYA ARCHITECTURE

TS1.0
TITLE SHEET

2133
PRINT TO SCALE 24" X 36"

Development Services

FORM DS-560 September 2021

Stormwater Requirements Applicability Checklist

Project Address: 1800-1806 50th Street, San Diego, CA 92114 **Project Number:** PRJ-1079486

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. These sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the California State Water Resources Control Board.

For all projects, complete Part A – If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A – Determine Construction Phase Stormwater Requirements

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
   - ☐ Yes, SWPPP is required; skip questions 2-4. ☐ No, proceed to the next question.
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
   - ☐ Yes, WPCP is required; skip questions 3-4. ☐ No, proceed to the next question.
3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipe/facility replacement.)
   - ☐ Yes, WPCP is required; skip question 4. ☐ No, proceed to the next question.
4. Does the project only include the following Permit types listed below?
   - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
   - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
   - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, patching, curb and gutter replacement, and retaining wall encroachments.
   - ☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

- ○ **If you checked "Yes" for question 1**, an SWPPP is REQUIRED. **Continue to Part B**
- ● **If you checked "No" for question 1 and checked "Yes" for question 2 or 3**, a WPCP is REQUIRED. (If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to Part B**
- ○ **If you check "No" for all questions 1-3 and checked "Yes" for question 4**, Part B does not apply, and no document is required. **Continue to Section 2.**

* More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandiego.gov/development-services/industry/stormwater.html

CLEAR FORM

PART B – Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and indicated in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspections is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects, rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

☐ **1. ASBS**
- A. Projects located in the ASBS watershed.

☐ **2. High Priority**
- A. Projects that qualify as Risk Level 2 or Risk Level 1 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
- B. Projects that qualify as LUP Type 3 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

☐ **3. Medium Priority**
- A. Projects that are not located in an ASBS watershed or designated as a High priority site.
- B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
- C. WPCP projects (<5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

☑ **4. Low Priority**
- A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

☐

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C – Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- **If "yes" is checked for any number in Part C**, Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- **If "no" is checked for all the numbers in Part C**, Continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
   - ○ Yes ● No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
   - ○ Yes ● No
3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
   - ○ Yes ● No

CLEAR FORM

PART D – PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- **If "yes" is checked for any questions in Part D**, continue to Part F and check the box labeled "PDP Exempt."
- **If "no" is checked for all questions in Part D**, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
   - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or,
   - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or,
   - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?
   - ○ Yes, PDP exempt requirements apply ● No, proceed to next question
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
   - ○ Yes, PDP exempt requirements apply ● No, proceed to next question

PART E – Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- **If "yes" is checked for any number in Part E**, continue to Part F and check the box labeled "Priority Development Project."
- **If "no" is checked for every number in Part E**, continue to Part F and check the box labeled "Standard Development Project."

1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ● No
2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ● No
3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including stationary kiosks, coffee stands, and retail establishments selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ○ Yes ● No
4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ○ Yes ● No
5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ○ Yes ● No
6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ○ Yes ● No

CLEAR FORM

7. **New development or redevelopment discharging directly to an environmentally sensitive area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ○ Yes ● No
8. **New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ○ Yes ● No
9. **New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5015, 5533-5541 or 7532-7534. ○ Yes ● No
10. **Other Pollutant Generating Project.** These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate pollutants post-phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides such as a slope stabilization project using native plants. Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ○ Yes ● No

PART F – Select the appropriate category based on the outcomes of Part C through Part E

1. The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS** ○ Yes ● No
2. The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. ● Yes ○ No
3. The Project is **PDP EXEMPT**. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance ○ Yes ● No
4. The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. ○ Yes ● No

Nicholas E. Dourganya, EIT (Snipes-Dye Associates) — Name of Owner or Agent
Junior Design Engineer — Title
Signature
10/31/2022 — Date

CLEAR FORM

STORM WATER QUALITY NOTES- CONSTRUCTION BMPs

This project shall comply with all current requirements of the State Permit; California Regional Water Quality Control Board (SDPM/CGB), San Diego Municipal Storm Water Permit, The City of San Diego Land Development Code, and the Storm Water Standards Manual.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPS.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES. IF THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAN DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE. PRIOR TO RESUMING CONSTRUCTION ACTIVITY, ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES, TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.

15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CAL FRANS FACT SHEET TE-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE (CHAPTER 4, ARTICLE 3, DIVISION "STORM WATER MANAGEMENT AND DISCHARGE CONTROL"

Updated 10/7/2018

NOTE: Impervious area shall include: roof, sidewalk, parking area, walkways, walls, pool deck, etc.

CHRISTOPHER SAWAYA REN 06-30-23 STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916-8145

CASE RESIDENCE + ADUS

1826-1832 69TH STREET
SAN DIEGO, CA 92114

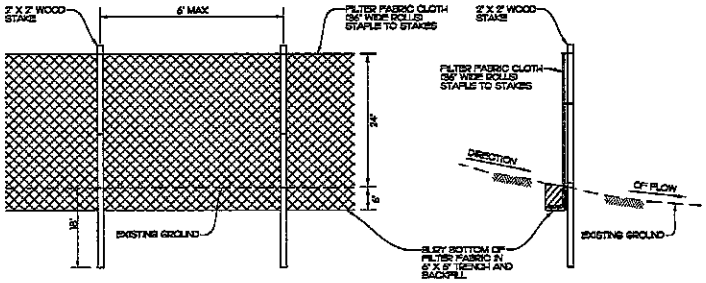
DATE	BY	ISSUE DESCRIPTION
01-12-22	CJS	FOR SUBMITTAL
12-28-22	CJS	FOR RESUBMITTAL
03-13-23	CJS	FOR RESUBMITTAL
05-25-23	CJS	FOR RESUBMITTAL

SAWAYA ARCHITECTURE

TS2.0

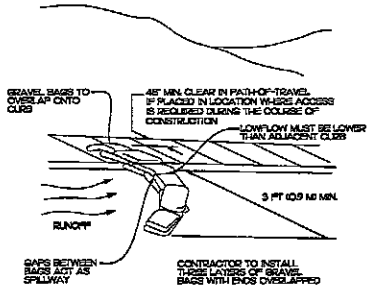
BMP NOTES
DS-560

2133
PRINT TO SCALE 24" X 36"



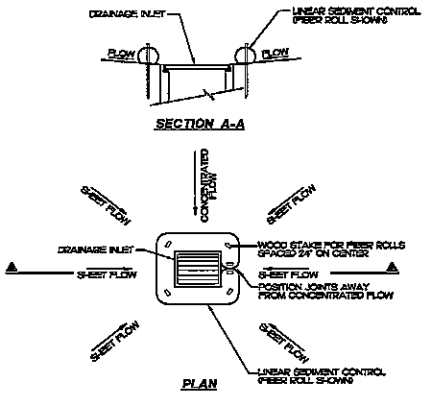
SILT FENCE (SE-1)

NO SCALE



GRAVEL BAG BERM (SE-6)

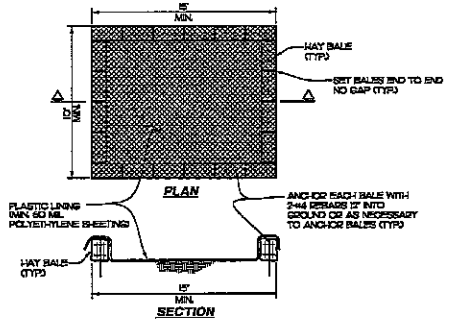
NO SCALE



LANDSCAPE AREAS

STORM DRAIN INLET PROTECTION (SE-10)

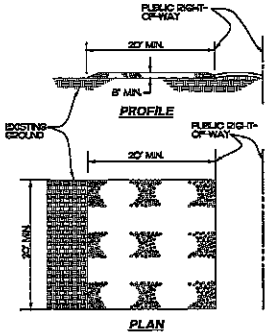
NO SCALE



TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 6". MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF.

TEMPORARY CONCRETE WASHOUT ABOVE GRADE (WM-8)

NO SCALE



PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY

STABILIZED CONSTRUCTION ENTRANCE (TC-1)

NO SCALE

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

EROSION CONTROL DETAILS FOR:

CASE RESIDENCE

LOT 15 IN BLOCK 5, MAP 1135

The City of SAN DIEGO

FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT

SHEET 8 OF 9 SHEETS

FOR CITY ENGINEER — DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SDA		
AS BUILTS			

CONTRACTOR — DATE STARTED

INSPECTOR — DATE COMPLETED

MAP NO. 3194680

PROJ NO. 107948

1844-1853 RADIAL COORDINATES

204-1753 LAMBERT COORDINATES

DRAWING NO. 100712-8-D

C004

ENGINEER OF WORK

Snipes-Dye associates

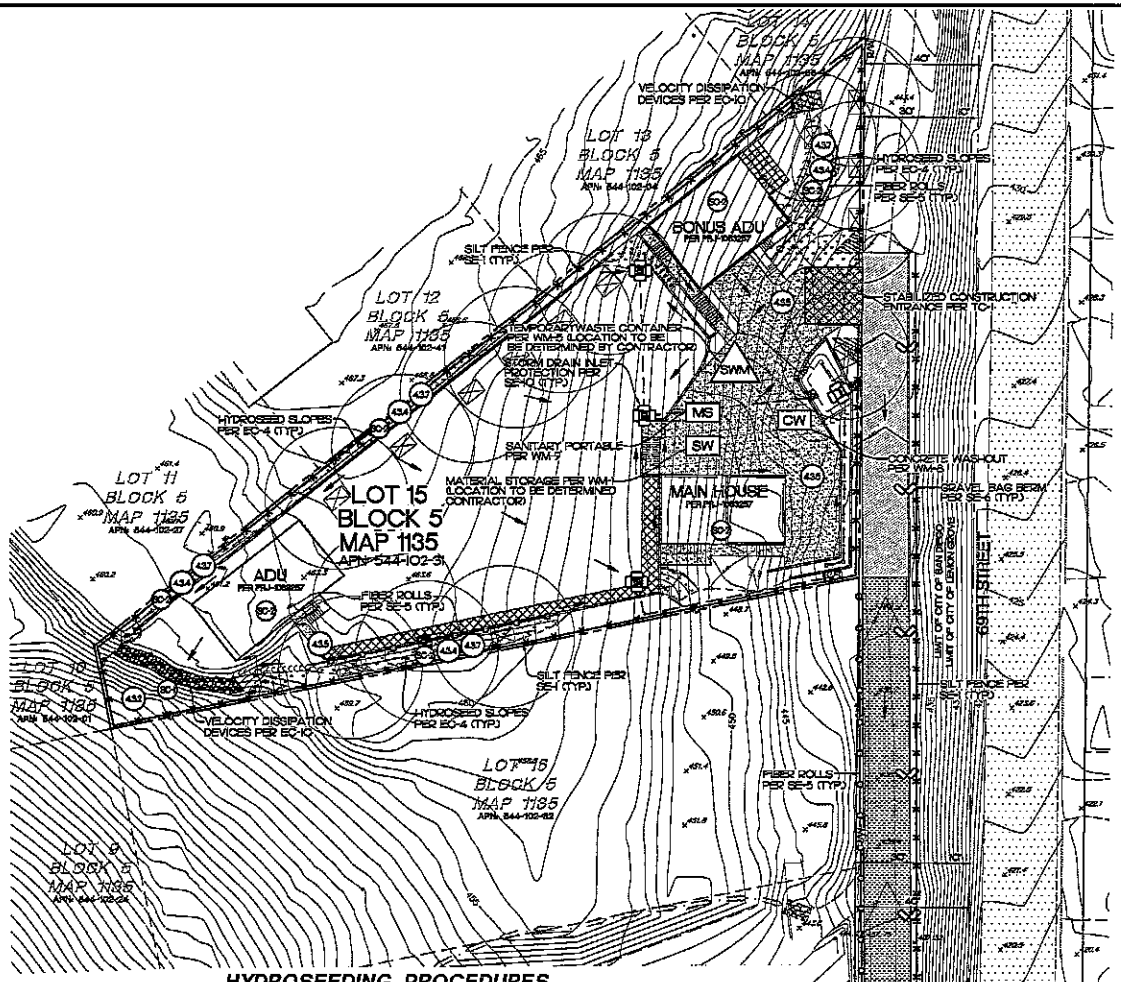
civil engineers and land surveyors

8348 CENTER DRIVE, STE. D, LA MESA, CA 91942

TELEPHONE (619) 697-9204 FAX (619) 460-2033

WILLIAM A. SNIPES — RCE No. 50477 EXPIRES 06-30-25

REGISTERED PROFESSIONAL ENGINEER — WILLIAM A. SNIPES — No. 50477 — Exp. 06-30-25 — CIVIL — STATE OF CALIFORNIA



LEGEND

REFER TO 'CALIFORNIA STORMWATER BMP HANDBOOK' FOR BEST MANAGEMENT PRACTICES (BMPS)

1. SCHEDULING/PHASING CONSTRUCTION. . . . EC-1
2. HYDROSEED EC-4
3. VELOCITY DISSIPATION DEVICES EC-10
4. WATER CONSERVATION PRACTICES. NS-1
5. PAVING & GRINDING OPERATIONS NS-3
6. ILLICIT CONNECTION/DISCHARGE CONTROL . . NS-6
7. POTABLE WATER/IRRIGATION NS-7
8. CONCRETE CURING/FINISHING NS-12, NS-13
9. SILT FENCE. SE-1
10. FIBER ROLLS SE-5
11. GRAVEL BAG BERM SE-6
12. STREET SWEEPING & VACUUMING. SE-7
13. INLET PROTECTION SE-10
14. STABILIZED CONSTRUCTION ENTRANCE. . . . TC-1
15. WIND EROSION CONTROL. WE-1
16. MATERIAL STORAGE. WM-1
17. MATERIAL USE. WM-2
18. STOCKPILE MANAGEMENT. WM-3
19. SPILL PREVENTION & CONTROL. WM-4
20. TEMPORARY WASTE CONTAINER. WM-5
21. TEMPORARY CONCRETE WASHOUT. WM-8
22. SANITARY/SEPTIC WASTE. WM-9
23. DIRECTION OF FLOW . . . . . .

MS

SWM

CW

SW

SEE DETAILS ON SHEET 8

SOURCE CONTROL AND SITE DESIGN BMPS

SOURCE CONTROL BMPS

- SC-1 PREVENTION OF ILLICIT DISCHARGE INTO THE MS-4
- SC-2 ADDITIONAL BMPS TO MINIMIZE POLLUTANT GENERATION
  - FUTURE INDOOR AND STRUCTURAL PEST CONTROL
  - LANDSCAPE/OUTDOOR PESTICIDE USE SHALL BE KEPT TO A MINIMUM

SITE DESIGN BMPS

- 4.3.2 CONSERVE NATURAL AREAS, SOIL, AND VEGETATION
- 4.3.3 MINIMIZE IMPERVIOUS AREA
- 4.3.4 MINIMIZE SOIL COMPACTION
- 4.3.5 DISPERSE IMPERVIOUS AREA
- 4.3.7 LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES

NATIVE EROSION CONTROL HYDROSEED MIX

SPECIES	COMMON NAME	BULK WT. / ACRE	MIN % PLS *
BROMUS CARINATUS 'CUCAMONGA'	CUCAMONGA BROME	20.00	85
FESTUCA MICROSTACHYS	SMALL FESCUE	8.00	85
TRIFOLIUM GILIALATUM	TREE CLOVER	4.00	85
		32.00	

* MIN % PLS (PURE LIVE SEED) = SEED PURITY X GERMINATION RATE

SEED: 32 LB PER ACRE
HEIGHT: 24-36 INCHES
EMERGENCE: 10-15 DAYS
ESTABLISHMENT: 45 DAYS TO 90% COVER AFTER EMERGENCE

FOR ADDITIONAL PLANT CHARACTERISTICS VISIT THE PLANT DATABASE PORTION OF WEBSITE WWW.SSSEEDS.COM

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SAN DIEGO MUNICIPAL CODE, SECTION 142-0412. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE. SEE HYDROSEED MIX BELOW.

HYDROSEEDING PROCEDURES

4.4-1 SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.

4.4-2 FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.

4.4-3 A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.

4.4-4 EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYE GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

4.5-1 PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.

4.5-2 NONPERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.

4.5-3 ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CITY MANAGER. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.

4.5-4 PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPAGE.

INTERIM BINDER NOTE:
GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST/EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 667-9224 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 30477
EXPIRES 06-30-25

REGISTERED PROFESSIONAL ENGINEER WILLIAM A. SNIPES No. 30477 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

PRIVATE CONTRACT

MARKING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

EROSION CONTROL PLAN FOR:
CASE RESIDENCE
LOT 15 IN BLOCK 5, MAP 1135

The City of SAN DIEGO
FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT
SHEET 9 OF 9 SHEETS

APPROVED
FOR CITY ENGINEER _____ DATE _____

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SDA		
AS BUILTS			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

PAT NO. 339680
PAU NO. 1079488
1914-1933 NAD83 COORDINATES
204-1933 LAMBERT COORDINATES
DRAWING NO. C005
100712-9-D

FIRE NOTES

1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 14
2. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY. IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC 3315 1
3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION
4. A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY EXCEEDS THAT OF THE HALLWAY BY 24 INCHES, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT AREA.

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS AND FIRE BACKFLOWS, 12 KWDC SOLAR SYSTEM
2. TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION. A FRAMING/ROUGH-IN INSPECTION SHALL NOT BE REQUESTED PRIOR TO THE APPROVAL OF THE FIRE SPRINKLER PLANS
3. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL
4. THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CFC R313 HAS BEEN DEFERRED
5. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING
6. WE UNDERSTAND THAT WE WILL NOT BE AUTHORIZED TO INSTALL THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS. THE ELEMENTS INSTALLED PRIOR TO CITY APPROVAL MAY BE REQUIRED TO BE REMOVED

NAME CHRIS SAWAYA SIGNATURE

FAA SELF CERTIFICATION

I, [signature], DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE (S) SHOWN ON YOUR PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED

PLAN CHECK NOTES

1. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF3R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF3R IS REVIEWED AND APPROVED
2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF2R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED
3. LIGHTING IN BATHROOMS SHALL HAVE ONE HIGH EFFICACY LUMINAIRE AND ALL LOW EFFICACY LIGHTING MUST BE CONTROLLED BY VACANCY SENSORS
4. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING
5. PER 2019 CGBSC SEC. 4.303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC
6. PER 2019 GREEN CODE SEC 4 506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM THE BATHROOMS SHALL COMPLY WITH THE FOLLOWING
   1 FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
   2 UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT
7. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MIN. NO. 24 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
8. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC 906 AND THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19
9. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS
10. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM)
11. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM)
12. PROVIDE WATER CLOSETS WITH A MAXIMUM FLOW OF 1.28 GALLONS PER FLUSH (GPF).
13. PER 2019 GREEN CODE, MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING
   1 FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
   2 UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT
14. KITCHENS: ALL THE INSTALLED WATTAGES OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY
15. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO VACANCY SENSOR OR DIMMER.
16. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO THE OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON/OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM
17. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE.
18. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CMC
19. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR
20. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING.
21. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
22. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS
23. SHOWER COMPARTMENTS AND BATHTUB WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6' ABOVE FLOOR
24. ALL STORM-WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM
25. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEM SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL
26. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCES A HIGHER GPM AND A LARGER METER REQUIREMENT. [signature]
27. ALL NEW RESIDENTIAL BUILDINGS (SINGLE FAMILY, DUPLEX, TOWNHOMES) SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TO DISCHARGE GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION, PER 1402 CPC
28. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019" (NO 26 GALVANIZED SHEET GA.) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET, RUNNING THE FULL LENGTH OF THE VALLEY
29. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON COMBUSTIBLE MATERIALS
30. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CMC
31. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING
32. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R334 3.4
33. SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MIN. OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
34. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' HORIZONTAL DISTANCE FROM THE DOOR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC
35. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS
36. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL
37. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217
38. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 & 2034
39. SMOKE ALARMS SYSTEMS AND COMPONENTS SHALL BE CA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE THEY ARE INSTALLED.
40. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON COMBUSTIBLE.
41. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS. METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE DESIGNED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S 2 STRUCTURAL REQUIREMENTS
42. FOR GRADING/PUBLIC IMPROVEMENT APPROVAL PLEASE SEE PRJ-1079486. FOR POST-CONSTRUCTION BMP APPROVALS PLEASE SEE PRJ-1079486, SWMDCMA AGREEMENT NO PRJ-1079486. ALL CONSTRUCTION BMPS HAVE BEEN ADDRESSED UNDER PRJ-1079486 PER SWPPP FILED UNDER WDID NO. PRJ-1079486.

ENGINEERING NOTES

A	TOTAL DISTURBANCE AREA:	8010 SF
B	PROPOSED AMOUNT OF IMPERVIOUS AREA:	1994 SF

CUT QUANTITIES:	3460 CYD
FILL QUANTITIES:	460 CYD
EXPORT:	1800 CYD
MAX. CUT DEPTH:	4 FT
MAX. FILL DEPTH:	4 FT

1. ALL STORM-WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM
2. FOR GRADING/PUBLIC IMPROVEMENT APPROVAL SEE PRJ-1079486. FOR POST CONSTRUCTION BMP APPROVAL SEE PRJ-1079486. ALL CONSTRUCTION BMPS ADDRESSED UNDER PRJ-1079486

ELECTRIC VEHICLE CHARGING NOTES

1. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER
2. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1" DIA.) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
3. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
4. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE, OR CONCEALED AREAS AND SPACES
5. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE
6. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY (A) THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE", (B) THE "RACEWAY TERMINATION LOCATION AS "EV CAPABLE"

WATER METER INFORMATION

1. THIS PROJECT PROPOSES 67 FIXTURE UNITS
2. FUTURE DWELLING UNIT WILL CONSIST THE FOLLOWING

FIXTURES	
BATHTUB, 1+	4 FIXTURE UNITS
BIDET, 1+	1 FIXTURE UNITS
DISHWASHER, 1+	1.5 FIXTURE UNITS
CLOTHES WASHER, DOMESTIC, 1+	4 FIXTURE UNITS
HOSE BIB, 1+ 1 ADDITIONAL +	3.5 FIXTURE UNITS
LAVATORY, 1+	1 FIXTURE UNITS
KITCHEN SINK, 1+	1.5 FIXTURE UNITS
LAUNDRY SINK, 1+	1.5 FIXTURE UNITS
SHOWER, 1+	2 FIXTURE UNITS
WATER CLOSET, 1+	3 FIXTURE UNITS
TOTAL SUM =	17 FIXTURE UNITS

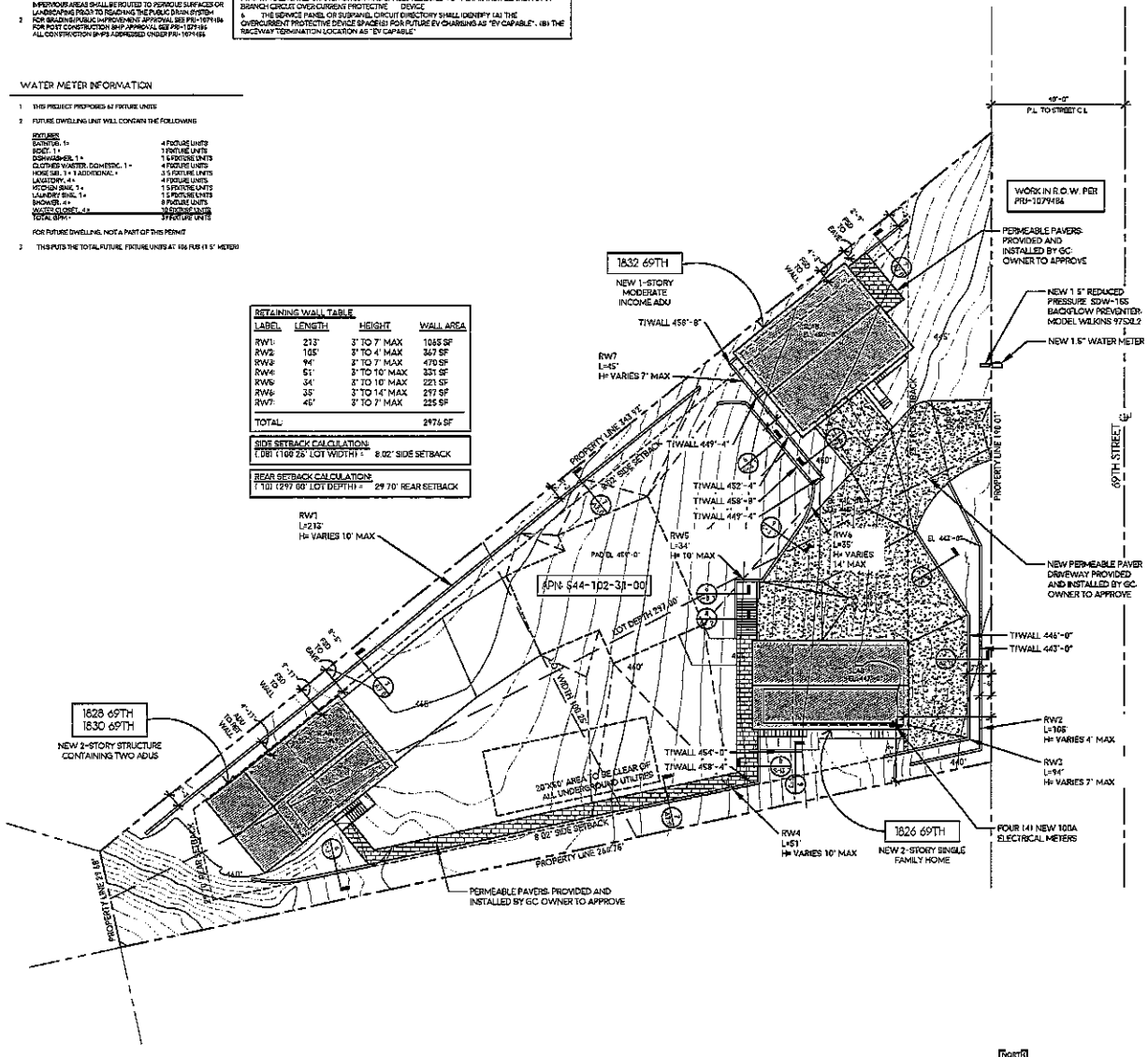
FOR FUTURE DWELLING, NOT A PART OF THIS PERMIT

3. THIS PUTS THE TOTAL FUTURE FIXTURE UNITS AT 186 FUS (1 5" METER)

RETAINING WALL TABLE			
LABEL	LENGTH	HEIGHT	WALL AREA
RW1:	213'	3' TO 7' MAX	1065 SF
RW2:	105'	3' TO 4' MAX	367 SF
RW3:	94'	3' TO 7' MAX	470 SF
RW4:	51'	3' TO 10' MAX	331 SF
RW5:	34'	3' TO 10' MAX	221 SF
RW6:	35'	3' TO 14' MAX	297 SF
RW7:	45'	3' TO 7' MAX	225 SF
TOTAL:			2976 SF

SIDE SETBACK CALCULATION:
(0.08' (168.26' LOT WIDTH)) = 8.02' SIDE SETBACK

REAR SETBACK CALCULATION:
(10) (297.00' LOT DEPTH)) = 29.70' REAR SETBACK



SITE PLAN
1/16"=1'-0"

1 NORTH

LICENSED ARCHITECT CHRISTOPHER SAWAYA CA LICENSE REN: 06-30-23 STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3545 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916-8145

CASE RESIDENCE + ADUS

1826-1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
01-10-22	CS	FOR SUBMITTAL
12-09-22	CS	FOR RESUBMITTAL
03-13-23	CS	FOR RESUBMITTAL
05-05-23	CS	FOR RESUBMITTAL

SAWAYA ARCHITECTURE

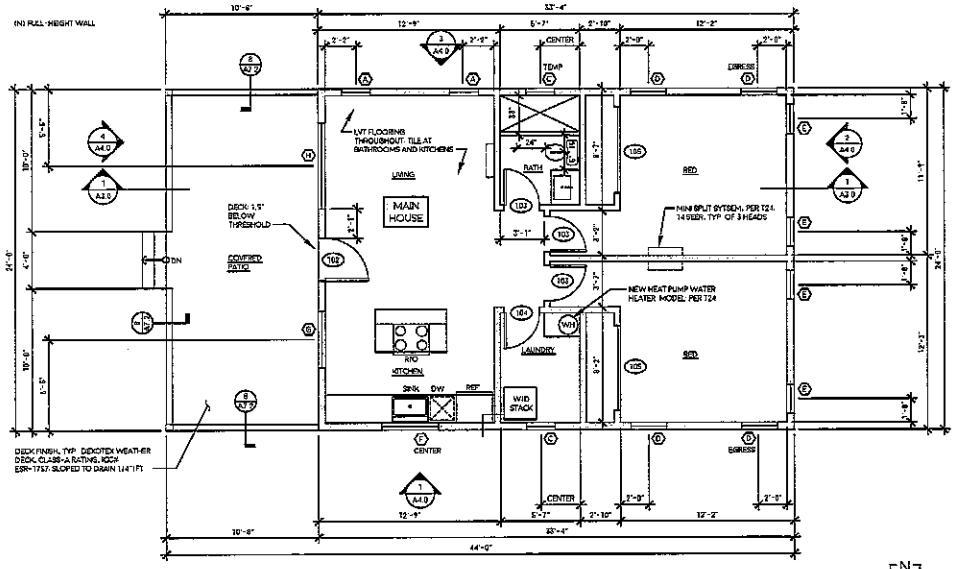
A1.0

SITE PLAN

2122
PRINT TO SCALE 24" X 36"

LEGEND:

(N) FULL-HEIGHT WALL



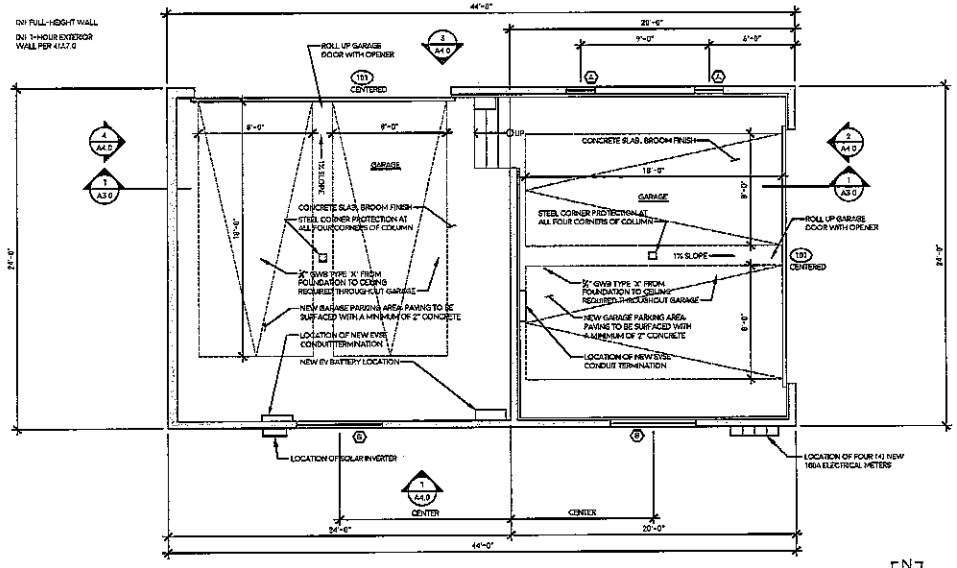
MAIN HOUSE LEVEL 2 FLOOR PLAN | 2

1/4"=1'-0"

LEGEND:

(N) FULL-HEIGHT WALL

(N) 1-HOUR EXTERIOR WALL PER 4.2.2.6



MAIN HOUSE LEVEL 1 FLOOR PLAN | 1

1/4"=1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C-15017
REN 04-30-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3566 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 9146

CASE RESIDENCE + ADUS

1826-1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
06-12-22	CJS	FOR SUBMITTAL
12-01-22	CJS	FOR RESUBMITTAL
03-13-23	CJS	FOR RESUBMITTAL
05-30-23	CJS	FOR RESUBMITTAL

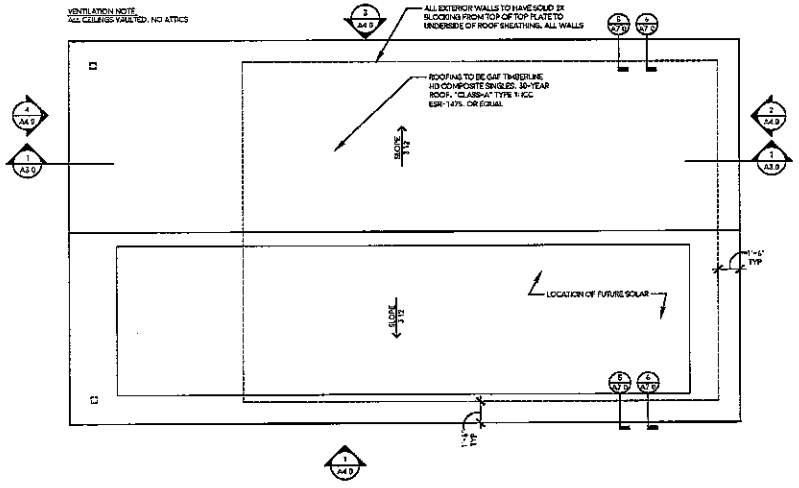
SAWAYA ARCHITECTURE

A2.0

MAIN HOUSE
LEVEL 1
LEVEL 2

2133

PRINT TO SCALE 24" X 36"



MAIN HOUSE ROOF PLAN

1/4"=1'-0"

1 [N]

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C23183
REN 04-30-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 914-8345

CASE RESIDENCE + ADUS

1826-1832 65TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
01-12-22	CS	FOR SUBMITTAL
11-01-22	CS	FOR RESUBMITTAL
01-12-23	CS	FOR RESUBMITTAL
05-05-23	CS	FOR PERMIT

SAWAYA ARCHITECTURE

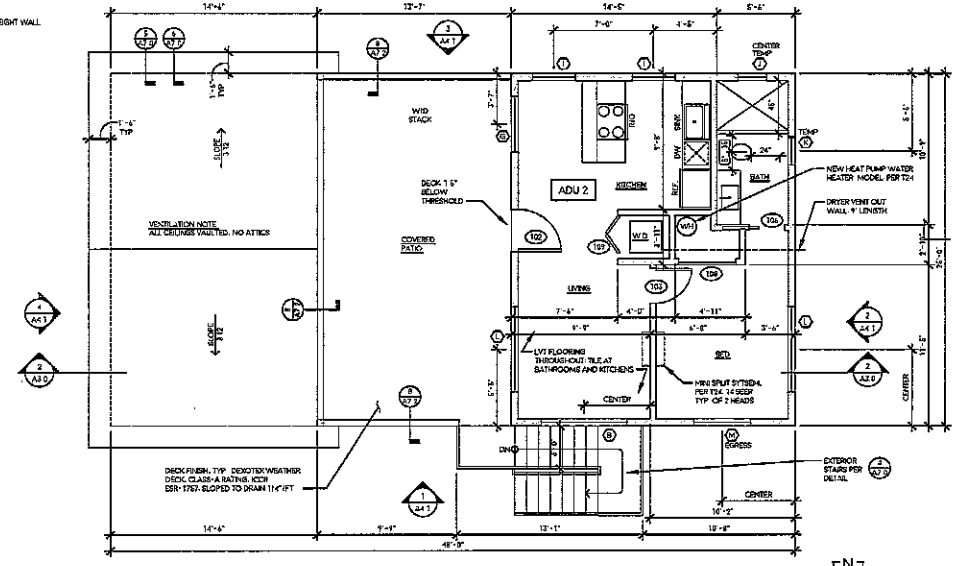
A2.1

MAIN HOUSE ROOF PLAN

2133
PRINT TO SCALE - 24" X 36"

LEGEND:

(N) FULL-HEIGHT WALL



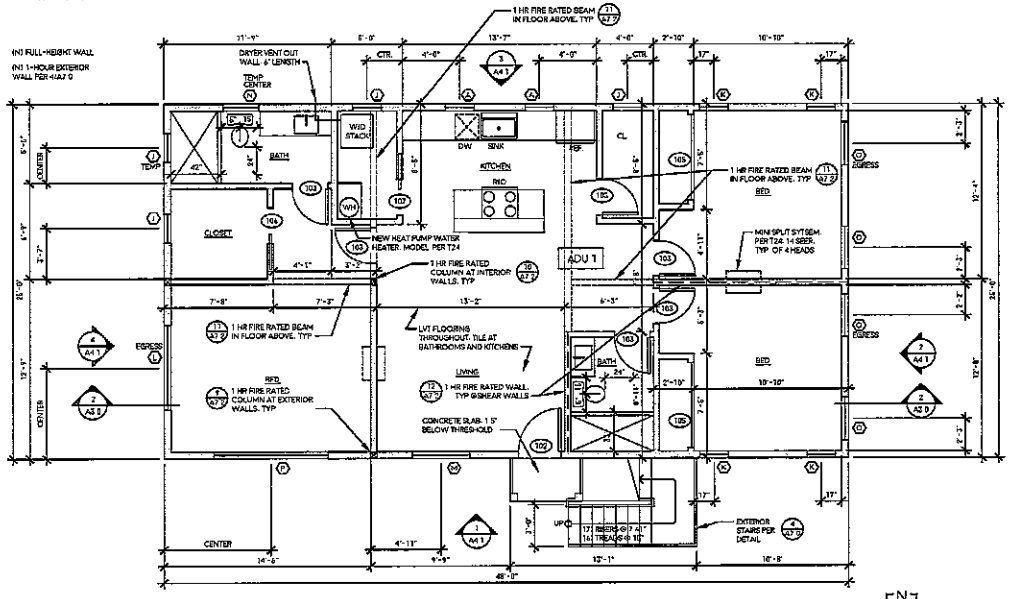
ADU 2 LEVEL 2 FLOOR PLAN 2

1/4"=1'-0"

LEGEND:

(N) FULL-HEIGHT WALL

(N) 1-HOUR EXTERIOR WALL PER 4/A2.0



ADU 1 LEVEL 1 FLOOR PLAN 1

1/4"=1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C-17647
REN. 02-28-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3566 7TH AVENUE
SAN DIEGO, CA 92103
(619) 714-8145

CASE RESIDENCE + ADUS

1826-1832 67TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
04-13-22	CS	FOR PERMIT
12-12-22	CS	FOR REVISE & PERMIT
03-13-23	CS	FOR REVISE & PERMIT
05-26-23	CS	FOR REVISE & PERMIT

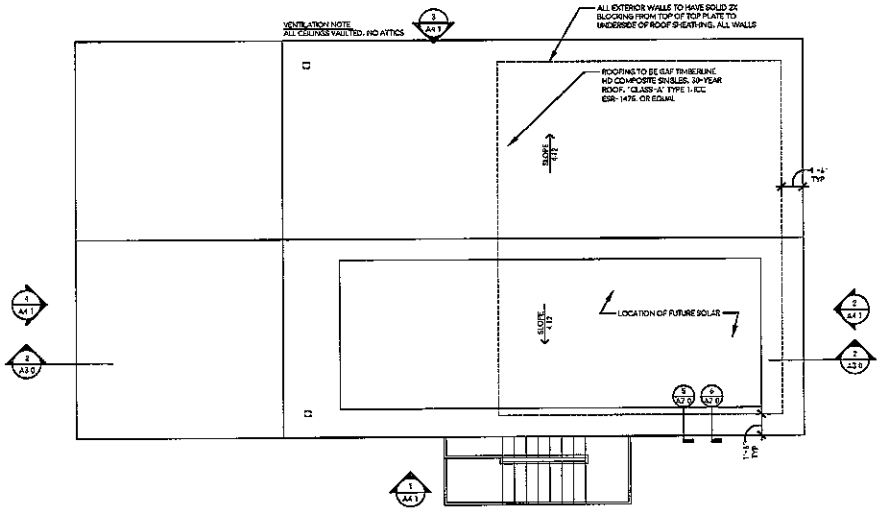
SAWAYA ARCHITECTURE

A2.2

ADU 1 & 2
LEVEL 1
LEVEL 2

2133

PRINT TO SCALE 24" X 36"



ADU 1 & 2 ROOF PLAN

1/4"=1'-0"

1

N

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C37243
REN 06-30-22
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3545 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

CASE RESIDENCE + ADUS

1826-1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
06-18-22	CS	FOR SUBMITTAL
12-05-22	CS	FOR RESUBMITTAL
03-13-23	CS	FOR RESUBMITTAL
06-02-23	CS	FOR RESUBMITTAL

SAWAYA ARCHITECTURE

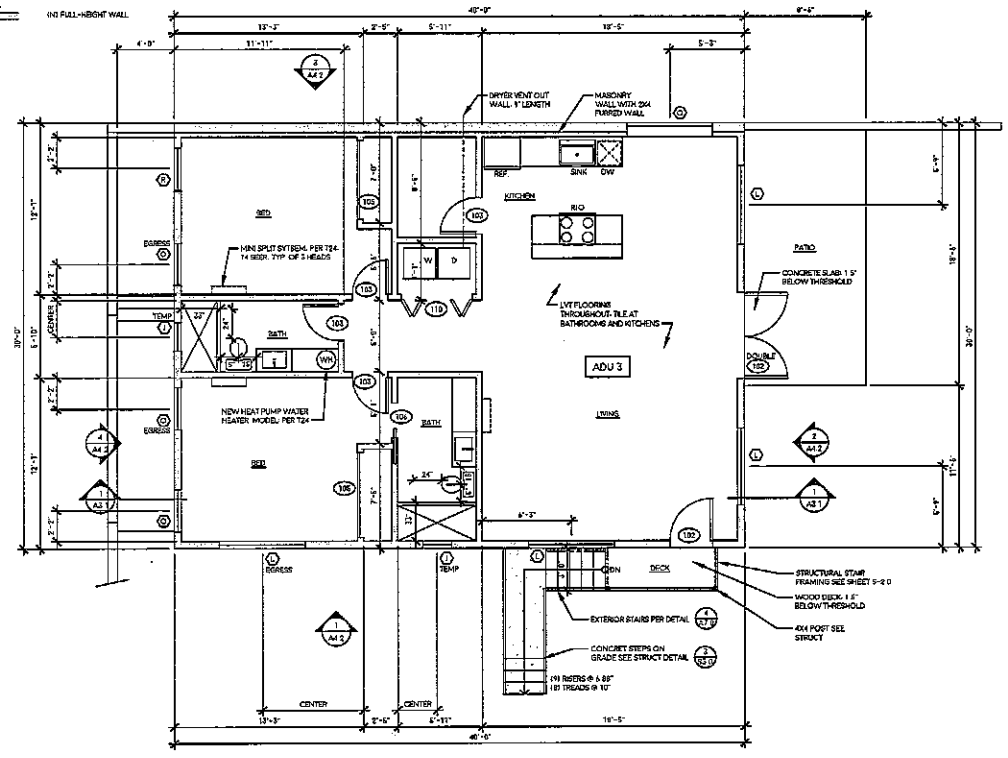
A2.3

ADU 1 & 2
ROOF PLAN

21122
PRINT TO SCALE 24" X 36"

LEGEND

(N) FULL-HEIGHT WALL



ADU 3 LEVEL 1 FLOOR PLAN

1/4"=1'-0"

1 N

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C43346
REN 04-30-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

1665 7TH AVENUE
SAN DIEGO, CA 92103
(619) 914-8945

CASE RESIDENCE + ADUS

1826-1832 67TH STREET
SAN DIEGO, CA 92114

Date	By	Issue Description
08-11-22	CS	FOR PLANNING
12-01-22	CS	FOR RESIDENTIAL
03-13-23	CS	FOR RESIDENTIAL
05-05-23	CS	FOR RESIDENTIAL

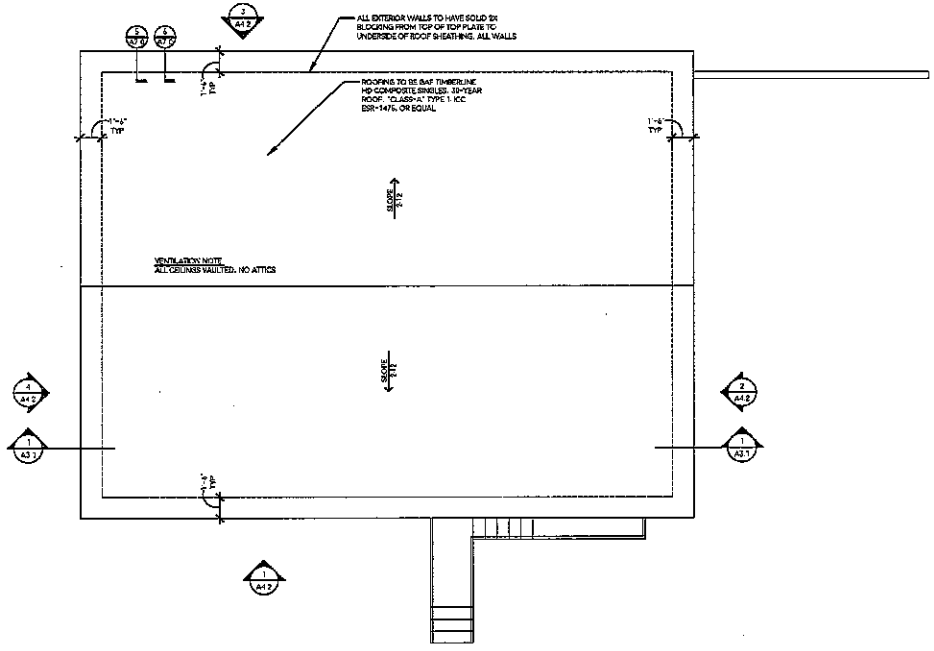
SAWAYA ARCHITECTURE

A2.4

ADU 3
LEVEL 1

2123

PRINT TO SCALE 24" x 36"



ADU 3 ROOF PLAN

1/4"=1'-0"

1 N

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
CA STATE
REN 02-20-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3665 7TH AVENUE
SAN DIEGO, CA 92103
(619) 719 - 0145

CASE RESIDENCE + ADUS

1826-1832 68TH STREET
SAN DIEGO, CA 92114

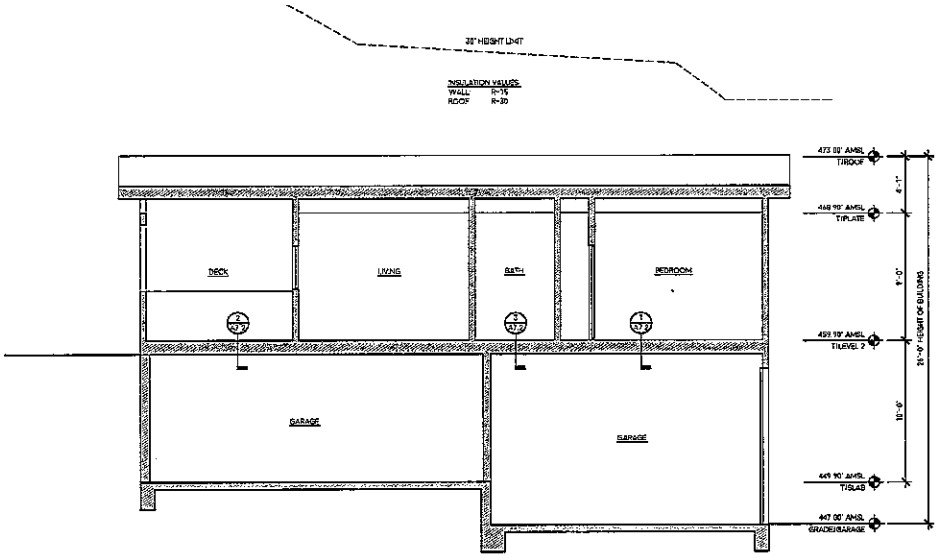
Date	By	Issue Description
06-12-22	CS	FOR SUBMITTAL
12-07-22	CS	FOR RESEBMITTAL
03-13-23	CS	FOR RESEBMITTAL
05-25-23	CS	FOR RESEBMITTAL

SAWAYA ARCHITECTURE

A2.5

ADU 3
ROOF PLAN

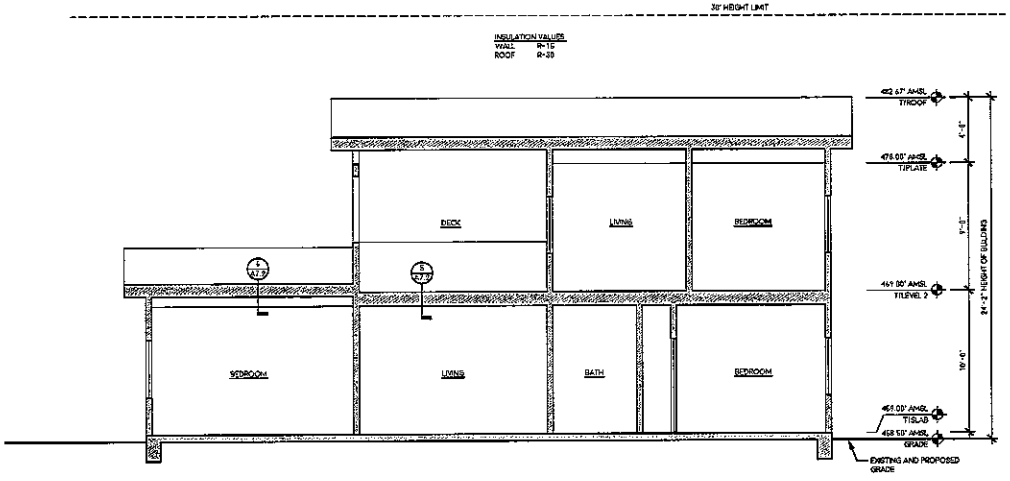
2132
PRINT TO SCALE 24" X 36"



SECTION 1

1/4"=1'-0"

1



SECTION 2

1/4"=1'-0"

2

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C35243
REN 04-30-22
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916-8146

CASE RESIDENCE + ADUS

1826-1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
05-19-22	CS	FOR REVIEW
11-04-22	CS	FOR RESIDENTIAL
03-17-23	CS	FOR RESIDENTIAL
05-26-23	CS	FOR RESIDENTIAL

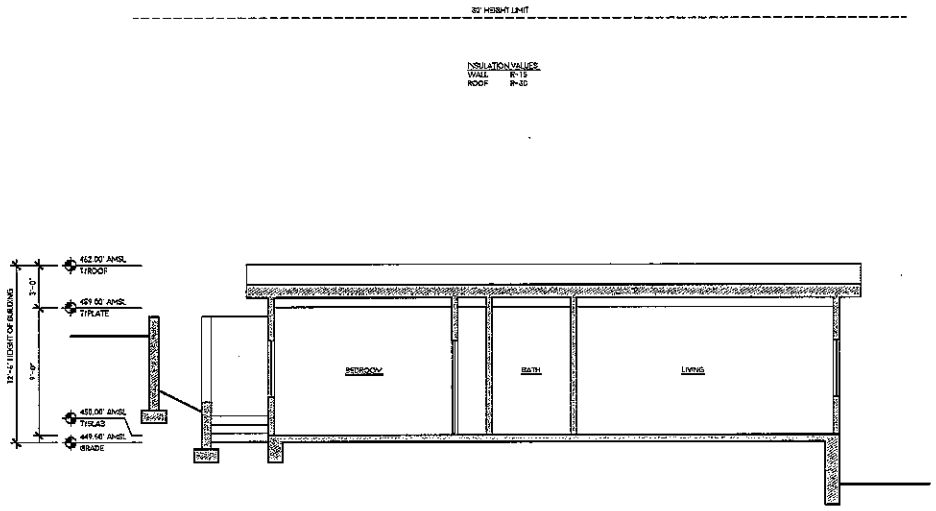
SAWAYA ARCHITECTURE

A3.0

BUILDING SECTIONS

2133

PRINT TO SCALE 24" X 36"



SECTION 3

1/4"=1'-0"

1

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C-23013
REN 04-30-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3665 7TH AVENUE
SAN DIEGO, CA 92103
(619) 914 - 8145

CASE RESIDENCE + ADUS

1826-1832 69TH STREET
SAN DIEGO, CA 92114

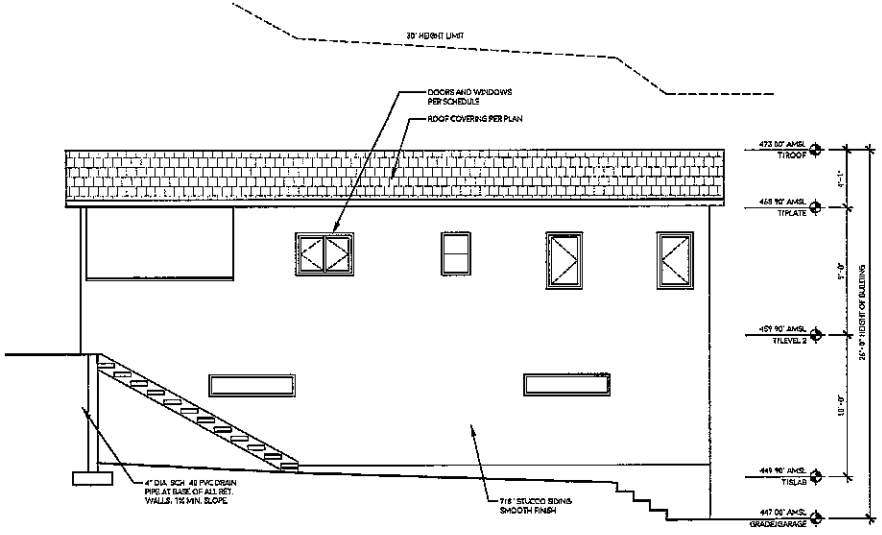
DATE	BY	ISSUE DESCRIPTION
03-11-22	CJS	ENV SUBMITTAL
11-01-22	CJS	FOR REGULATORY
03-15-23	CJS	FOR REGULATORY
05-26-23	CJS	FOR REGULATORY

SAWAYA ARCHITECTURE

A3.1

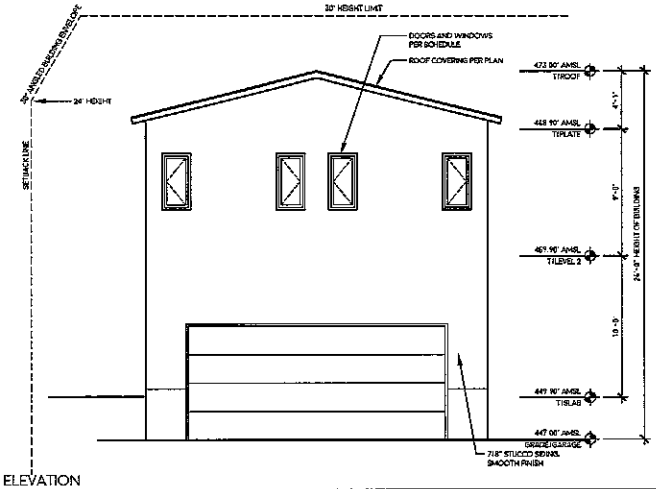
BUILDING SECTIONS

2133
PRINT TO SCALE 24" X 36"



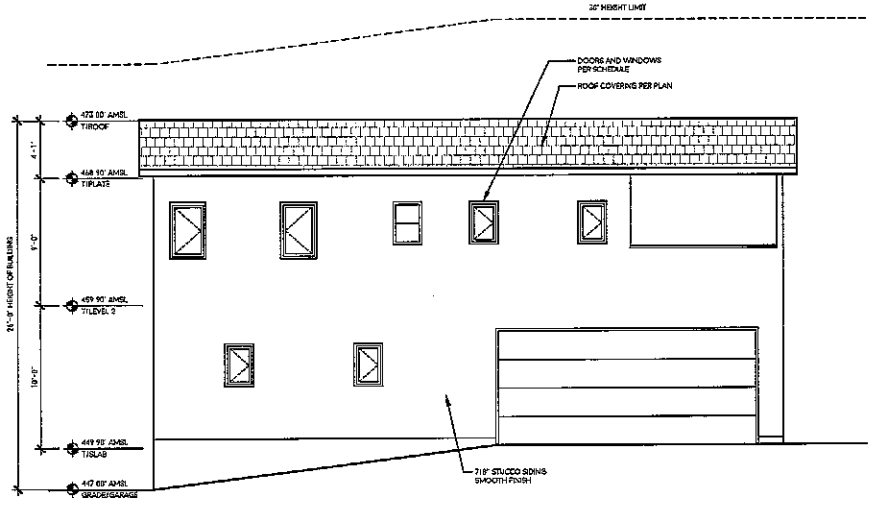
MAIN HOUSE SOUTH ELEVATION 1

1/4"=1'-0"



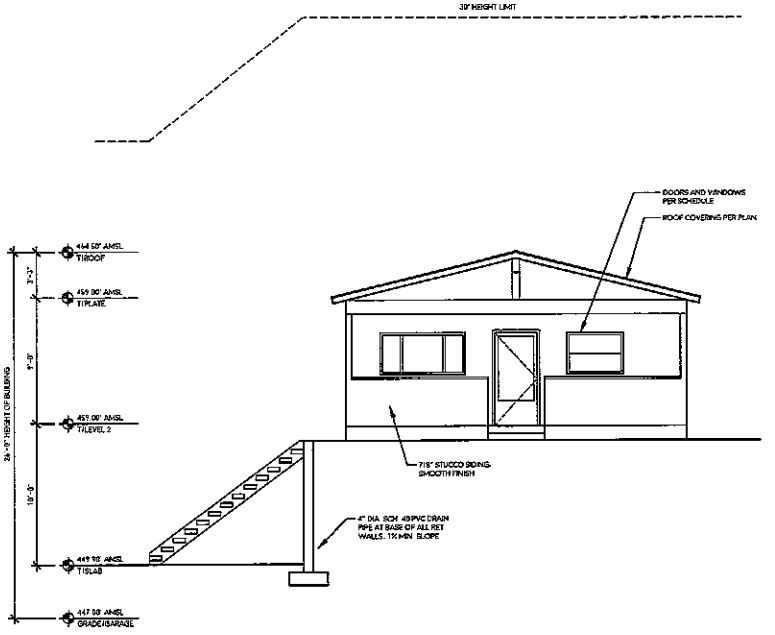
MAIN HOUSE EAST ELEVATION 2

1/4"=1'-0"



MAIN HOUSE NORTH ELEVATION 3

1/4"=1'-0"



MAIN HOUSE WEST ELEVATION 4

1/4"=1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
REN. 04-30-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 914 - 8145

CASE RESIDENCE + ADUS

1826 - 1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
03-12-21	CS	FOR SUBMITTAL
12-01-22	CS	FOR RESUBMITTAL
03-13-23	CS	FOR RESUBMITTAL
05-24-23	CS	FOR RESUBMITTAL

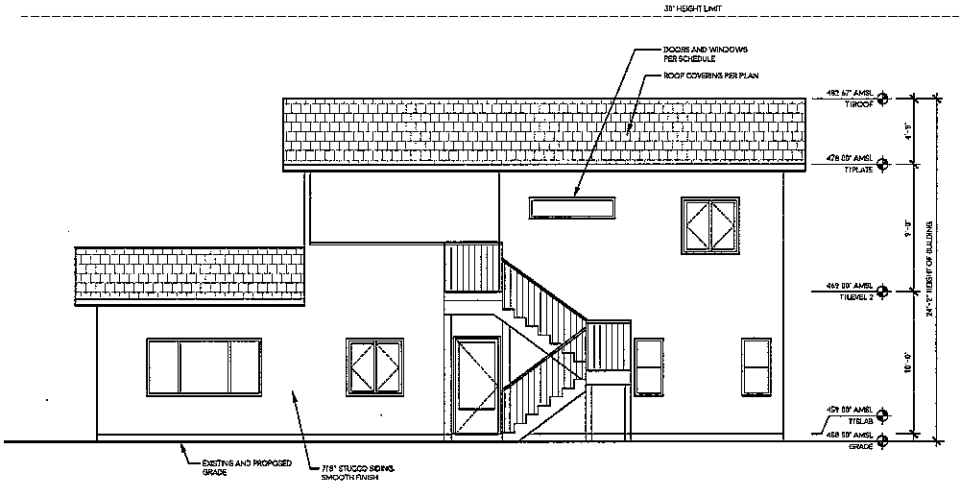
SAWAYA ARCHITECTURE

A4.0

MAIN HOUSE BUILDING ELEVATIONS

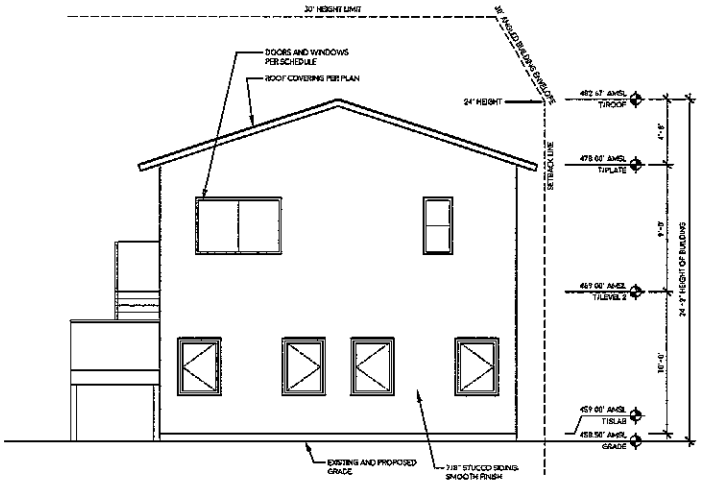
2139

PRINT TO SCALE 24" X 36"



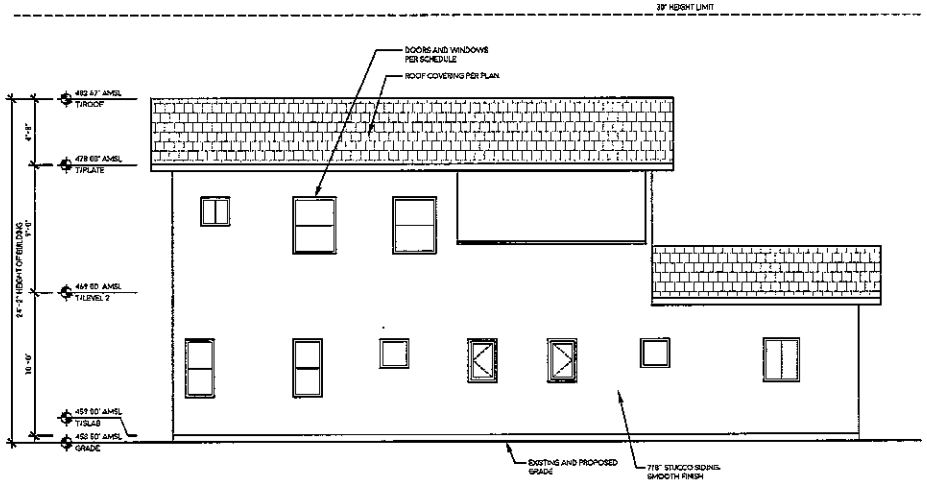
ADU 1 / ADU 2 SOUTH ELEVATION | 1

1/4"=1'-0"



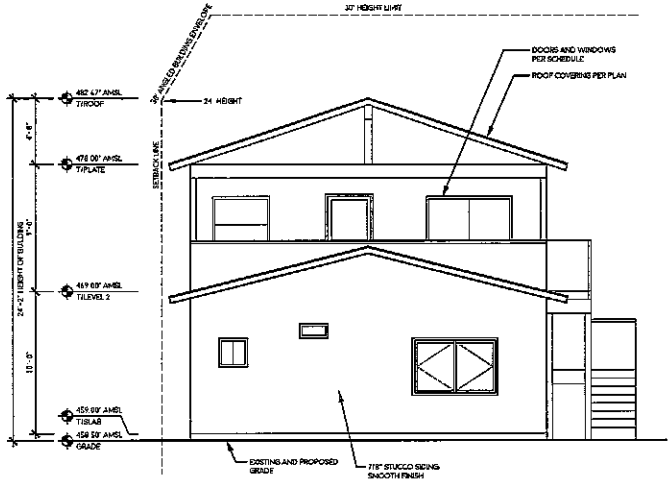
ADU 1 / ADU 2 EAST ELEVATION | 2

1/4"=1'-0"



ADU 1 / ADU 2 NORTH ELEVATION | 3

1/4"=1'-0"



ADU 1 / ADU 2 WEST ELEVATION | 4

1/4"=1'-0"

SAWAYA ARCHITECTURE
3545 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

CASE RESIDENCE + ADUS

1826 - 1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
06-16-23	CS	FOR RESIDENTIAL
12-01-22	CS	FOR RESIDENTIAL
07-11-22	CS	FOR RESIDENTIAL
05-26-23	CS	FOR RESIDENTIAL

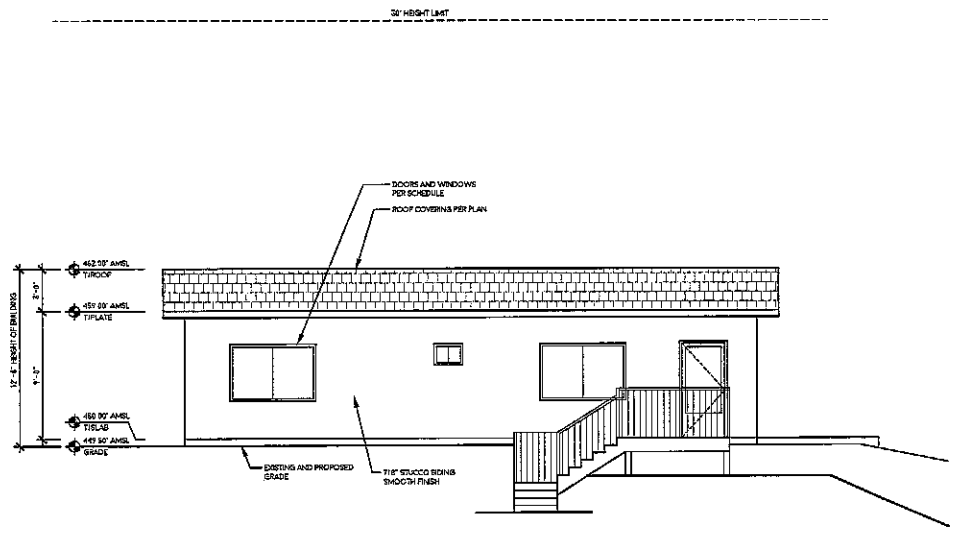
SAWAYA ARCHITECTURE

A4.1

ADU 1 / ADU 2 BUILDING ELEVATIONS

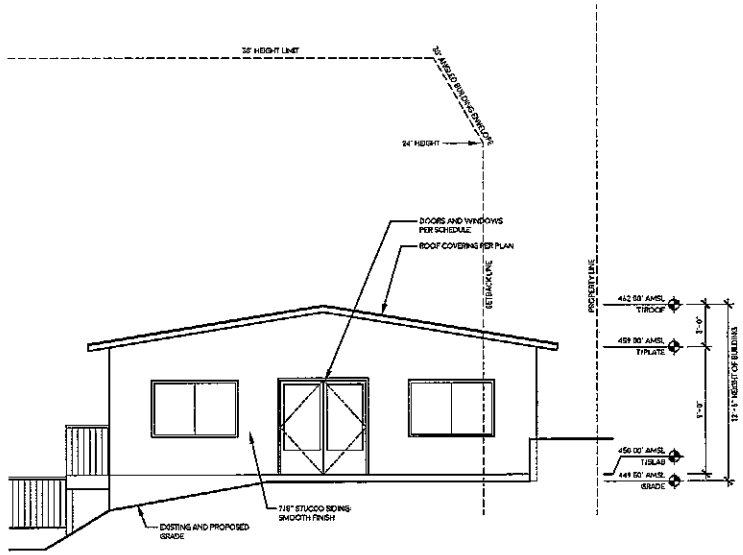
2122

PRINT TO SCALE 24" X 36"



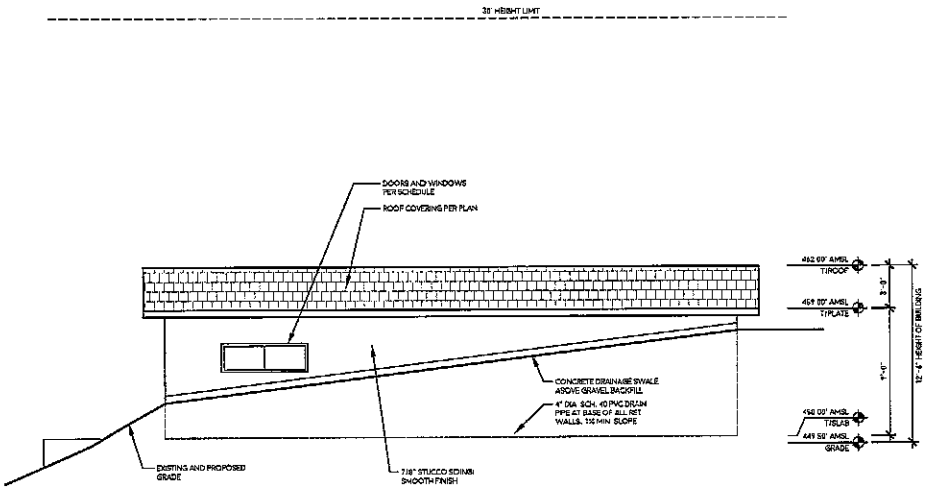
ADU 3 SOUTH ELEVATION 1

1/4"=1'-0"



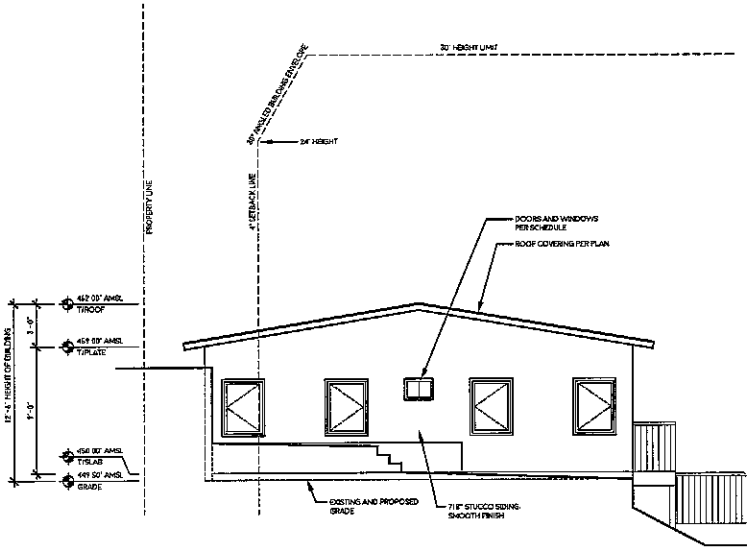
ADU 3 EAST ELEVATION 2

1/4"=1'-0"



ADU 3 NORTH ELEVATION 3

1/4"=1'-0"



ADU 3 WEST ELEVATION 4

1/4"=1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
REN: 04-30-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 914 - 8148

CASE RESIDENCE + ADUS

1826-1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
01-31-22	CS	FOR REVIEW
12-01-22	CS	FOR RESIDENTIAL
03-13-23	CS	FOR RESIDENTIAL
05-31-23	CS	FOR RESIDENTIAL

SAWAYA ARCHITECTURE

A4.2

ADU 3 BUILDING ELEVATIONS

2133

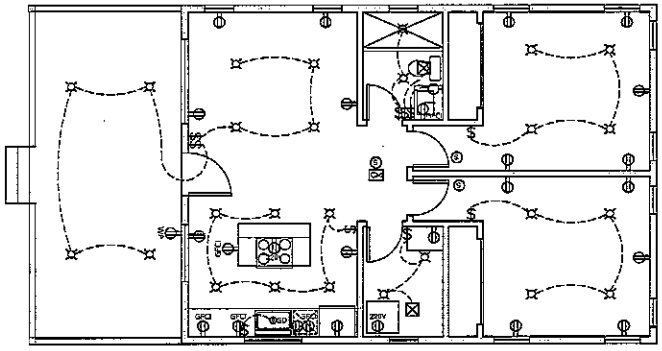
PRINT TO SCALE 24" X 36"

LEGEND

- CEILING RECESSED LED PUCK LIGHT (4")
- UNDER COUNTER LIGHT
- CEILING MOUNTED PENDANT LIGHT
- WALL MOUNTED LIGHT SCONCE
- CEILING MOUNTED 80 CFM EXHAUST FAN WITH LIGHT
- PERMANENTLY-WIRED CEILING-MOUNTED SMOKE DETECTOR WITH BATTERY BACKUP
- TOGGLE SWITCH AT 42" AFF U.N.O
- 3-WAY SWITCH AT 42" AFF U.N.O
- 120V AFCI/GFCI DUPLEX RECEPTACLE OUTLET AT 42" AFF U.N.O.
- 120V AFCI DUPLEX RECEPTACLE OUTLET AT 15" AFF U.N.O
- PERMANENTLY-WIRED CEILING-MOUNTED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

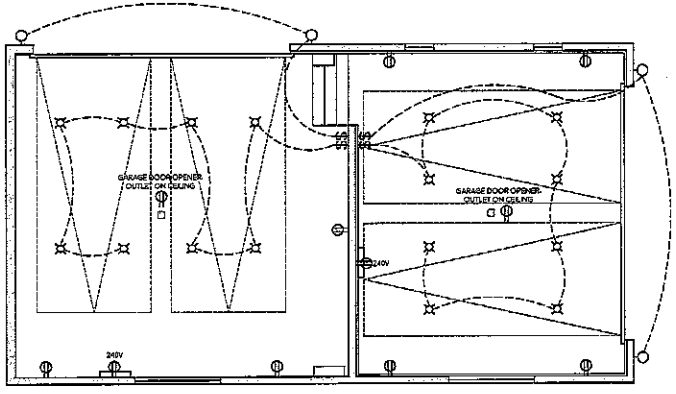
ELECTRICAL NOTES

A. ALL NEW BATHROOM RECEPTACLE OUTLETS SHALL BE ISOLATED AND SERVED BY A MINIMUM OF 20 AMP BRANCH CIRCUIT PER NEC ART 210-52(D)
B. ALL RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART 210-52(A) REQUIREMENTS
C. HALLWAYS GREATER THAN 10' IN LENGTH REQUIRE AT LEAST ONE RECEPTACLE OUTLET PER NEC ART 210-52(H)
D. PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS PER NEC ART 210-8. ALL 120V, SINGLE-PHASE, 15-20 AMP RECEPTACLES SHALL BE INSTALLED AT ALL LOCATIONS PER REQUIREMENTS
E. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE HOUSE. ALL NEW SMOKE DETECTORS ADDED AT EXISTING CONSTRUCTION NEED ONLY BE BATTERY POWERED. IRC SECTION 907.2.10.1.3
F. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. IC.RC SECTION 907.2.10.2.1
G. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE HOUSE. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. IC.RC SECTION 907.2.10.3.1
H. RECEPTACLE OUTLETS ON COUNTERTOPS SHALL BE INSTALLED AT 48" O.C. MAX. PER NEC ART 210-52(C) REQUIREMENTS
I. AT LEAST 50% OF THE INSTALLED WATTAGE OF LIGHT FIXTURES IN KITCHENS SHALL BE FLUORESCENT
J. OUTDOOR LIGHT FIXTURES THAT ARE ATTACHED TO THE BUILDING SHALL BE FLUORESCENT, OR CONTROLLED BY A COMBINATION OF MOTION SENSORS AND PHOTO-CONTROL
K. 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM EXHAUST FAN CAPACITIES
L. LUMINAIRES TO BE INSTALLED RECESSED IN INSULATED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY A NATIONALLY RECOGNIZED TESTING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
M. GENERAL LIGHTING USE IN RESIDENTIAL LIVING SPACES AND EXTERIOR LIGHTING LUMINAIRES SHALL BE HIGH EFFICACY TYPE
N. MOTION SENSORS SHALL BE ALLOWED FOR BATHROOMS, LAUNDRY ROOMS WITH MANUAL-ON AUTO-OFF. LUMINAIRES ARE NOT HIGH EFFICACY TYPES
O. DIMMER OR MANUAL-ON OCCUPANCY SENSORS SHALL BE ALLOWED FOR AREAS OTHER THAN KITCHENS, BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS. LUMINAIRES ARE NOT HIGH EFFICACY TYPES
P. PROVIDE COMPACT FLUORESCENT BULBS AT ALL FIXTURES WHERE FLUORESCENT BULBS ARE NOT ALREADY REQUIRED
Q. VERIFY ALL TELEPHONE AND CABLE JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION
R. VERIFY LOCATION AND POWER REQUIREMENTS FOR HVAC UNIT WITH MECHANICAL CONTRACTOR
S. IF DURING THE COURSE OF CONSTRUCTION, ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE HAZARDOUS MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS
T. ALL LOCATIONS TO HAVE TAMPER-RESISTANT RECEPTACLES
U. ALL RECEPTACLES INSTALLED IN GARAGE OR VAT LOCATIONS TO BE WEATHER RESISTANT.
V. ALL OUTLETS IN ALL ROOMS TO BE ARC-FAULT PROTECTED
W. ALL OUTLETS IN LOCATIONS AS DESCRIBED IN NEC 210.8 TO BE GFCI PROTECTED
X. ALL NON-LOCKING-TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN LOCATIONS AS DESCRIBED IN NEC 210.52 SHALL BE TAMPER RESISTANT RECEPTACLES



MAIN HOUSE LEVEL 2 ELECTRICAL FLOOR PLAN | 2 [N]

1/4"=1'-0"



MAIN HOUSE LEVEL 1 ELECTRICAL FLOOR PLAN | 1 [N]

1/4"=1'-0"

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 718 - 8145

CASE RESIDENCE + ADUS

1826-1832 19TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
09-12-22	CS	FOR SUBMITTAL
12-12-22	CS	FOR RESUBMITTAL
03-13-23	CS	FOR RESUBMITTAL
05-25-23	CS	FOR RESUBMITTAL

SAWAYA ARCHITECTURE

A5.0

MAIN HOUSE
LEVEL 1 ELEC.
LEVEL 2 ELEC.

2133

PRINT TO SCALE - 24" X 36"

LEGEND

- CEILING RECESSED LED PUCK LIGHT (4")
- UNDER COUNTER LIGHT
- CEILING MOUNTED PENDANT LIGHT
- WALL MOUNTED LIGHT SCONCE
- CEILING MOUNTED 80 CFM EXHAUST FAN WITH LIGHT
- PERMANENTLY-WIRED CEILING-MOUNTED SMOKE DETECTOR WITH BATTERY BACKUP
- $ TOGGLE SWITCH AT 42" AFF U.N.O
- $3 3-WAY SWITCH AT 42" AFF U.N.O
- 120V AFCI/GFCI DUPLEX RECEPTACLE OUTLET AT 42" AFF U.N.O.
- 120V AFCI DUPLEX RECEPTACLE OUTLET AT 18" AFF U.N.O
- CO PERMANENTLY-WIRED CEILING-MOUNTED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

ELECTRICAL NOTES

A. ALL NEW BATHROOM RECEPTACLE OUTLETS SHALL BE ISOLATED AND SERVED BY A MINIMUM OF 20 AMP BRANCH CIRCUIT (CEC/NEC ART. 210-11(C)(1))

B. ALL RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART. 210-52(A) REQUIREMENTS

C. HALLWAYS GREATER THAN 10' IN LENGTH REQUIRE AT LEAST ONE RECEPTACLE OUTLET PER NEC ART. 210-52(H)

D. PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS PER NEC ART. 210-8. ALL 125V, SINGLE-PHASE, 15-20 AMP RECEPTACLES SHALL BE INSTALLED AT ALL LOCATIONS PER REQUIREMENTS

E. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE HOUSE. ALL NEW SMOKE DETECTORS ADDED AT EXISTING CONSTRUCTION NEED ONLY BE BATTERY POWERED. (CSC SECTION 907.2.10.1.3)

F. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (CSC SECTION 907.2.10.2)

G. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE HOUSE. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CSC SECTION 907.2.10.3)

H. RECEPTACLE OUTLETS ON COUNTERTOPS SHALL BE INSTALLED AT 48" O.C. MAX. PER NEC ART. 210-52(C) REQUIREMENTS

I. AT LEAST 50% OF THE INSTALLED WATTAGE OF LIGHT FIXTURES IN KITCHENS SHALL BE FLUORESCENT

J. OUTDOOR LIGHT FIXTURES THAT ARE ATTACHED TO THE BUILDING SHALL BE FLUORESCENT, OR CONTROLLED BY A COMBINATION OF MOTION SENSORS AND PHOTO-CONTROL

K. 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM EXHAUST FAN CAPACITIES

L. LUMINARES TO BE INSTALLED RECESSED IN INSULATED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION CONTACT BY A NATIONALLY RECOGNIZED TESTING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS

M. GENERAL LIGHTING USED IN RESIDENTIAL LIVING SPACES AND EXTERIOR LIGHTING LUMINARES SHALL BE HIGH EFFICACY TYPE.

N. MOTION SENSORS SHALL BE ALLOWED FOR BATHROOMS, LAUNDRY ROOMS WITH MANUAL-ON AUTO-OFF. LUMINARES ARE NOT HIGH EFFICACY TYPES

O. DIMMER OR MANUAL-ON OCCUPANCY SENSORS SHALL BE ALLOWED FOR AREAS OTHER THAN KITCHENS, BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS IF LUMINARES ARE NOT HIGH EFFICACY TYPES

P. PROVIDE COMPACT FLUORESCENT BULBS AT ALL FIXTURES WHERE FLUORESCENT BULBS ARE NOT ALREADY REQUIRED

Q. VERIFY ALL TELEPHONE AND CABLE TV JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION

R. VERIFY LOCATION AND POWER REQUIREMENTS FOR HVAC UNIT WITH MECHANICAL CONTRACTOR

S. IF DURING THE COURSE OF CONSTRUCTION, ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE HAZARDOUS MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS

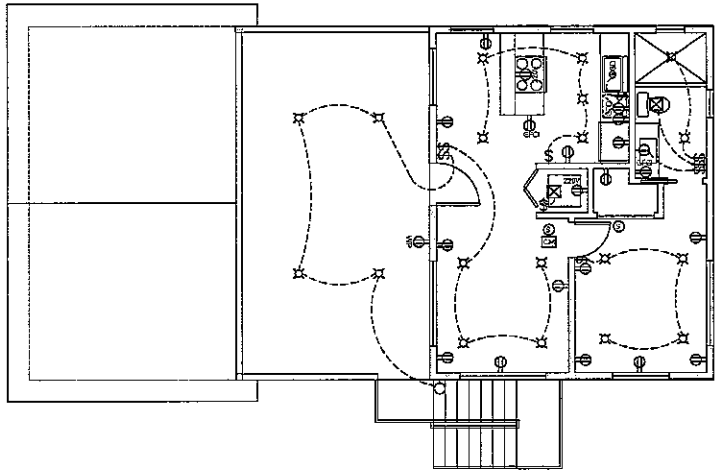
T. ALL LOCATIONS TO HAVE TAMPER-RESISTANT RECEPTACLES

U. ALL RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS TO BE WEATHER RESISTANT

V. ALL OUTLETS IN ALL ROOMS TO BE ARC-FAULT PROTECTED

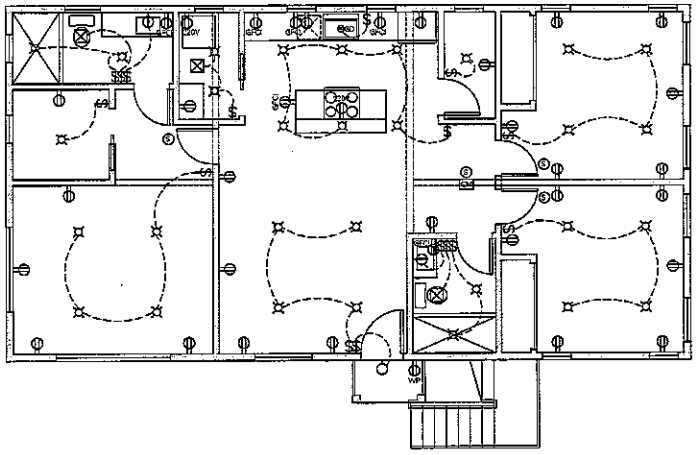
W. ALL OUTLETS IN LOCATIONS AS DESCRIBED IN NEC 210.8 TO BE GFCI PROTECTED

X. ALL NON-LOCKING-TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN LOCATIONS AS DESCRIBED IN NEC 210.52 SHALL BE TAMPER RESISTANT RECEPTACLES



ADU 2 LEVEL 2 ELECTRICAL FLOOR PLAN | 2

1/4"=1'-0"



ADU 1 LEVEL 1 ELECTRICAL FLOOR PLAN | 1

1/4"=1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
REN: 06-30-23
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3546 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 9145

CASE RESIDENCE + ADUS

1826-1832 69TH STREET
SAN DIEGO, CA 92114

DATE	BY	ISSUE DESCRIPTION
06-12-22	CS	FOR REVIEW
12-01-22	CS	FOR REVISIONS
02-13-23	CS	FOR REVISIONS
05-05-23	CS	FOR REVISIONS

SAWAYA ARCHITECTURE

A5.1

ADU 1 & 2
LEVEL 1 ELEC
LEVEL 2 ELEC.

2133

PRINT TO SCALE 24" X 36"