



SAWAYA ARCHITECTURE
 3445 PARKWAY
 SAN DIEGO, CA 92108
 619.714.0100

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

DATE	BY	REVISIONS
04-18-21	CS	FOR RESUBMITTAL
04-18-21	CS	FOR RESUBMITTAL
04-18-21	CS	FOR RESUBMITTAL
04-18-21	CS	FOR RESUBMITTAL
04-18-21	CS	FOR RESUBMITTAL
04-18-21	CS	FOR RESUBMITTAL
04-18-21	CS	FOR RESUBMITTAL
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04-18-21	CS	FOR RESUBMITTAL
04-18-21	CS	FOR RESUBMITTAL

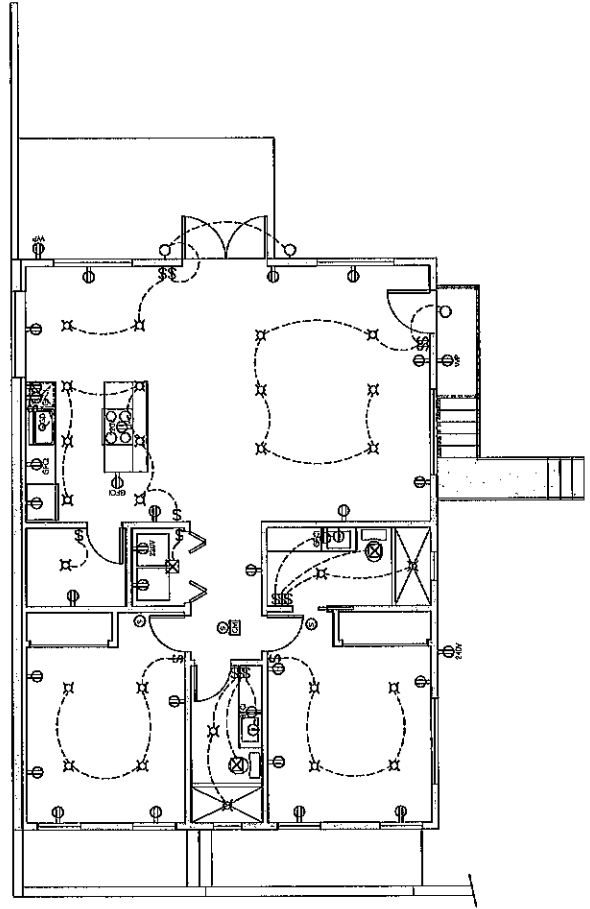
SAWAYA ARCHITECTURE
A5.2
 ADU 3
 LEVEL 1 ELEC.
 PER TO SCALE 1/4" = 1'-0"

LEGEND

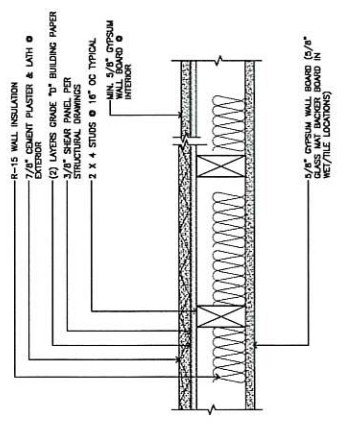
⊠	CEILING RECESSED LED TRACK LIGHT (4" x 4")
○	UNDER COUNTER LIGHT
⊕	CEILING MOUNTED PENDANT LIGHT
⊖	WALL MOUNTED LIGHT SOURCE
⊗	CEILING MOUNTED KITCHEN DOWNLIGHT (4" x 4") WITH LENS
⊙	PERMANENTLY WIRED CEILING MOUNTED SMOKE DETECTOR WITH BATTERY BACKUP
⊘	TOGGLE SWITCH (4" x 4") AFF UNO
⊚	3-WAY SWITCH (4" x 4") AFF UNO
⊛	100% APPROX. DUPLEX RECEPTACLE OUTLET AT 4" AFF UNO
⊜	100% APPROX. DUPLEX OUTLET AT 15" AFF UNO
⊝	PERMANENTLY WIRED CEILING MOUNTED BATTERY BACKUP SMOKE DETECTOR WITH BATTERY BACKUP

ELECTRICAL NOTES

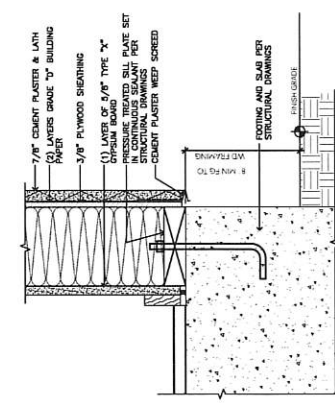
- A. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- B. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- C. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- D. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
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- G. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
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- I. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- J. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- K. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- L. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- M. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- N. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- O. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- P. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- Q. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- R. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- S. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- T. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- U. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- V. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- W. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- X. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- Y. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).
- Z. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).



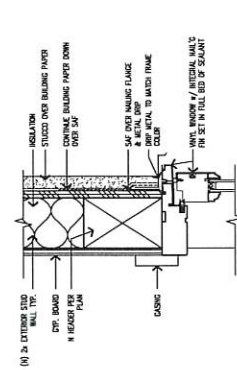
ADU 3 LEVEL 1 ELECTRICAL FLOOR PLAN
 1/4" = 1'-0"



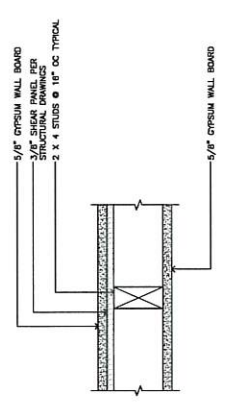
1
3'-11'-0"



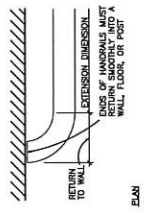
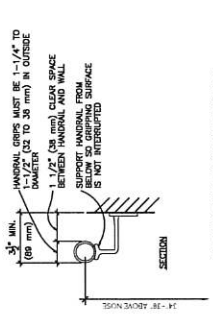
5
3'-11'-0"



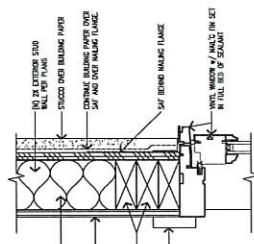
9
3'-11'-0"



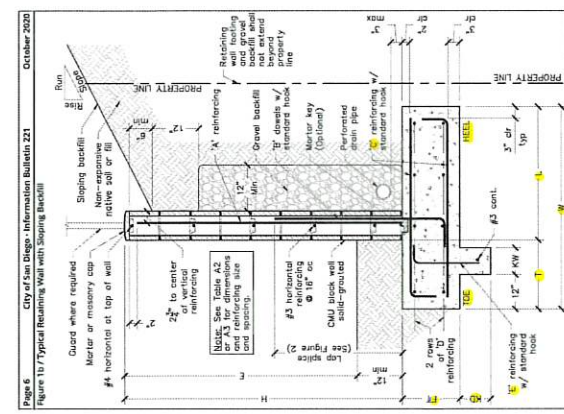
2
3'-11'-0"



6
3'-11'-0"



10
3'-11'-0"

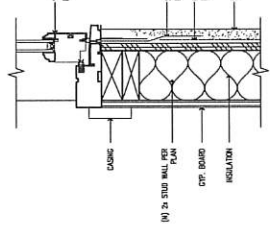


City of San Diego - Information Bulletin #21
October 2020

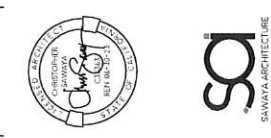
Table A2 - Requirements for Various Heights of Retaining Walls with Sloping Backfill

Stem Height	1-4'	4'-0"	4'-0"	4'-0"	4'-0"	5'-0"	5'-0"	6'-0"
Stem Height	1-4'	4'-0"	4'-0"	4'-0"	4'-0"	5'-0"	5'-0"	6'-0"
Exposed Wall Height (H)	2'-4"	3'-0"	3'-0"	3'-0"	4'-4"	4'-4"	5'-0"	5'-0"
CHAU Block Size	6"	8"	8"	8"	8"	8"	8"	8"
Facing Width (W)	1'-0"	2'-0"	2'-0"	2'-0"	2'-6"	2'-6"	2'-6"	2'-6"
Heel Dimension (L)	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
Toe Dimension (T)	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
A Reinforcing	4# 12 @ 24"	4# 12 @ 24"	4# 12 @ 24"	4# 12 @ 24"	4# 12 @ 12"	4# 12 @ 12"	4# 12 @ 12"	4# 12 @ 12"
B Reinforcing	4# 5 @ 24"	4# 5 @ 24"	4# 5 @ 24"	4# 5 @ 24"	4# 5 @ 12"	4# 5 @ 12"	4# 5 @ 12"	4# 5 @ 12"
C Reinforcing	4# 5 @ 12"	4# 5 @ 12"	4# 5 @ 12"	4# 5 @ 12"	4# 5 @ 12"	4# 5 @ 12"	4# 5 @ 12"	4# 5 @ 12"
Top & Bottom Total	(4 total)	(4 total)	(4 total)	(4 total)	(4 total)	(4 total)	(4 total)	(4 total)
Key Width (K)	3'-4"	3'-4"	3'-4"	3'-4"	4'-0"	4'-0"	4'-0"	4'-0"
Key Length (L)	-	-	-	-	4'-0"	4'-0"	4'-0"	4'-0"

7
NTS



11
3'-11'-0"



SAWAYA ARCHITECTURE
JIAA, 1710 AVENUE
SAN DIEGO, CA 92101
(619) 551-4166

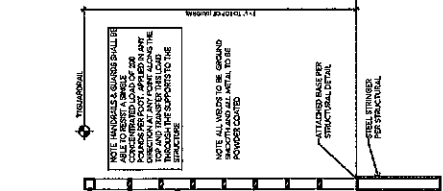
CASE RESIDENCE
+ ADUS
1826 - 1832 6TH STREET
SAN DIEGO, CA 92114

DATE	BY	REVISION/DESCRIPTION
04-12-23	CS	FOR PERMITTING
10-27-21	CS	FOR PERMITTING
03-15-21	CS	FOR PERMITTING
01-11-21	CS	FOR PERMITTING
12-11-20	CS	FOR PERMITTING
08-04-20	CS	FOR PERMITTING
08-19-19	CS	FOR PERMITTING
08-12-19	CS	FOR PERMITTING

SAWAYA ARCHITECTURE
A7.0
DETAILS



DATE	DESCRIPTION
06-13-23	ISSUE FOR PERMIT
06-13-23	ISSUE FOR PERMIT
06-13-23	ISSUE FOR PERMIT
06-13-23	ISSUE FOR PERMIT
06-13-23	ISSUE FOR PERMIT
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06-13-23	ISSUE FOR PERMIT
06-13-23	ISSUE FOR PERMIT



1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

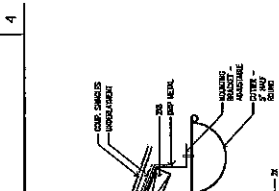
1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

NOTE: ALL WELDS TO BE GRIND AND POWER COATED

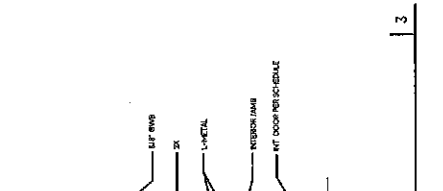
ATTACHED BASE PER STRUCTURAL DETAIL

STEEL TRIMMER PER STRUCTURAL

1-1/2" THICKER GLASS



EXTERIOR METAL GUARDRAIL
1-1/2"-0"



3-5/8" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

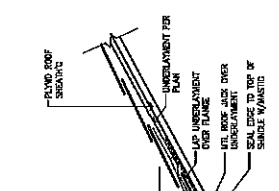
1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

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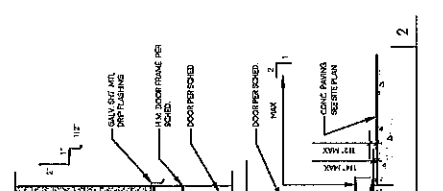
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1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION



INTERIOR DOOR HEAD
3-5/8"-0"



3-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

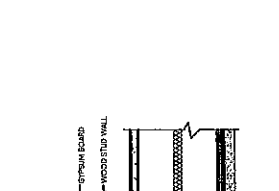
1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

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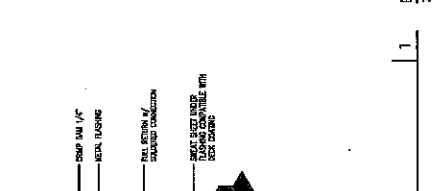
1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

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1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION



TYPICAL EXTERIOR DOOR JAMB
3-1/2"-0"



1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

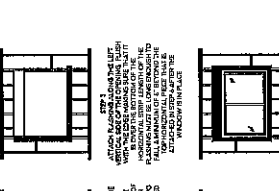
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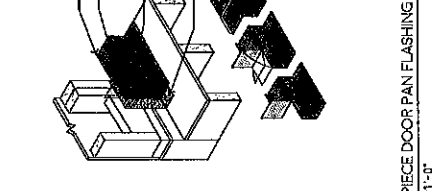
1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

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1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION



ROOF RIDGE (HIP SIMILAR)
1-1/2"-0"



1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

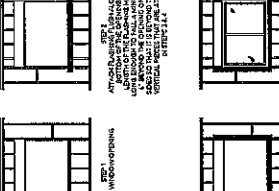
1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

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1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION



ROOF TO RAKE WALL
1-1/2"-0"



1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

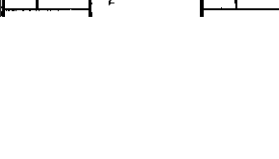
1-1/2" x 1-1/2" GALVANIZED STEEL TUBING PER SECTION

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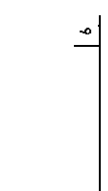
ROOF TO EAVE TO WALL
1-1/2"-0"



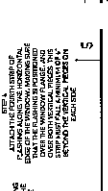
GUTTER
3-5/8"-0"



PIPE FLUE PENETRATION
1-1/2"-0"



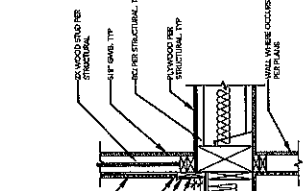
TYPICAL EXTERIOR DOOR JAMB
3-1/2"-0"



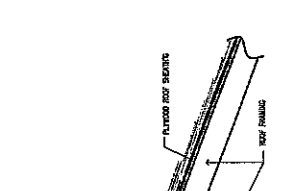
ROOF TO RAKE WALL
1-1/2"-0"



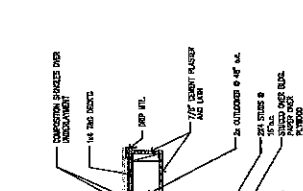
ROOF TO EAVE TO WALL
1-1/2"-0"



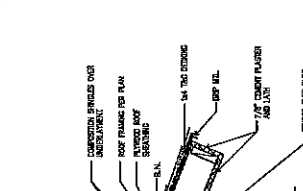
DECK AT EXTERIOR WALL
1-1/2"-0"



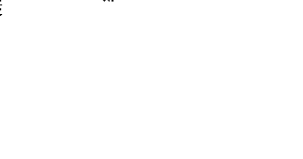
ROOF TO EAVE TO WALL
1-1/2"-0"



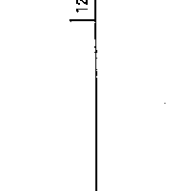
ROOF TO RAKE WALL
1-1/2"-0"



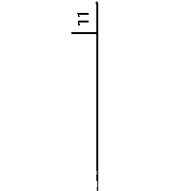
ROOF TO EAVE TO WALL
1-1/2"-0"



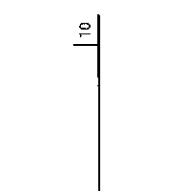
ROOF TO EAVE TO WALL
1-1/2"-0"



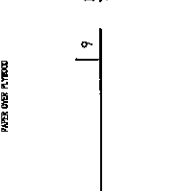
ROOF TO EAVE TO WALL
1-1/2"-0"



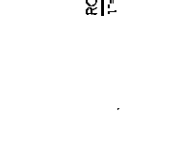
ROOF TO EAVE TO WALL
1-1/2"-0"



ROOF TO EAVE TO WALL
1-1/2"-0"



ROOF TO EAVE TO WALL
1-1/2"-0"



ROOF TO EAVE TO WALL
1-1/2"-0"



gs
SAVANNA ARCHITECTURE

1547 W. HOLLY
SAN DIEGO, CA 92114
(619) 594-8118

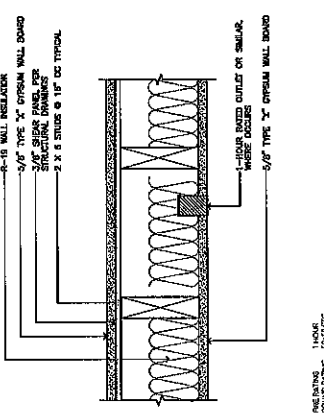
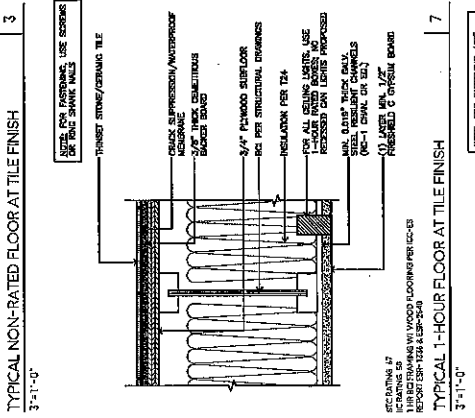
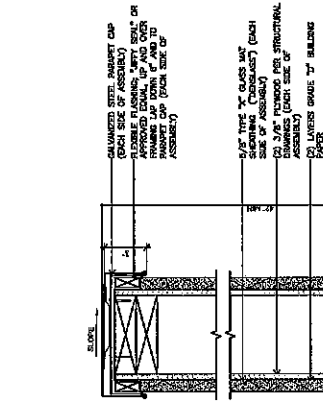
CASE RESIDENCE
+ ADUS

1924-1922 69TH STREET
SAN DIEGO, CA 92114

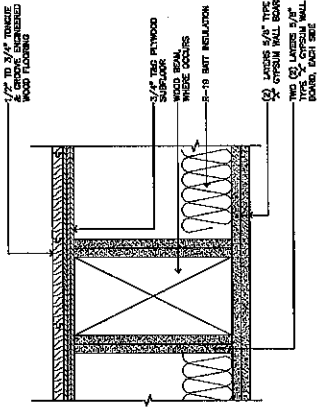
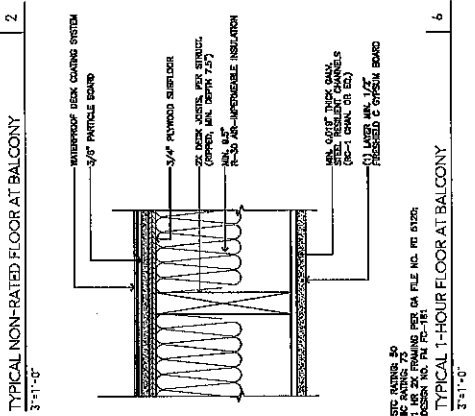
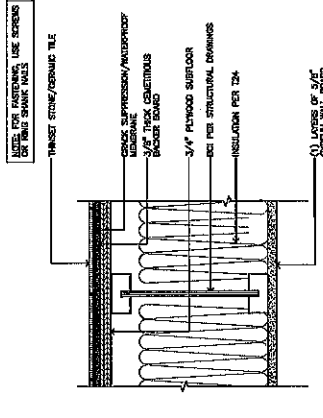
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10-23-21 CS
09-15-21 CS
08-18-21 CS
08-11-21 CS
07-28-21 CS

SAVANNA ARCHITECTURE
A7.2
DETAILS

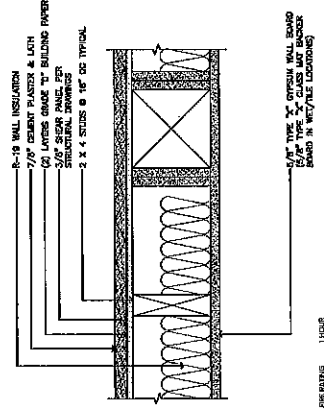
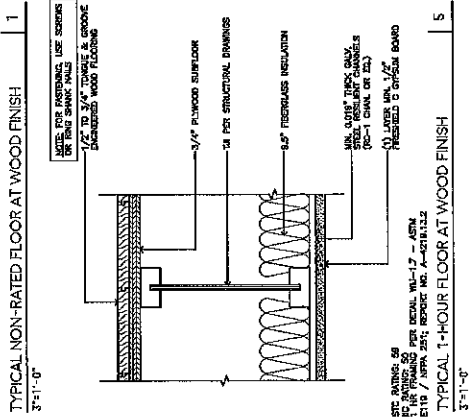
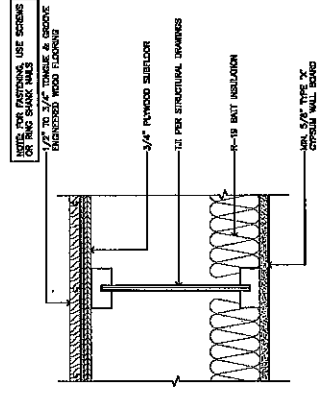
DATE: 01-18-22 CS
10-23-21 CS



TYPICAL 1-HOUR RATED BEAM IN FLOOR
3'-11"-0"



TYPICAL 1-HOUR RATED COLUMN IN EXT. WALL
3'-11"-0"

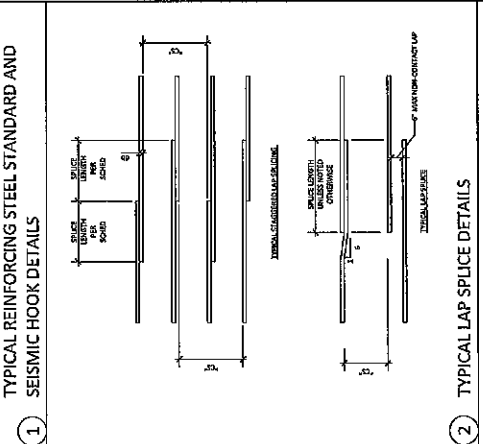
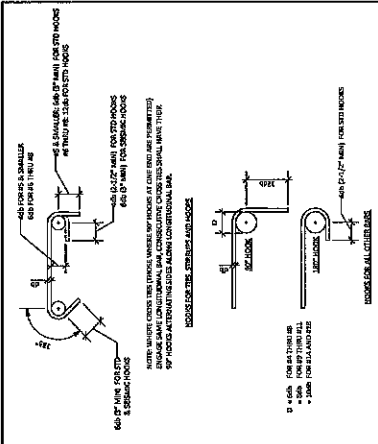


TYPICAL 1-HOUR RATED FLOOR AT TILE FINISH
3'-11"-0"

PREPARED BY: GS
DRAWN BY: GS

PREPARED BY: GS
DRAWN BY: GS

PREPARED BY: GS
DRAWN BY: GS

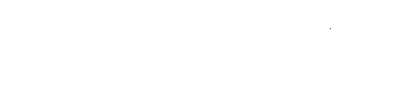
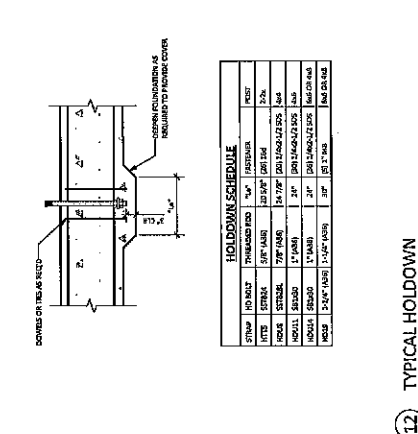
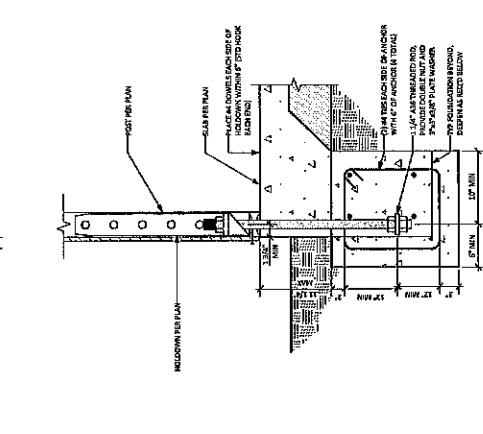
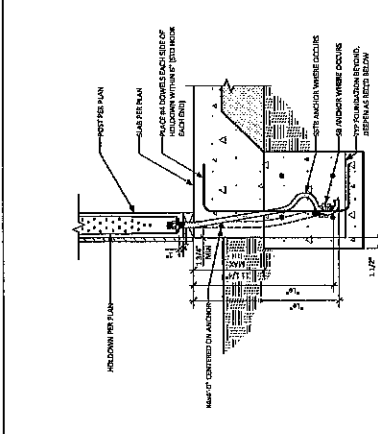
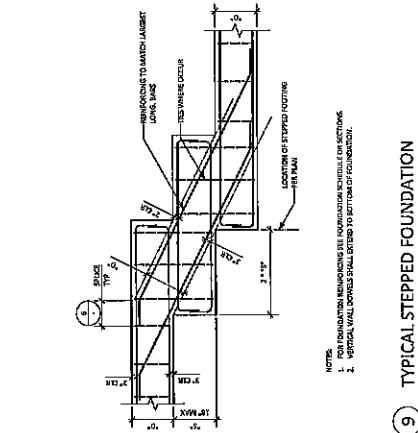
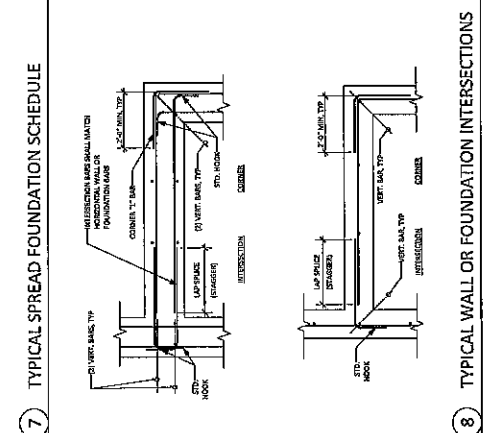
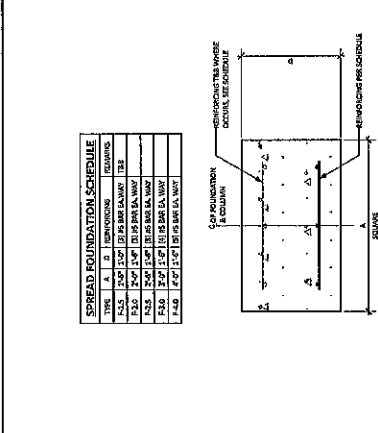
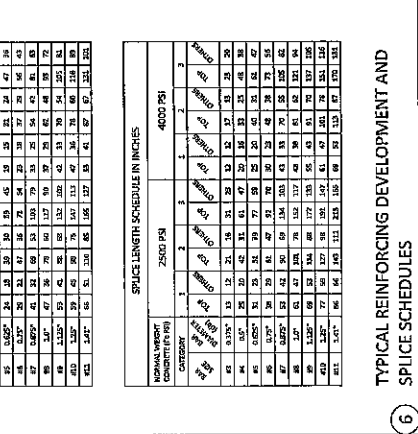
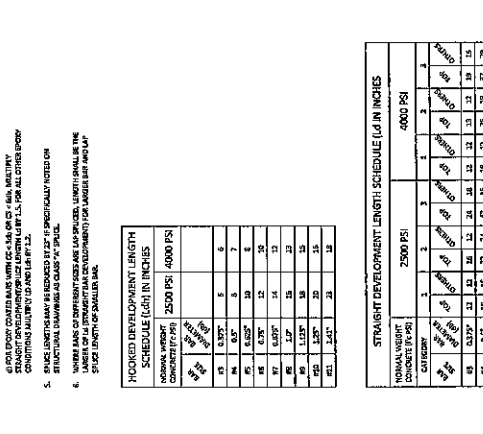
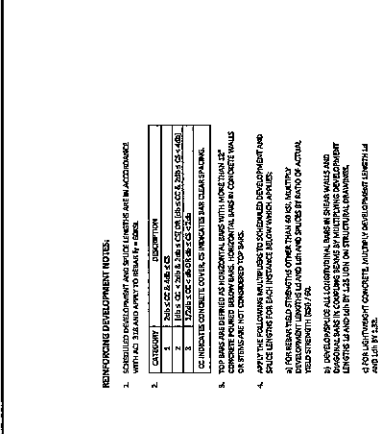


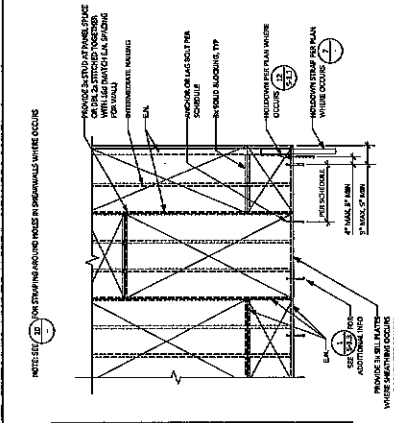
1 TYPICAL REINFORCING STEEL STANDARD AND SEISMIC HOOK DETAILS

2 TYPICAL LAP SPICE DETAILS

PROVIDE THE FOLLOWING CONCRETE CLEAR COVER (CC) FOR REINFORCING STEEL PLACES IN CAST-IN-PLACE CONCRETE

A. CONCRETE CAST AGAINST FORMS AND REMAINING EXPOSED TO WEATHER: 1" FOR #4 AND #5, 1.5" FOR #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100, #101, #102, #103, #104, #105, #106, #107, #108, #109, #110, #111, #112, #113, #114, #115, #116, #117, #118, #119, #120, #121, #122, #123, #124, #125, #126, #127, #128, #129, #130, #131, #132, #133, #134, #135, #136, #137, #138, #139, #140, #141, #142, #143, #144, #145, #146, #147, #148, #149, #150, #151, #152, #153, #154, #155, #156, #157, #158, #159, #160, #161, #162, #163, #164, #165, #166, #167, #168, #169, #170, #171, #172, #173, 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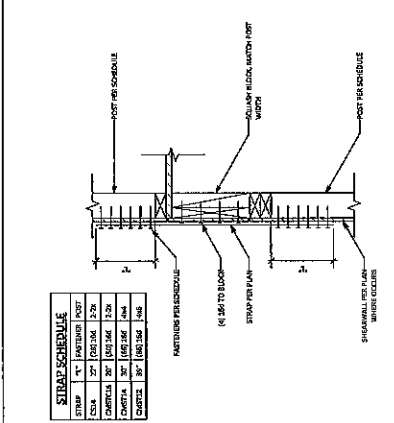


SHEARWALL SCHEDULE

TYPE	STRAP SCHEDULE	BAR	BAR	MAXIMUM SPACING	MAX. SPACING	MIN. COVERAGE
1	1	306 # 4	306 # 4	12"	12"	12"
2	2	306 # 4	306 # 4	12"	12"	12"
3	3	306 # 4	306 # 4	12"	12"	12"
4	4	306 # 4	306 # 4	12"	12"	12"
5	5	306 # 4	306 # 4	12"	12"	12"
6	6	306 # 4	306 # 4	12"	12"	12"
7	7	306 # 4	306 # 4	12"	12"	12"
8	8	306 # 4	306 # 4	12"	12"	12"
9	9	306 # 4	306 # 4	12"	12"	12"
10	10	306 # 4	306 # 4	12"	12"	12"
11	11	306 # 4	306 # 4	12"	12"	12"
12	12	306 # 4	306 # 4	12"	12"	12"
13	13	306 # 4	306 # 4	12"	12"	12"
14	14	306 # 4	306 # 4	12"	12"	12"
15	15	306 # 4	306 # 4	12"	12"	12"
16	16	306 # 4	306 # 4	12"	12"	12"
17	17	306 # 4	306 # 4	12"	12"	12"
18	18	306 # 4	306 # 4	12"	12"	12"
19	19	306 # 4	306 # 4	12"	12"	12"
20	20	306 # 4	306 # 4	12"	12"	12"

NOTES:
 1. SHEARWALLS SHALL BE CONCRETE.
 2. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 3. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 4. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 5. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 6. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 7. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 8. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 9. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 10. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 11. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 12. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 13. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 14. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 15. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 16. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 17. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 18. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 19. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 20. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.

4 TYPICAL SHEARWALL SCHEDULE

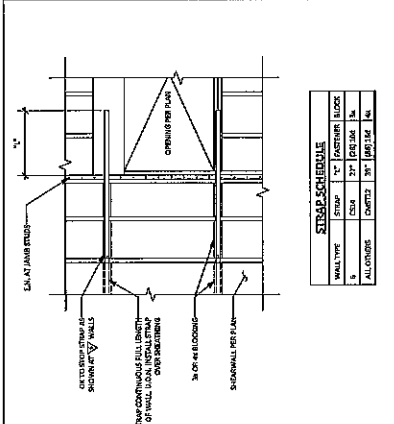


STRAP SCHEDULE

STRAP	TYPE	LENGTH	POST
1	1	12"	12"
2	2	12"	12"
3	3	12"	12"
4	4	12"	12"
5	5	12"	12"
6	6	12"	12"
7	7	12"	12"
8	8	12"	12"
9	9	12"	12"
10	10	12"	12"
11	11	12"	12"
12	12	12"	12"
13	13	12"	12"
14	14	12"	12"
15	15	12"	12"
16	16	12"	12"
17	17	12"	12"
18	18	12"	12"
19	19	12"	12"
20	20	12"	12"

NOTES:
 1. STRAP SHALL BE CONCRETE.
 2. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 3. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 4. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 5. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 6. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
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 9. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 10. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
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 12. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 13. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 14. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 15. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 16. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 17. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 18. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
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 20. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.

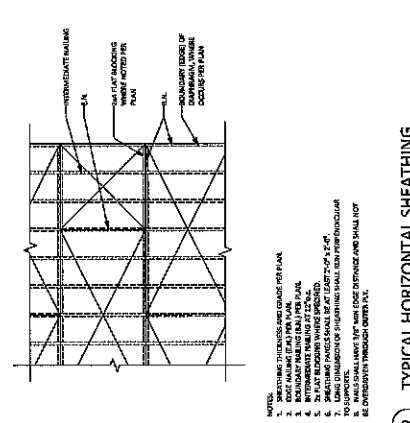
7 TYPICAL HOLDDOWN STRAP



STRAP SCHEDULE

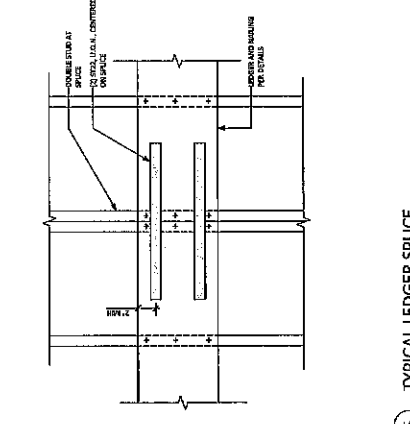
WALL TYPE	STRAP	TYPE	LENGTH	POST
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3	3	3	12"	12"
4	4	4	12"	12"
5	5	5	12"	12"
6	6	6	12"	12"
7	7	7	12"	12"
8	8	8	12"	12"
9	9	9	12"	12"
10	10	10	12"	12"
11	11	11	12"	12"
12	12	12	12"	12"
13	13	13	12"	12"
14	14	14	12"	12"
15	15	15	12"	12"
16	16	16	12"	12"
17	17	17	12"	12"
18	18	18	12"	12"
19	19	19	12"	12"
20	20	20	12"	12"

10 TYPICAL HOLE IN SHEARWALL

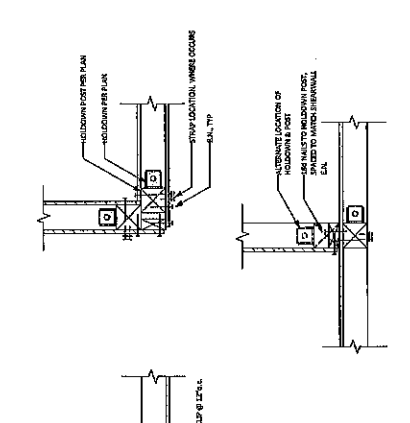


NOTES:
 1. SHEATHING THICKNESS AND GRADE PER PLAN.
 2. SHEATHING SHALL BE CONCRETE.
 3. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 4. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 5. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 6. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 7. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 8. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 9. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.
 10. REINFORCEMENT SHALL BE #4, UNLESS OTHERWISE NOTED.

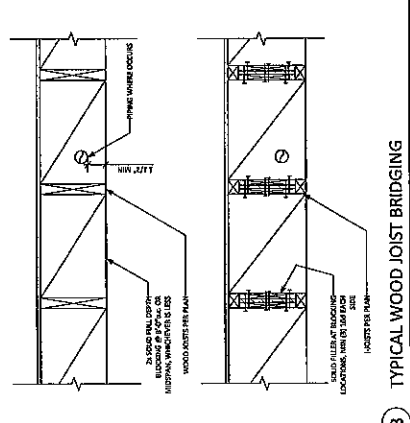
2 TYPICAL HORIZONTAL SHEATHING



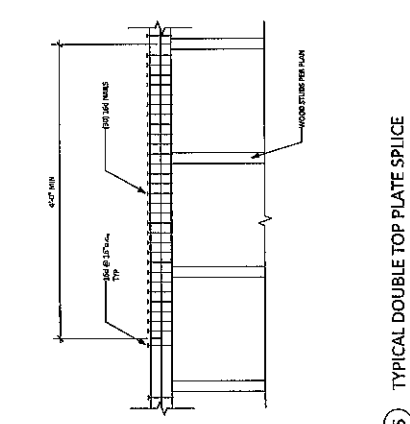
5 TYPICAL LEDGER SPLICE



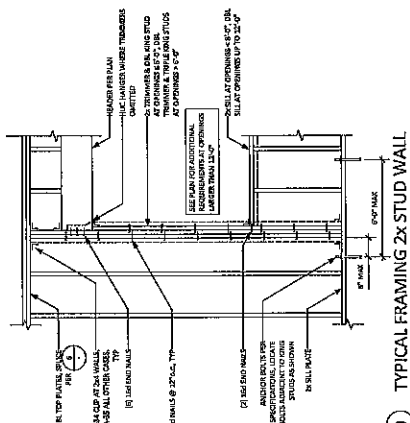
11 TYPICAL SHEARWALL INTERSECTIONS



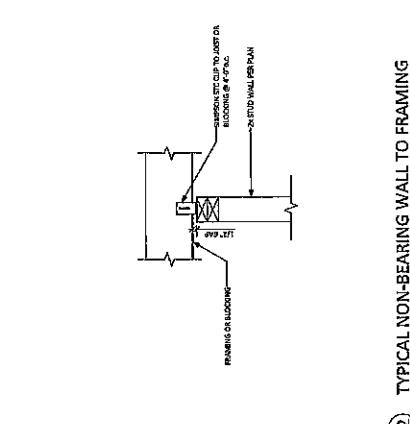
3 TYPICAL WOOD JOIST BRIDGING



6 TYPICAL DOUBLE TOP PLATE SPLICE



9 TYPICAL FRAMING 2x STUD WALL

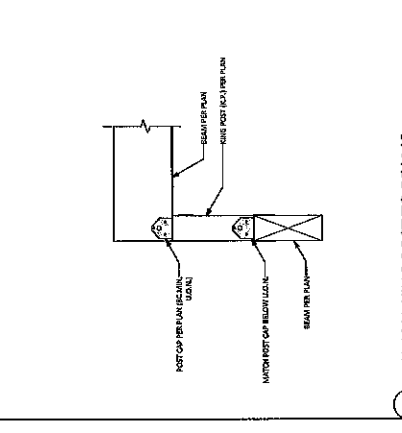
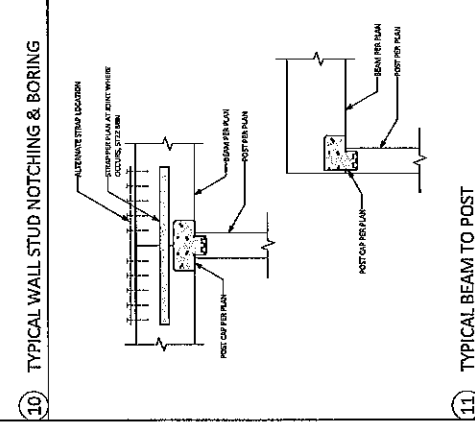
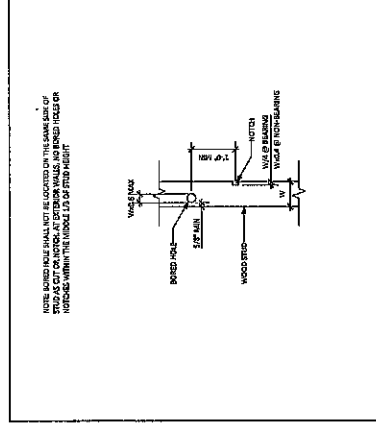
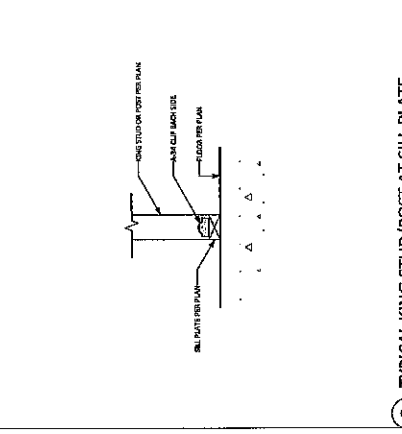
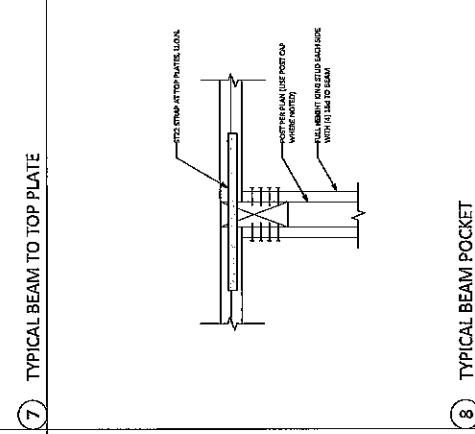
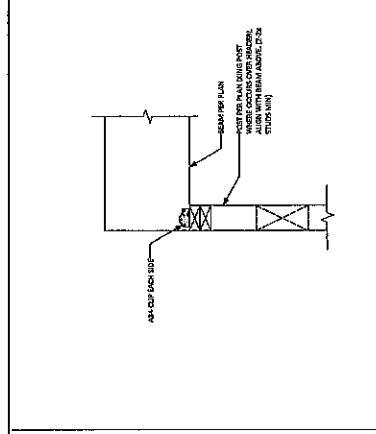
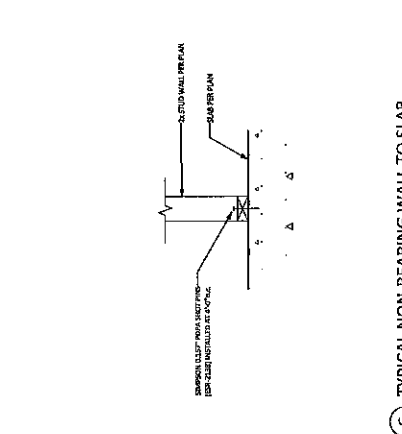
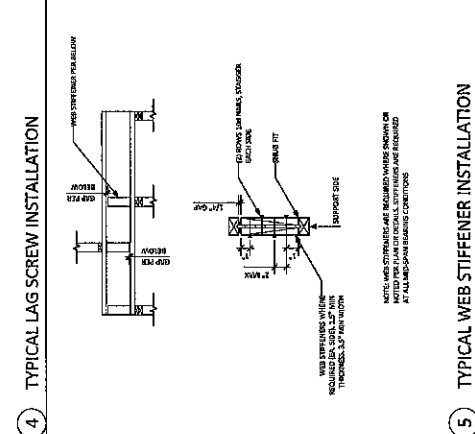
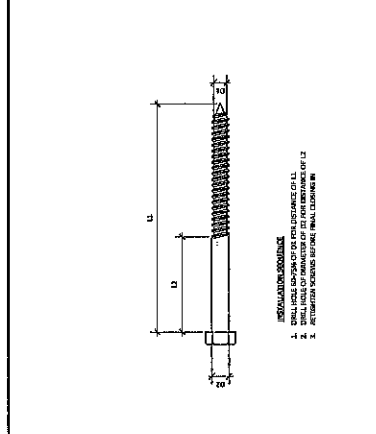
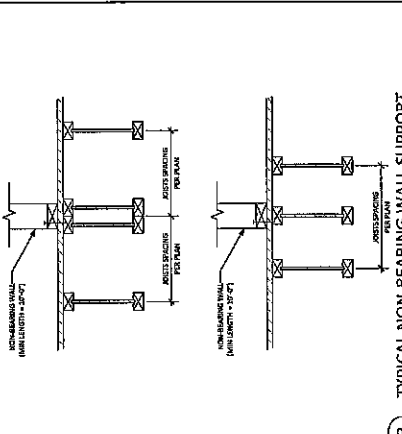
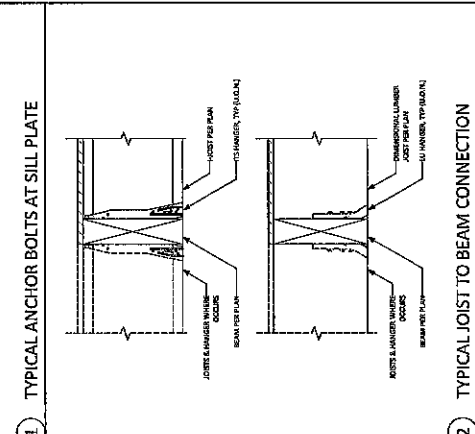
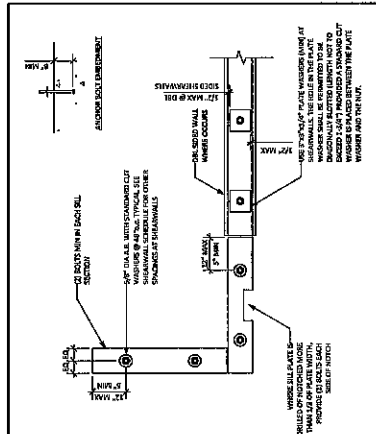


12 TYPICAL NON-BEARING WALL TO FRAMING



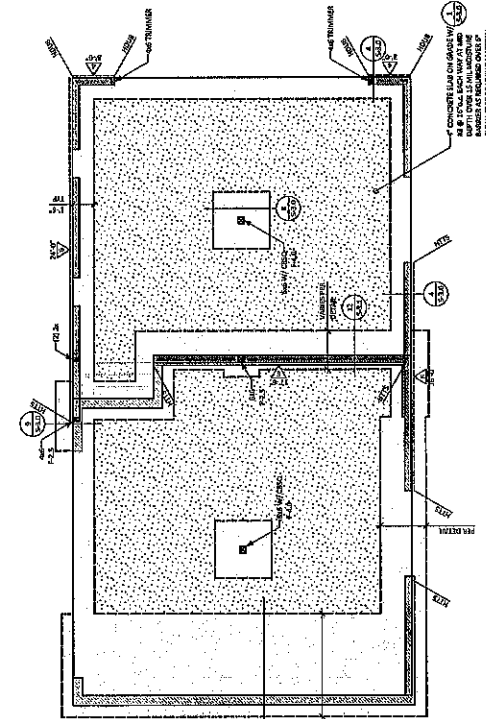
REVISIONS:

NO.	DATE	DESCRIPTION

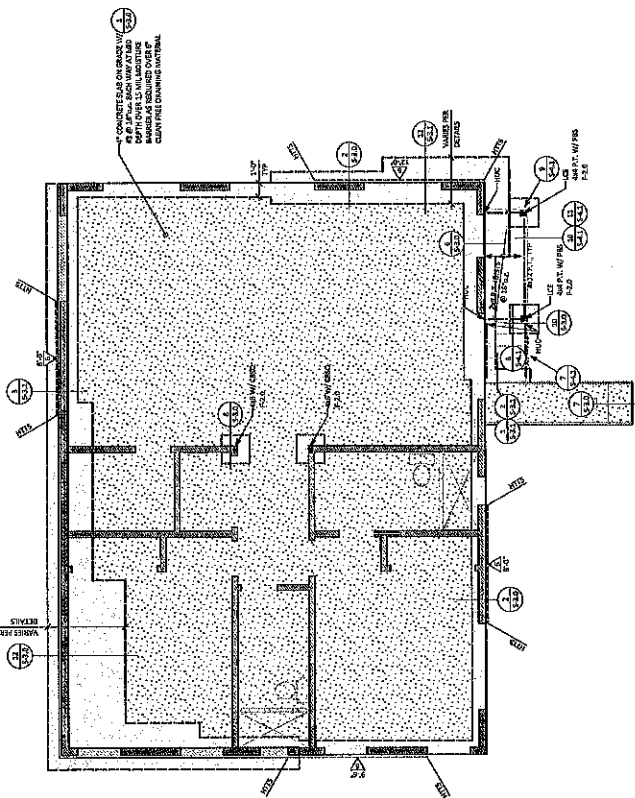




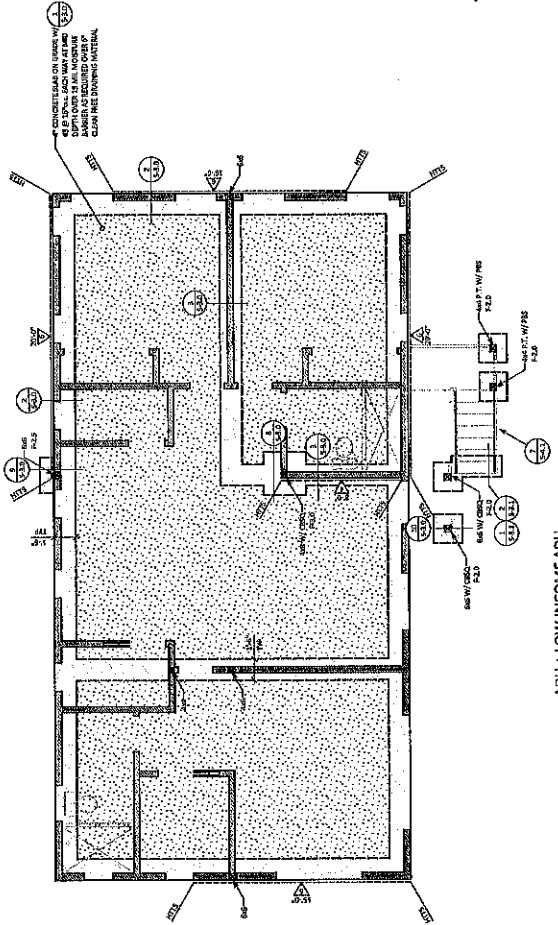
DATE:	3/1/20
PROJECT NO.:	23-027
SHEET:	S-2.0
FOUNDATION PLAN	



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



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



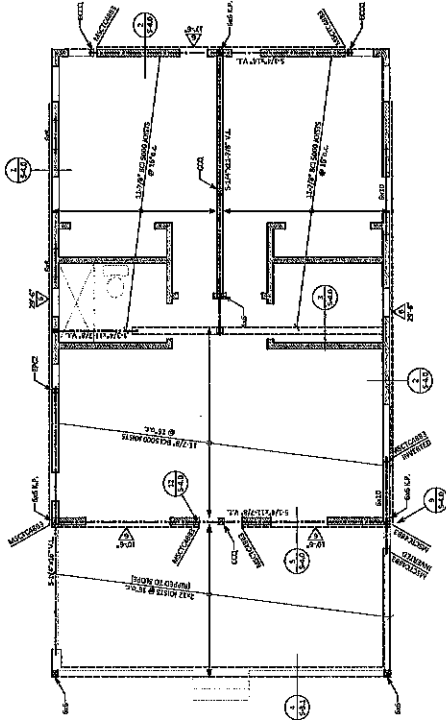
ADU + LOW INCOME ADU
 SCALE: 1/8" = 1'-0"

WOOD STUD SCHEDULE			
WOOD STUDS	SPACING	MAXIMUM	REMARKS
EXTERIOR WALLS	24" ON CENTER	NO POINT LOADS	
INTERIOR WALLS	24" ON CENTER	NO POINT LOADS	
FOUNDATION	24" ON CENTER	NO POINT LOADS	

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

- FOUNDATION NOTES:**
- FOUNDATION NOTES ARE TYPICAL UNLESS SPECIFIED OTHERWISE.
 - VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH ELEVATIONS, GRADES, AND MATERIALS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
 - SEE ARCHITECTURAL FOR ROOM OR ROOM LOCATION.
 - FOUNDATION SHALL BE SET TO THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING GRADE AND TO BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING GRADE AND TO BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING GRADE.
 - THE BASE OF COLUMN AND FOUNDATION SHALL BE SET TO THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING GRADE AND TO BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING GRADE.

- FOUNDATION LEGEND:**
- WOOD STUD SCHEDULE PER PLAN AND NOT BEING WALL PER (A)
 - WOOD STUD WALL ABOVE
 - WOOD STUD WALL BELOW
 - WOOD STUD WALL ABOVE AND TYPE PER (A)
 - WOOD STUD WALL BELOW AND TYPE PER (A)

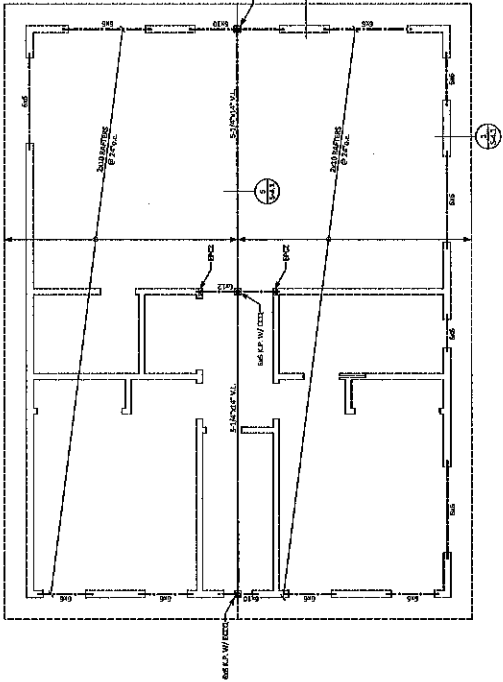


MAIN HOUSE
 SCALE: 1/4" = 1'-0"

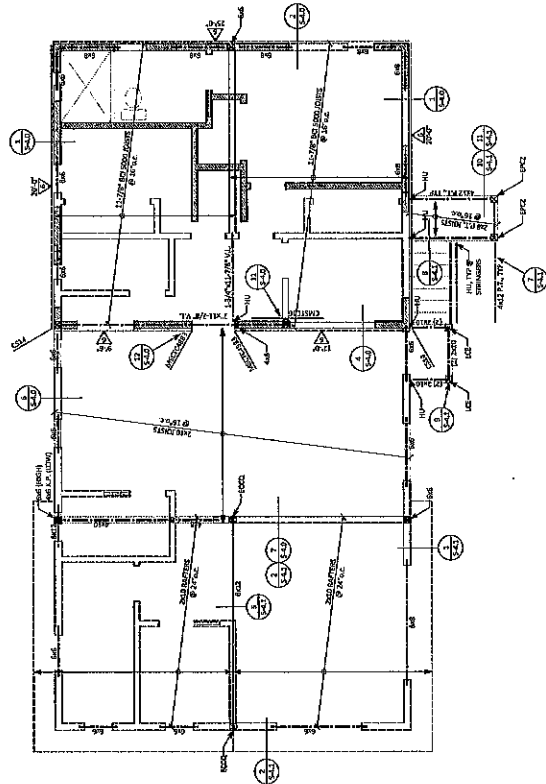
FRAMING PLAN
 SCALE: 1/4" = 1'-0"

- EXAMINEE NOTES:**
- FOR BEAMS, JOISTS AND TYPICAL DETAILS SEE SHEETS S-1.1 THROUGH S-1.4.
 - VERIFY ALL DIMENSIONS, LOCATIONS, FINISH SPACES, SLOPE, DRAINAGE, AND ELEVATIONS WITH ARCHITECTURAL CONDITIONS PRIOR TO START OF CONSTRUCTION.
 - VERIFY ALL DIMENSIONS, LOCATIONS, FINISH SPACES, SLOPE, DRAINAGE, AND ELEVATIONS WITH ARCHITECTURAL CONDITIONS PRIOR TO START OF CONSTRUCTION.
 - VERIFY ALL DIMENSIONS, LOCATIONS, FINISH SPACES, SLOPE, DRAINAGE, AND ELEVATIONS WITH ARCHITECTURAL CONDITIONS PRIOR TO START OF CONSTRUCTION.
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 - VERIFY ALL DIMENSIONS, LOCATIONS, FINISH SPACES, SLOPE, DRAINAGE, AND ELEVATIONS WITH ARCHITECTURAL CONDITIONS PRIOR TO START OF CONSTRUCTION.
 - VERIFY ALL DIMENSIONS, LOCATIONS, FINISH SPACES, SLOPE, DRAINAGE, AND ELEVATIONS WITH ARCHITECTURAL CONDITIONS PRIOR TO START OF CONSTRUCTION.

LOCATION / WALL TYPE	SPAN	JOIST
INTERIOR / OPTION	4'-0" @ 16'-0"	2x8 @ 24" O.C.
EXTENDED / FINISH	4'-0" @ 16'-0"	2x8 @ 24" O.C.
EXTENDED / FINISH	4'-0" @ 16'-0"	2x8 @ 24" O.C.
EXTENDED / FINISH	4'-0" @ 16'-0"	2x8 @ 24" O.C.
EXTENDED / FINISH	4'-0" @ 16'-0"	2x8 @ 24" O.C.



BONUS ADU
 SCALE: 1/4" = 1'-0"

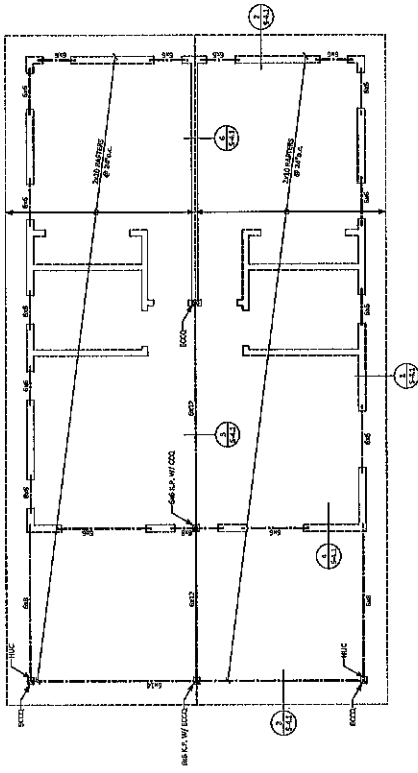


ADU + LOW INCOME ADU
 SCALE: 1/4" = 1'-0"

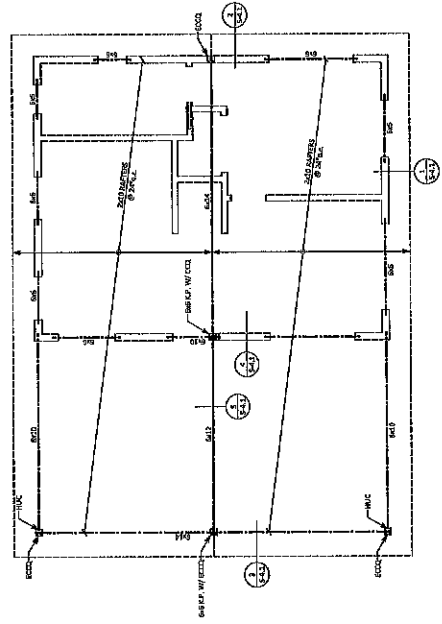


REVISIONS:	
DATE	
DATE:	3/9/22
SCALE:	
PROJECT NO.:	22-027
SHEET:	

S-2.2
 ROOF
 FRAMING PLAN



MAIN HOUSE
 SCALE: 3/4" = 1'-0"

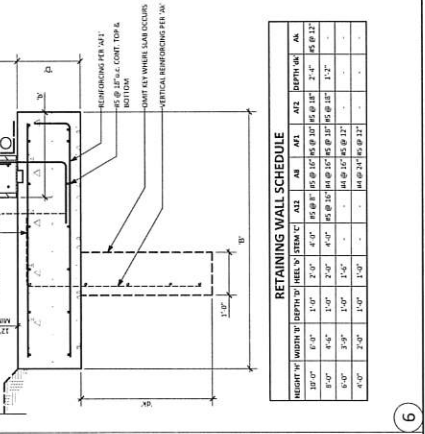
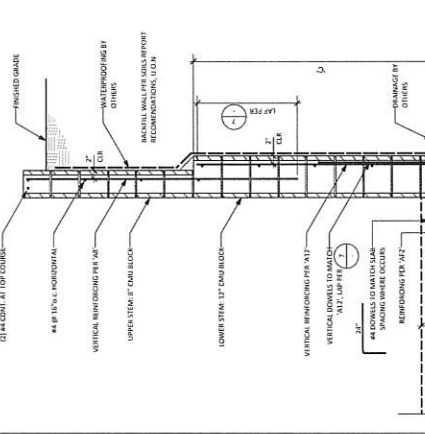
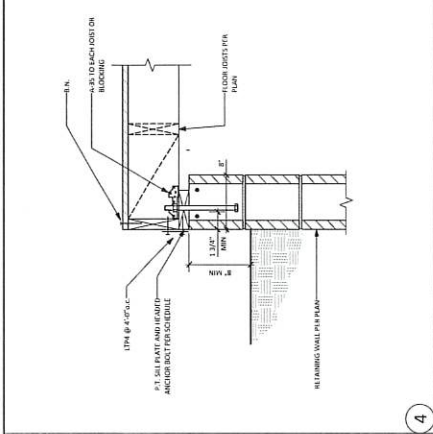
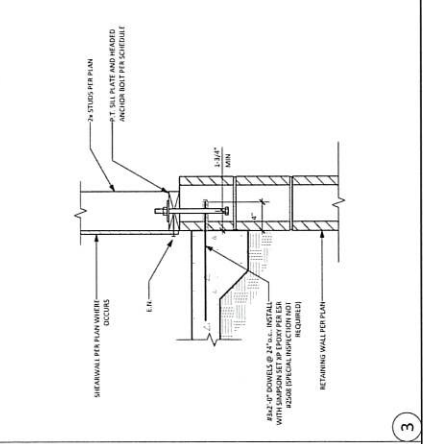
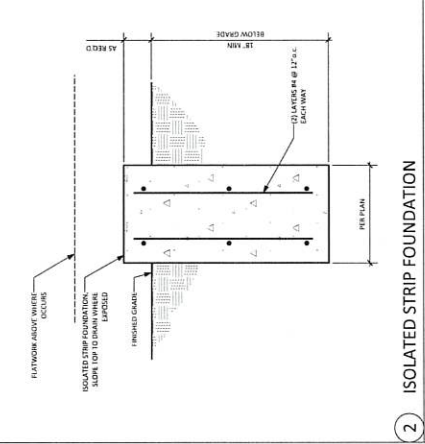
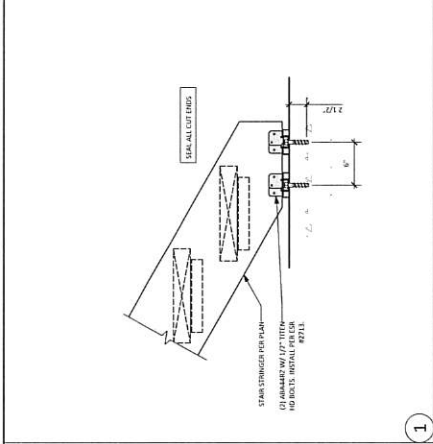


ADU + LOW INCOME ADU
 SCALE: 3/4" = 1'-0"

FRAMING PLAN
 SCALE: 3/4" = 1'-0"

- EXAMINE NOTES:**
1. REFER TO ALL OTHER SHEETS FOR DETAILS AND SPECIFICATIONS.
 2. DO NOT SCALE DIMENSIONS.
 3. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, STUD, FRAMING, AND OTHER DETAILS FOR ACCURACY AND CONFORMANCE WITH THE START OF CONSTRUCTION.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. THE ENGINEER ASSUMES THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MATERIALS.
 6. THE ENGINEER IS NOT RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION OR THE PERFORMANCE OF THE MATERIALS.
 7. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION OR THE STRUCTURE OF THE BUILDING.

- EXPLANATIONS:**
- INCLUDES BELOW PER PLAN
 - - - INCLUDES ABOVE PER PLAN
 - ▭ INCLUDES WALL BELOW



MASONRY LAP SPICE LENGTH

SPICE TYPE	SPICE LENGTH	MINIMUM LAP	MINIMUM LAP PER PLAN
1	12"	12"	12"
2	12"	12"	12"
3	12"	12"	12"
4	12"	12"	12"
5	12"	12"	12"
6	12"	12"	12"
7	12"	12"	12"
8	12"	12"	12"
9	12"	12"	12"
10	12"	12"	12"

NOTES:

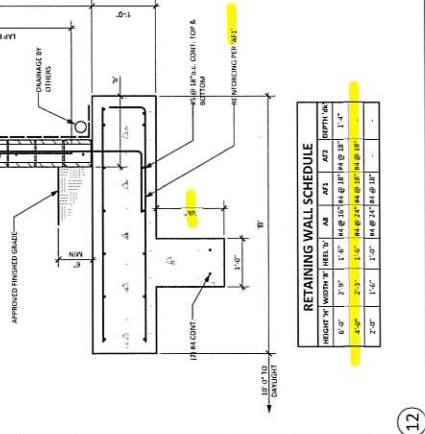
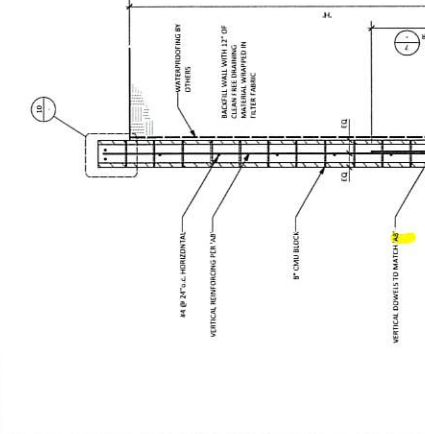
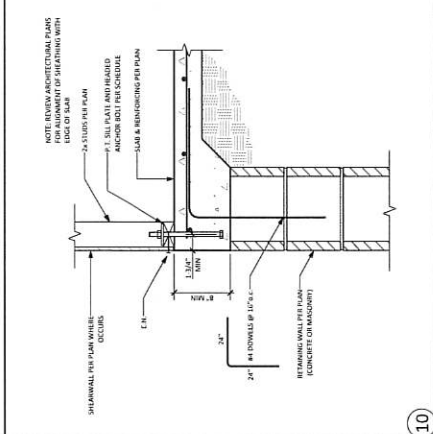
1. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.
2. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.
3. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.
4. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.
5. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.
6. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.
7. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.
8. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.
9. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.
10. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH 15% CEMENT MORTAR.

TYPICAL MASONRY LAP SPICE SCHEDULE

HEIGHT OF MASONRY	REINFORCING PER 12\"/>
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.

TYPICAL MASONRY LAP SPICE SCHEDULE

HEIGHT OF MASONRY	REINFORCING PER 12\"/>
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.



TYPICAL MASONRY LAP SPICE SCHEDULE

HEIGHT OF MASONRY	REINFORCING PER 12\"/>
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.

TYPICAL MASONRY LAP SPICE SCHEDULE

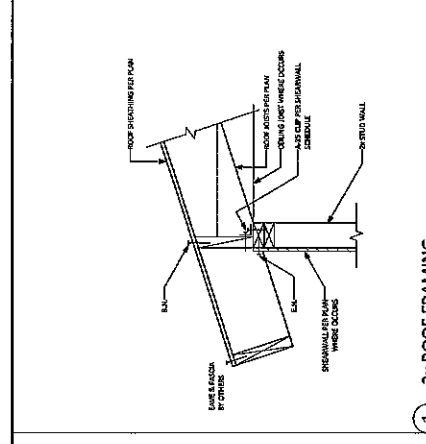
HEIGHT OF MASONRY	REINFORCING PER 12\"/>
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0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.

TYPICAL MASONRY LAP SPICE SCHEDULE

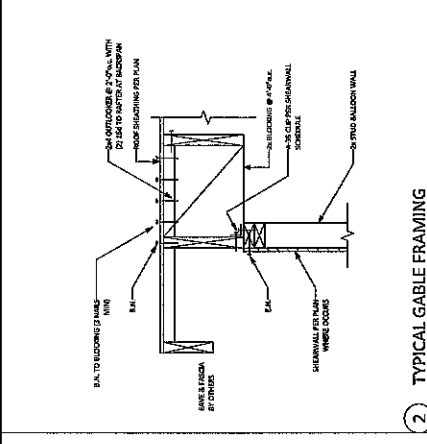
HEIGHT OF MASONRY	REINFORCING PER 12\"/>
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
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0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.
0'-0"	1-#4 @ 12" O.C.



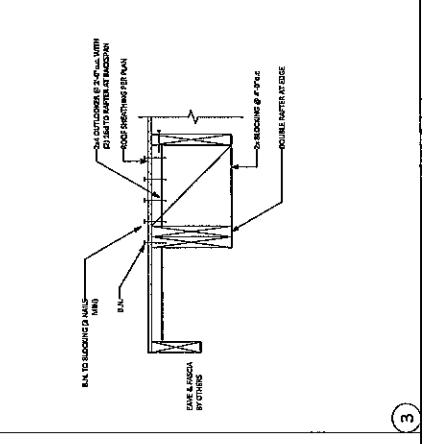
Revisions:
Date:
Date:
Author:
Project Name:
Sheet:



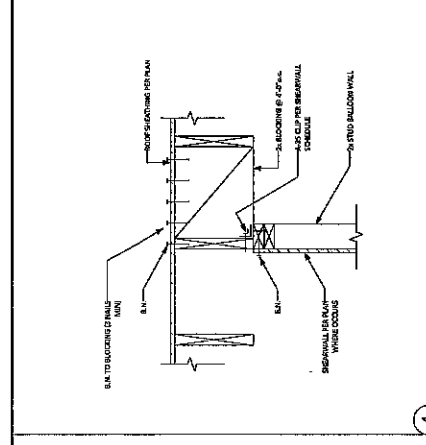
1 2x ROOF FRAMING



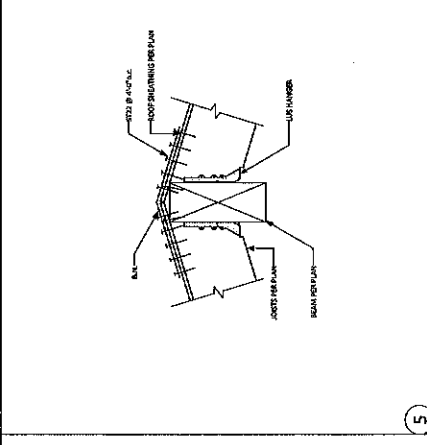
2 TYPICAL GABLE FRAMING



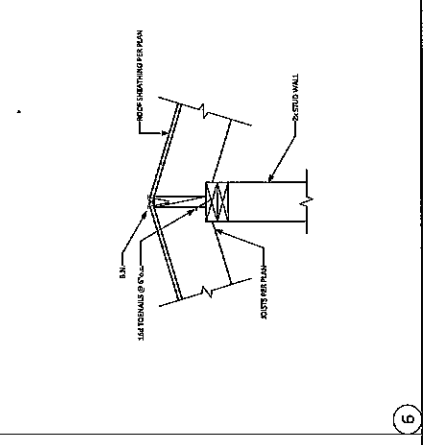
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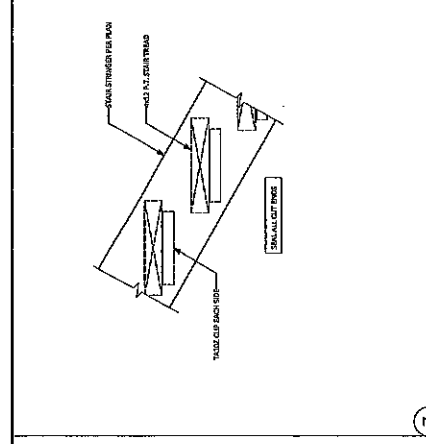
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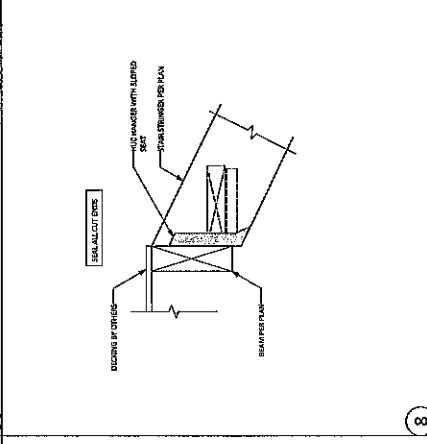
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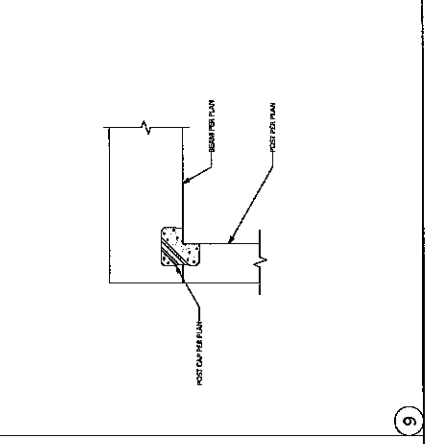
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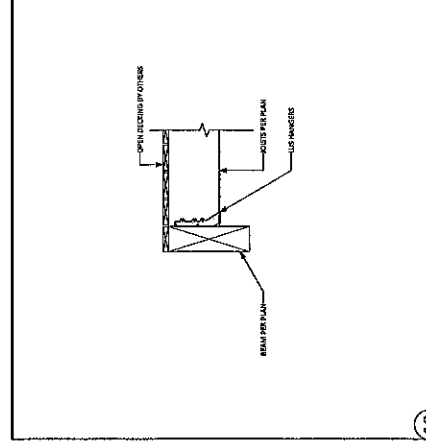
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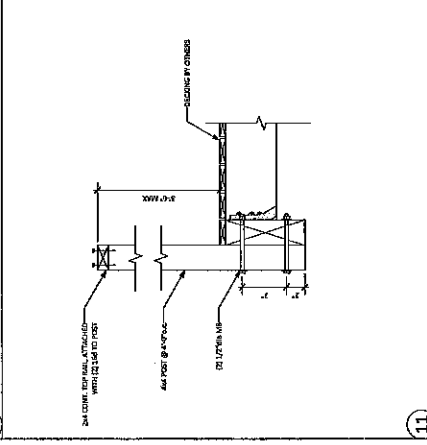
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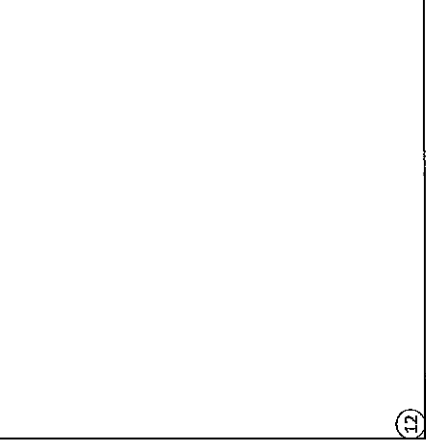
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10



11

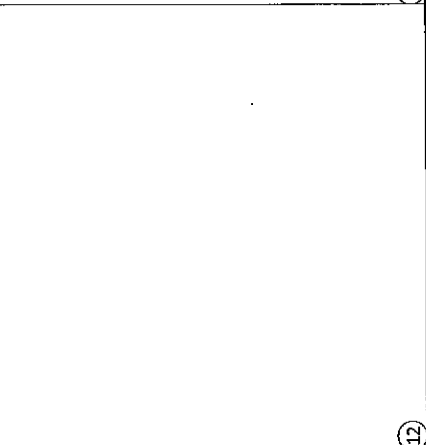
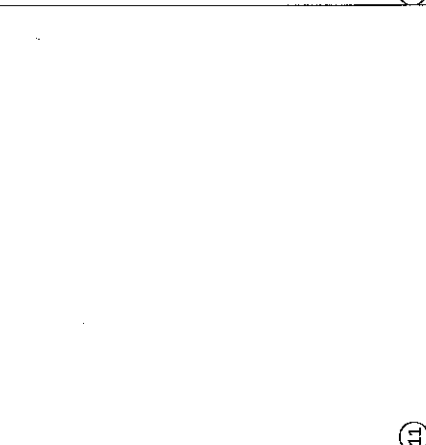
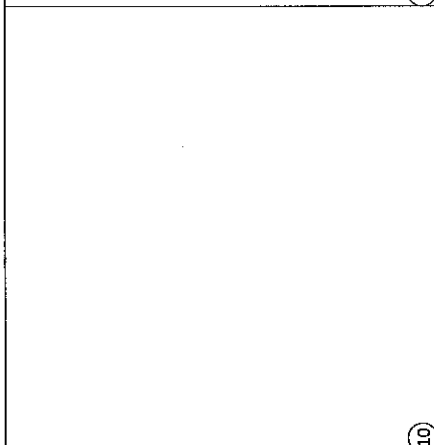
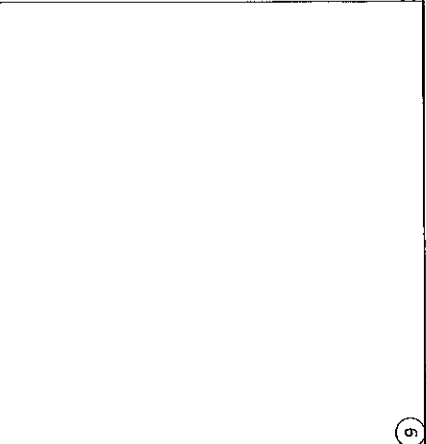
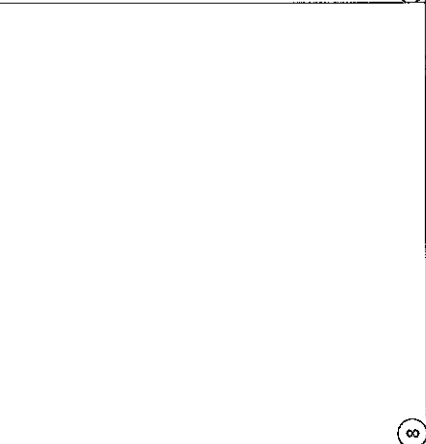
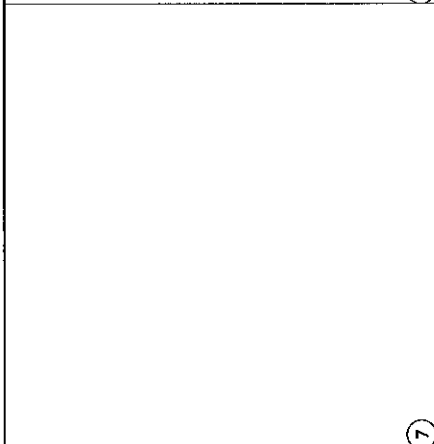
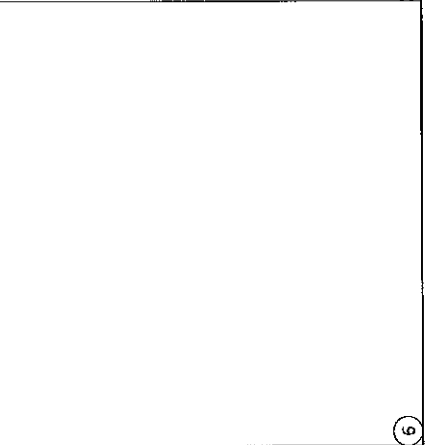
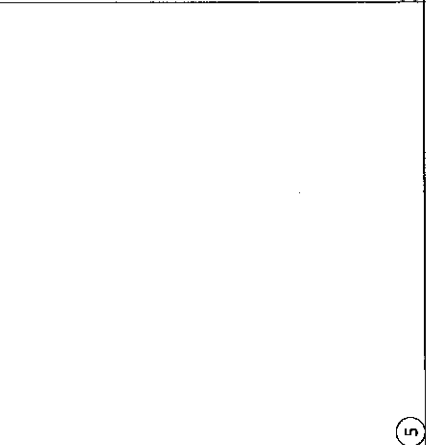
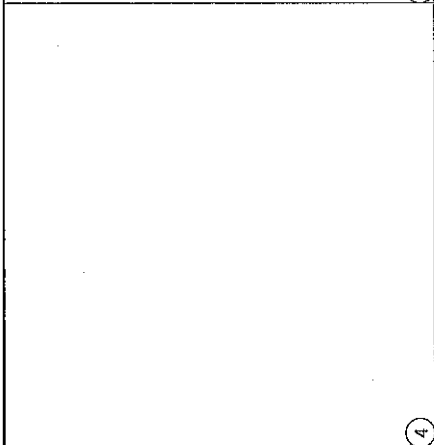
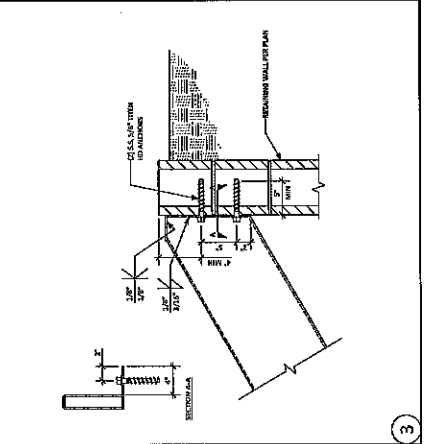
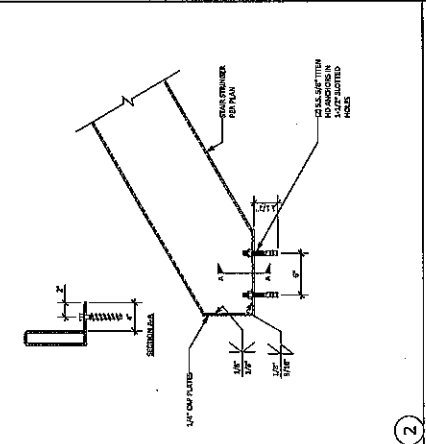
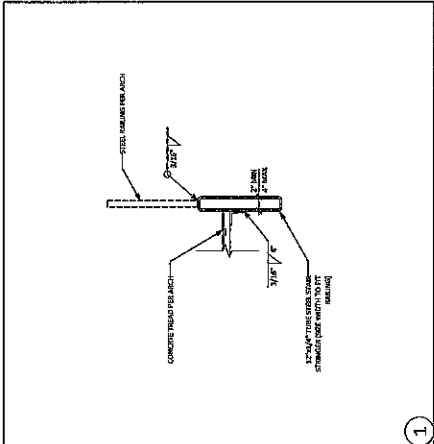


12



Scale:	1/4" = 1'-0"
Revision:	
Drawn:	3/1/23
Checked:	
Project No.:	23-027
Sheet:	

S-4.2
 STRUCTURAL
 DETAILS





SAWAYA ARCHITECTURE
1446 7TH AVENUE
SAN DIEGO, CA 92101
619.591.1144

CASE RESIDENCE
+ ADUS
1826 - 1832 6TH STREET
SAN DIEGO, CA 92114

DATE	07-25-2024
PROJECT DESCRIPTION	ADUS PERMITS
PROJECT LOCATION	1826 - 1832 6TH STREET
OWNER	SAWAYA ARCHITECTURE
DESIGNER	SAWAYA ARCHITECTURE
SCALE	AS SHOWN

SAWAYA ARCHITECTURE
T24.3
TITLE 24

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

CERTIFICATE OF COMPLIANCE
Project Name: 1826 - 1832 6TH STREET
City: SAN DIEGO, CA 92114

Code	Section	Requirement	Compliance
01	01.01	General Requirements	Compliant
02	02.01	Structural	Compliant
03	03.01	Fire	Compliant
04	04.01	Energy	Compliant
05	05.01	Water	Compliant
06	06.01	Mechanical	Compliant
07	07.01	Electrical	Compliant
08	08.01	Plumbing	Compliant
09	09.01	Gas	Compliant
10	10.01	Accessibility	Compliant
11	11.01	Other	Compliant

SAWAYA ARCHITECTURE, INC. IS A REGISTERED PROFESSIONAL ARCHITECT FIRM IN THE STATE OF CALIFORNIA. THE ARCHITECT HAS REVIEWED THE PROJECT AND CONFIRMS THAT THE PROJECT IS IN COMPLIANCE WITH THE CALIFORNIA ENERGY EFFICIENCY CODE (CEEC) AND THE CALIFORNIA GREEN BUILDING CODE (CGBC) AS APPLICABLE TO THE PROJECT. THE ARCHITECT HAS REVIEWED THE PROJECT AND CONFIRMS THAT THE PROJECT IS IN COMPLIANCE WITH THE CALIFORNIA ENERGY EFFICIENCY CODE (CEEC) AND THE CALIFORNIA GREEN BUILDING CODE (CGBC) AS APPLICABLE TO THE PROJECT.

CERTIFICATE OF COMPLIANCE
Project Name: 1826 - 1832 6TH STREET
City: SAN DIEGO, CA 92114

Code	Section	Requirement	Compliance
01	01.01	General Requirements	Compliant
02	02.01	Structural	Compliant
03	03.01	Fire	Compliant
04	04.01	Energy	Compliant
05	05.01	Water	Compliant
06	06.01	Mechanical	Compliant
07	07.01	Electrical	Compliant
08	08.01	Plumbing	Compliant
09	09.01	Gas	Compliant
10	10.01	Accessibility	Compliant
11	11.01	Other	Compliant

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CERTIFICATE OF COMPLIANCE
Project Name: 1826 - 1832 6TH STREET
City: SAN DIEGO, CA 92114

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01	01.01	General Requirements	Compliant
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03	03.01	Fire	Compliant
04	04.01	Energy	Compliant
05	05.01	Water	Compliant
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