THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 8, 2026 REPORT NO. PC-26-027

HEARING DATE: October 15, 2026

SUBJECT: 3425 WILSHIRE TERRACE, Process Four Decision

PROJECT NUMBER: PRJ-1085813

REFERENCE: PRJ-1106231 Ministerial Building Permit

OWNER/APPLICANT: 3525-3527 Wilshire Terrace, LLC Owner / Alejandro Parra, Applicant

SUMMARY

Issue: Should the Planning Commission approve a Site Development Permit and Tentative Map for a small lot subdivision of an existing 0.17-acre site into five legal lots for residential use and waiving the requirement to underground existing off-site overhead utilities at 3425 Wilshire Terrace in the RM-3-7 Zone within the North Park Community Plan Area?

Proposed Actions:

1. APPROVE Site Development Permit No. PMT-3234558 and Tentative Map No. PMT-3234559.

Fiscal Considerations: None with this action. All costs associated with processing this application are recovered from a deposit account funded by the applicant.

Housing Impact Statement: The project consists of subdividing a single parcel into five parcels. The existing lot contains one single-dwelling unit and one accessory dwelling unit to remain; four new dwelling units are currently under construction. The proposed development will result in five parcels, each with a single dwelling unit. The City's Inclusionary Affordable Housing regulations do not apply to projects with fewer than ten dwelling units.

Community Planning Group Recommendation: On June 20, 2023, the North Park Community Planning Group voted 13-0-0 (Attachment 8) to recommend approval of the project with one recommendation:

"Recommend that the developer create a shared maintenance agreement for the common

sewer line and an agreement related to parking and traveling the shared driveway."

The developer will provide a joint use and maintenance agreement for the common driveway and sewer line. See Project Related Issues below.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, for In-Fill Development Projects. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 25, 2025, and the opportunity to appeal that determination ended on July 10, 2025 (Attachment 9).

BACKGROUND

The project site is located at 3425 Wilshire Terrace, between Wilshire Terrace and Florida Street, in the RM-3-7 (Residential Multiple-Unit) Zone, Complete Communities Housing Solutions (FAR Tier 3), Complete Communities Mobility Choices (Zone 2), Transit Priority Area, and a Very High Fire Hazard Severity Zone, within an established residential neighborhood in the North Park Community Plan Area. Existing development surrounding the project site includes single- and multi-dwelling unit residential uses. The 0.17-acre project site is developed with a two-story structure, including a 1,210-square-foot (sf), single-dwelling unit (SDU) and an attached 950 sf accessory dwelling (ADU) and is currently under construction for four (4) SDUs.

DISCUSSION

Project Description:
The project is a mapping action for of a small lot subdivision of one (1) 0.17-acre lot into Five (5) legal lots for residential use and waiving the requirement to underground existing off-site overhead utilities. The existing SDU and ADU are to remain and four (4) SDUs are currently under construction, the project would result in one SDU on each of the proposed five lots. (Attachment 11)

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	2,008 S.F.	1,002 S.F.	1,002 S.F.	1,254 S.F.	2,157 S.F.
Living Space	1,775.5 S.F.	1,415.5 S.F.	1,415.5 S.F.	1,775.5 S.F.	2,160 S.F.
Garage	407 S.F.	300 S.F.	300 S.F.	407 S.F.	230 S.F.

Permits Required:

- Process 3, Site Development Permit for a small lot subdivision, pursuant to 126.0502(b)(4).

- Process 4, Tentative Map for the proposed subdivision, pursuant to SDMC Section 125.0430(c).

The existing dwelling unit was built in 1957. Historic review staff determined that the property does not meet the local designation criteria as a significant historic resource.

The four units under construction were approved under project numbers PTS-625399 and PRJ-1106231, in conformance with the RM-3-7 Zone regulations, including building height, setbacks, density, landscape, parking, site drainage and public improvements.

The existing SDU and ADU will continue to front and take access from Wilshire Terrace, while the four (4) units under construction will be accessed via a new drive on Florida Street. All required public utilities and services are located adjacent to the project site, both from Wilshire Terrace and Florida Street. Permit conditions of approval include:

- Assurances by permit and bond, for the construction of a curb, gutter and sidewalk adjacent to the site on Florida Street and the construction of a new 14-foot-wide driveway on Florida Street.
- Recordation of a 4-foot-wide Irrevocable Offer of Dedication adjacent to the site along the project frontage on Florida Street to achieve a 14-foot-wide parkway.
- The project is required to install appropriate private back-flow prevention devices on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer.
- All transportation requirements, including improvements in the right of way must be completed and operational prior to first occupancy.

The proposed subdivision conforms to the Supplemental Site Development Permit Regulations for Small Lot Subdivisions (SDMC Section 143.0365 and Table 143-03C), including,

- Maximum three bedrooms per unit: The project provides two- and three-bedroom units.
- 40-foot maximum structure height: Proposed height is 37 feet, 8 inches.
- Required Exterior Open Space: Each new unit includes a 90-square-foot private open space and access to a 300-square-foot common exterior open space.

Community Plan Analysis:
The project is located within an established residential neighborhood consisting of single- and multi-dwelling unit residential uses within the North Park Community Plan (Community Plan).

The Community Plan designates the project site for Medium-High Density Residential uses, 30 to 44 dwelling units per acre (du/ac). The proposed five dwelling units on the 0.17-acre site will result in a density of 30 du/ac, consistent with the density range of the residential designation.

A primary goal in the Land Use Element of the Community Plan is to provide “a diversity of housing options through new construction and the preservation of existing quality housing stock.” In addition, the Residential Infill Policies of the Community Plan include:

• LU-4.12 - Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.

• LU-4.15 - Support rental and ownership opportunities in all types of housing, including alternative housing such as small-lot housing typologies, and for-sale townhomes.

As proposed, the project is consistent with the residential land use designation and density range and is compatible with the development patterns of the area. The project will retain an existing SDU and will add four new units to the housing inventory. By subdividing one small lot into five individual parcels, each with a SDU, the project would maximize density within zoning limits, optimize land use and achieve cost efficiencies through shared infrastructure. The project would create more homes on the same land area and provide a space efficient alternative to traditional single dwelling development.

Project-Related Issues:

Geology: The project site is in geologic category 52, which is characterized by a variety of terrain conditions and favorable geologic structure. The proposed subdivision does not modify the previously approved construction plans. Any construction changes or future development would require compliance with the Land Development Code and Building Permit requirements.

Fire Hazard: The project is in a Very High Fire Hazard Severity Zone. However, the project site is surrounded by existing development and is more than 100 feet from steep slopes and native/ naturalized vegetation. This project would not exacerbate wildfire risk in the surrounding area.

Parking Requirements: Current parking regulations (SDMC Section 142.0525(a) and Table 142.05C) do not require a minimum number of parking spaces for projects located in a Transit Priority Area; However, the project includes eight (8) parking spaces. In addition, the project is conditioned to maintain five (5) electric scooter spaces with on-site charging infrastructure to satisfy the required Transportation amenities (dedicated micro mobility spaces) per SDMC Section 142.0528(c) and Appendix Q of the Land Development Manual.

Shared Drive access: The project is conditioned on the execution of a mutual access agreement in favor of all affected units within the project site, satisfactory to the City Engineer.

Shared water or sewer mains: All separately titled dwelling units which occupy a single lot that share private water or sewer mains are required to have their titles encumbered by Covenants, Conditions and Restrictions (CC&Rs) which have been written to ensure the operation and maintenance of those private mains (and all associated appurtenances) will be provided in perpetuity.

Overhead Utilities: The project includes a request to waive the requirement to underground existing offsite overhead utilities, which was determined to be appropriate pursuant to SDMC Section 144.0242(c)(1)(A) because the conversion involves undergrounding of utilities already scheduled to occur in the near term as a utility company-financed undergrounding project or as part of the City's utility underground program.

All onsite overhead utilities serving the subdivision shall be undergrounded with the appropriate permits. In addition, the Subdivider shall underground any new service run to any new or proposed

structures within the subdivision.

Conclusion:

The proposed project complies with the Municipal Code and the Subdivision Map Act. Future development would require compliance with the Land Development Code and Building Permit requirements for the underlying zone. The project does not include deviations.

ALTERNATIVES

1. APPROVE Site Development Permit No. PMT-3234558 and Tentative Map No. PMT-3234559, with modifications.

2. DENY Site Development Permit No. PMT-3234558 and Tentative Map No. PMT-3234559 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

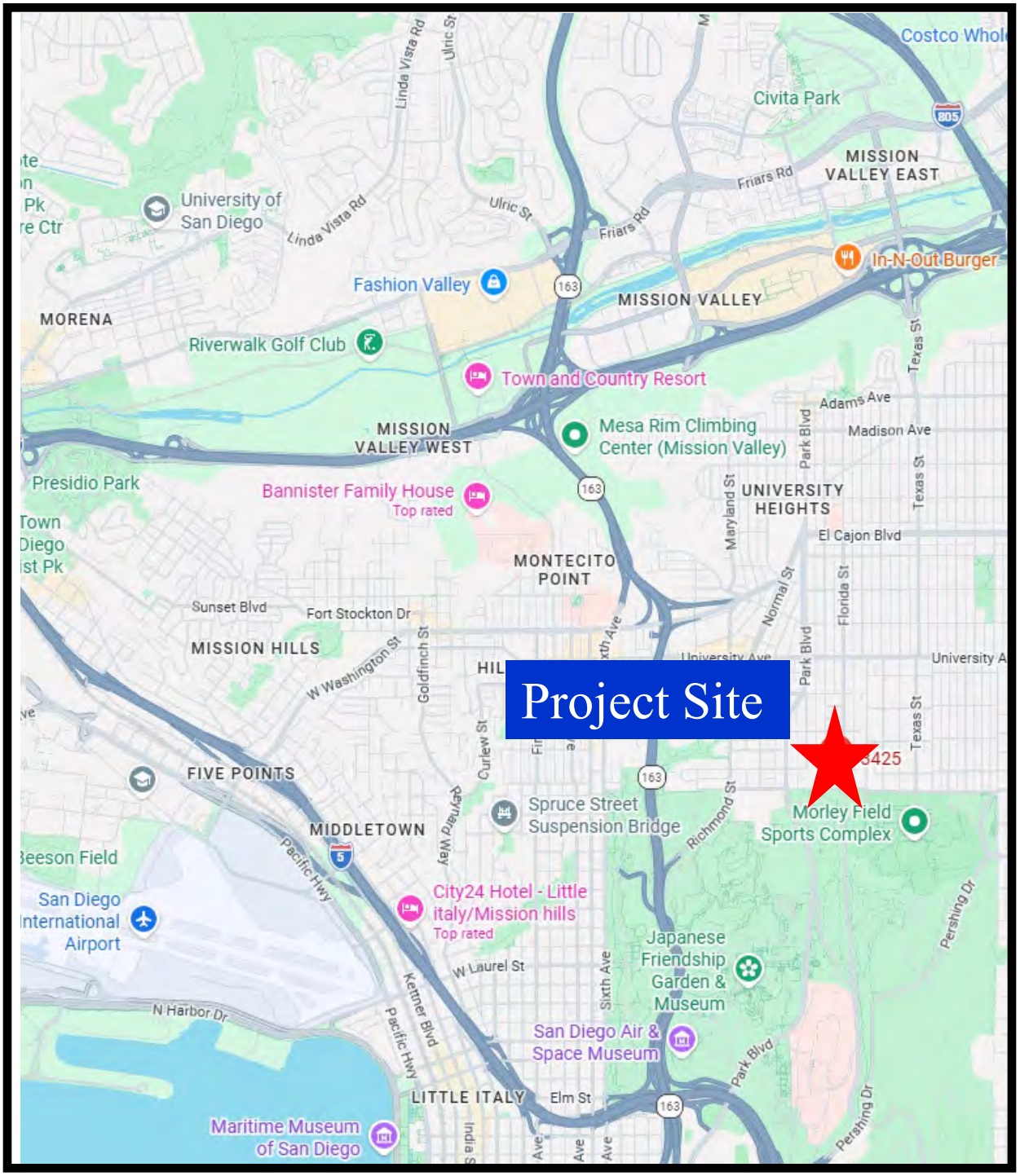
Michael Prinz
Assistant Deputy Director
Development Services Department

Veronica Davison
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Site Development Permit with Conditions
5. Draft Site Development Permit Resolution with Findings
6. Draft Tentative Map Conditions
7. Draft Map Resolution with Findings
8. Community Planning Group Recommendation
9. Environmental Exemption or Notice of Right to Appeal
10. Ownership Disclosure Statement
11. Site Development Plans
12. Tentative Map

ATTACHMENT 1



The City of SAN DIEGO

Project Location

3425 Wilshire Terrace,
Project No. PRJ-1085813

North



The City of SAN DIEGO

North Park Land Use Map

3425 Wilshire Terrace,
Project No. PRJ-1085813

North



The City of SAN DIEGO

Aerial Photo

3425 Wilshire Terrace
Project No. PRJ-1085813

North

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009516 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3234558
3425 WILSHIRE TERRACE - PROJECT NO. PRJ-1085813
PLANNING COMMISSION

This Site Development Permit No. 3234558 is granted by the Planning Commission of the City of San Diego to 3525-3527 Wilshire Terrace, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502(b)(4). The 0.17-acre site is located at 3425 Wilshire Terrace (APN 453-342-10-00), in the is in the RM-3-7 (Residential--Multiple Unit) zone, the Complete Communities Housing Solutions (FAR Tier 3), the Complete Communities Mobility Choices (Zone 2), the San Diego International Airport Land Use Compatibility Overlay (Review Area 2), the Federal Aviation Administration Part 77 Noticing Area, the Transit Area Overlay, the Transit Priority Area, and a Very High Fire Hazard Severity Zone of the North Park Community Plan. The project site is legally described as: Lots 17 and 18 in Block 253 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended Map made by G. A. D'Hemecourt, in Book 8, Page 36 ET Southeast quarter of Lis Pendens, in the Office of the County Recorder of San Diego County. Also, that portion of the West 10 feet of Florida Street, adjoining the above-described property on the East, as closed October 9, 1911, by Resolution No. 9365 of the Common Council of the City of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to subdivide a single parcel site into five lots for residential use, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 15, 2026, on file in the Development Services Department.

The project shall include:

a. The Subdivision of a 0.17-acre site into five legal lots, each of which would contain a dwelling unit (SDU) as follows:

   - Lot 1: 2,008 square-foot (sf) lot with a new four-story, 1,775.5 sf SDU, including an attached garage on the ground floor, currently under construction.

   - Lot 2: 1,002 sf lot with a new four-story, 1,415.5 sf SDU, including an attached garage on the ground floor, currently under construction.

- Lot 3: 1,002 sf lot with a new four-story, 1,415.5 sf SDU, including an attached garage on the ground floor, currently under construction.

- Lot 4: 1,254 sf lot with a new four-story, 1,775.5 sf SDU, including an attached garage on the ground floor, currently under construction.

- Lot 5: 2,157 sf lot with an existing two-story structure, including a 1,210 sf SDU and an attached 950 sf Accessory Dwelling Unit to remain.

b. Off-street parking; and

c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 30, 2029.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property, and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies, including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding, and if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including, without limitation, reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation-related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by the Owner/Permittee.

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ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permits, the Owner/Permittee shall grant to the City a 4-foot-wide Irrevocable Offer of Dedication (IOD) on Florida Street, adjacent to the site, satisfactory to the City Engineer. The property owner shall also enter into an agreement with the City waiving the right to oppose special assessment proceedings initiated for street improvements.

12. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of curb, gutter and sidewalk per current city standards adjacent to the site on Florida Street, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a new 14-foot-wide driveway per current City Standards adjacent to the site on Florida Street, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) from the City Engineer for curb outlets in the Florida Street Right-of-Way (ROW).

PLANNING/DESIGN REQUIREMENTS:

15. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

16. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

17. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

18. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

19. Prior to the issuance of the first construction permit, the Owner/Permittee shall provide a 4-foot-wide IOD of ROW along the project frontage on Florida Street to achieve a minimum 14-foot-wide parkway, satisfactory to the City Engineer.

20. Prior to issuance of the first construction permit, the Owner/Permittee shall assure by permit and bond the construction of a 14-foot-wide driveway along the project's frontage on Florida Street

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per current City standards as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall record a mutual access agreement in favor of all affected units within the project site, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

22. Prior to the issuance of the first construction permit, the Owner/Permittee shall provide dedicated micro mobility spaces (including charging infrastructure) at a rate of 25% of the total number of dwelling units, with a minimum of five spaces as a Transportation Amenity for the project, in the location shown on Exhibit A. All improvements shall be completed and operational prior to first occupancy

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

23. Prior to the issuance of any construction permits, the Owner/Permittee shall install appropriate private back-flow prevention device(s) (BFPD) on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPD shall be located above ground on private property, in line with the service and immediately adjacent to the ROW.

24. All proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

25. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

26. All separately titled dwelling units which occupy a single lot (e.g., condominiums, townhouses, etc.) that share private water or sewer mains are required to have their titles encumbered by Covenants, Conditions and Restrictions (CC&Rs) which have been written to ensure the operation and maintenance of those private mains (and all associated appurtenances) will be provided in perpetuity.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 15, 2026, and [Approved Resolution Number].

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Site Development Permit No.: PMT-3234558
Date of Approval: October 15, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Veronica Davison
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

3525-3527 Wilshire Terrace, LLC
Owner/Permittee

By _____
Eduardo Posada
Agent

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

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PLANNING COMMISSION RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. PMT-3234558
3425 WILSHIRE TERRACE - PROJECT NO. PRJ-1085813

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. 3525-3527 WILSHIRE TERRACE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner/ Permittee, submitted an application to the City of San Diego for a Site Development Permit for the subdivision of one (1) 0.17-acre lot into five legal lots for residential use and waiving the requirement to underground existing off-site overhead utilities (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 3425 Wilshire Terrace project.

B. The 0.17-acre site is located at 3425 Wilshire Terrace (APN 453-342-10-00), within the North Park Community Plan, in the is in the RM-3-7 (Residential--Multiple Unit) zone, the Complete Communities Housing Solutions (FAR Tier 3), the Complete Communities Mobility Choices (Zone 2), the San Diego International Airport Land Use Compatibility Overlay (Review Area 2), the Federal Aviation Administration Part 77 Noticing Area, the Transit Area Overlay, the Transit Priority Area, and a Very High Fire Hazard Severity Zone. The project site is legally described as Lots 17 and 18 in Block 253 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended Map made by G. A. D'Hemecourt, in Book 8, Page 36 ET Southeast quarter of Lis Pendens, in the Office of the County Recorder of San Diego County. Also, that portion of the West 10 feet of Florida Street, adjoining the above-described property on the East, as closed October 9, 1911, by Resolution No. 9365 of the Common Council of the City of San Diego.

C. On June 25, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt

from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332, In-Fill Development Projects and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

D. On October 15, 2026, the Planning Commission considered Site Development Permit NO. 3234558 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to Site Development Permit No. PMT-3234558.

A. SITE DEVELOPMENT PERMIT 126.0505

I. The proposed development will not adversely affect the applicable land use plan.

The project site is located at 3425 Wilshire Terrace, between Wilshire Terrace and Florida Street, in the RM-3-7 (Residential-Multiple-Unit) zone within an established residential neighborhood in the North Park Community Plan Area. Existing development surrounding the project site includes single- and multi-dwelling unit residential uses.

The project site is developed with a two-story structure, including a 1210-square-foot (sf), single-dwelling unit (SDU) and an attached 950 sf accessory dwelling (ADU). The project would subdivide the existing lot into five legal lots for residential use. The existing SDU and ADU are to remain, and four additional units are under construction. The project would result in one SDU on each of the proposed five lots, as shown in the chart below:

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	2,008 S.F.	1,002 S.F.	1,002 S.F.	1,254 S.F.	2,157 S.F.
Living Space	1,775.5 S.F.	1,415.5 S.F.	1,415.5 S.F.	1,775.5 S.F.	2,160 S.F.
Garage	407 S.F.	300 S.F.	300 S.F.	407 S.F.	230 S.F.

Lots one through four will include a four-story SDU with an attached garage at the ground level, a shared open common space, and vehicular access to Florida Street.

Lot 5 includes an existing SDU with an attached ADU and an attached garage with vehicular access to Wilshire Terrace.

The units under construction were approved under project numbers PTS-625399 and PRJ-1106231, in conformance with the RM-3-7 zone regulations. The proposed subdivision conforms to the small lot subdivision regulations (SDMC Section 143.0365 and Table 143-03C).

The North Park Community Plan (Community Plan) designates the site for Medium-High Density Residential uses, 30 to 44 dwelling units per acre (du/ac). The proposed five dwelling units on the 0.17-acre project site would result in a density of 30 du/ac, consistent with the density range of the residential designation.

A primary goal in the Land Use Element of the Community Plan is to provide "a diversity of housing options through new construction and the preservation of existing quality housing stock." The Community Plan's Policies for Residential Infill include:

- LU-4.12 - Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.

- LU-4.15 - Support rental and ownership opportunities in all types of housing, including alternative housing such as small-lot housing typologies, and for-sale townhomes.

The project will retain an existing SDU and will add four new units to the housing inventory. The project is compatible with the development patterns of the area and consistent with the Community Plan goals, supporting the land-use designation and density regulations. By subdividing one small lot into five individual parcels, each with a SDU, the project would maximize density within zoning limits, optimize land use, and achieve cost efficiencies through shared infrastructure. The project would create more homes on the same land area and provide a space efficient alternative to traditional single dwelling development. Therefore, the project will not adversely affect the applicable land use plan.

II. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project is a mapping action consisting of a small lot subdivision of one (1) 0.17-acre lot into five (5) legal lots for residential use. The project site contains an existing SDU with an attached ADU to remain and is under construction for four (4) dwelling units. The project would result in one SDU on each of the proposed five lots.

The units under construction were approved under project numbers PTS-625399 and PRJ-1106231, in conformance with the RM-3-7 Zone regulations, including

building height, setbacks, density, landscape, parking, site drainage, and public improvements.

The existing SDU and ADU will continue to front and take access from Wilshire Terrace, while the four (4) units under construction will be accessed via a new driveway on Florida Street. All required public utilities and services are located adjacent to the project site, both from Wilshire Terrace and Florida Street. Permit conditions of approval include:

- Assurances by permit and bond, for the construction of a curb, gutter and sidewalk adjacent to the site on Florida Street and the construction of a new 14-foot-wide driveway on Florida Street.
- Recordation of a 4-foot-wide Irrevocable Offer of Dedication adjacent to the site on Florida Street to achieve a 14-foot-wide parkway.
- The project is required to install appropriate private back-flow prevention devices on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer.
- All transportation requirements, including improvements in the right of way must be completed and operational prior to first occupancy.

The project complies with the Municipal Code. Future development would require compliance with the Land Development Code and Building Permit requirements. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

III. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed project conforms to the small lot subdivision regulations (SDMC Section 143.0365 and Table 143-03C). The units under construction were approved under project numbers PTS-625399 and PRJ-1106231, in conformance with the RM-3-7 zone regulations, including building height, setbacks, density, landscape, parking, site drainage, and public improvements. The project does not include any deviations or variances and is consistent with the development standards in effect for the site.

Current parking regulations (SDMC Section 142.0525(a) and Table 142.05C) do not require a minimum number of parking spaces for projects located in a Transit Priority Area; However, the project includes eight (8) parking spaces. In addition, the project is conditioned to maintain a minimum of five (5) electric scooter spaces with on-site charging infrastructure to satisfy the required Transportation amenities (dedicated micro mobility spaces) per SDMC Section 142.0528(c) and Appendix Q.

The project includes a request to waive the requirement to underground existing offsite overhead utilities, which was determined to be appropriate pursuant to SDMC Section 144.0242(c)(1)(A) because the conversion involves undergrounding of utilities

that are already scheduled to occur in the near term as a utility company-financed undergrounding project or as part of the City's utility underground program.

The proposed project complies with the Municipal Code. Future development would require compliance with the Land Development Code and Building Permit requirements. Therefore, the proposed development will comply with the Land Development Code regulations.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Planning Commission, Site Development Permit No. PMT-3234558 is granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Site Development Permit No. PMT-3234558, a copy of which is attached to and made a part of this Resolution by this reference.

Veronica Davison
Development Project Manager
Development Services

Adopted on: October 15, 2026

IO#: 24009516

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ATTACHMENT 6

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. PMT-3234559

3425 WILSHIRE TERRACE PROJECT NO. PRJ-1083813

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on October 15, 2029.

2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.

3. Prior to the Tentative Map expiration date, a Final Map to subdivide the existing lot into five lots shall be recorded in the Office of the San Diego County Recorder.

4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

5. The Tentative Map shall conform to the provisions of Site Development Permit No. 3234558.

6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. Prior to the recordation of the Final Map, the Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

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TRANSPORTATION

8. Prior to the recordation of the Final Map, the Owner/Permittee shall provide a 4-foot Irrevocable Offer of Dedication (IOD) of right-of-way along the project frontage on Florida Street to achieve a minimum 14-foot-wide parkway, satisfactory to the City Engineer.

9. Prior to the recordation of the Final Map, the Owner/Permittee shall assure by permit and bond the construction of a 14-foot-wide driveway along the project's frontage on Florida Street per current City standards as shown on Exhibit 'A', satisfactory to the City Engineer. Prior to recordation of the Tentative Map, the Owner/Permittee shall record a mutual access agreement in favor of all affected units within the project site, satisfactory to the City Engineer.

MAPPING

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].

11. "California Coordinate System" means the coordinate system as defined in Sections 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

12. The Final Map shall be based on the field survey, and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Code and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Final Map unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.

13. All subdivision maps in the City of San Diego require reference ties to the California Coordinate System of 1983 (CCS83), Zone 6, pursuant to sections 8801 through 8819 of the California Public Resources Code.

    The Final Map shall:

    a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

    b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map

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are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

14. All proposed easements and right-of-way dedications within the boundary of the Tentative Map shall be granted on the Final Map, with the exception of any required Covenant of Easement, which shall be granted by separate deed instrument.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24009516

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ATTACHMENT 7

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO APPROVING TENTATIVE MAP NO. PMT-3234559 FOR 3425 WILSHIRE TERRACE - PROJECT NO. PRJ-1083813

RECITALS

The Planning Commission of the City of San Diego (Council) adopts this Resolution based on the following:

A. 3525-3527 Wilshire Terrace, LLC, a California Limited Liability Company, Applicant/Subdivider, and Alta Surveying Inc., Engineer, filed an application with the City of San Diego for a tentative map (Tentative Map No. PMT-3234559) for the subdivision of one (1) 0.17-acre lot into five (5) legal lots for residential use, and to waive the requirement to underground existing offsite overhead utilities, 3425 Wilshire Terrace Tentative Map Project (Project), located at 3425 Wilshire Terrace [APN 453-342-10-00], and legally described as Lots 17 and 18 in Block 253 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended Map made by G. A. D'Hemecourt, in Book 8, Page 36 ET Southeast quarter of Lis Pendens, in the Office of the County Recorder of San Diego County. Also, that portion of the West 10 feet of Florida Street, adjoining the above-described property on the East, as closed October 9, 1911, by Resolution No. 9365 of the Common Council of the City of San Diego, in the RM-3-7 (Residential—Multiple Unit) zone, Complete Communities Housing Solutions (FAR Tier 3), Complete Communities Mobility Choices (Zone 2), San Diego International Airport Land Use Compatibility Overlay (Review Area 2), Federal Aviation Administration Part 77 Noticing Area, Transit Area Overlay, Transit Priority Area, and Very High Fire Hazard Severity Zone, within the North Park Community Plan area.

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B. The Map proposes the subdivision of a 0.17-acre site into five lots for residential use. The applicant also seeks to waive the requirement to underground existing overhead utilities, pursuant to Council Policy 600-25 and SDMC Section 144.0242(c)(1)(A), because the conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company-financed undergrounding project or as part of the City's utility underground program.

C. On June 25, 2025, the City of San Diego, through the Development Services Department established that the Project is exempt from the California Environmental Quality Act (CEQA) (California Public Resources Code section 21000, *et. seq.*) under CEQA Guidelines section 15332 (In-Fill Development Projects) and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project. There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (Municipal Code) section 112.0520.

D. The Project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act sections 66490 and 66491(b)-(f) and Municipal Code section 144.0220.

E. On October 15, 2026, the Planning Commission held a noticed public hearing to consider Tentative Map No. PMT-3234559. Pursuant to Municipal Code sections 125.0440 and 125.1040, and Subdivision Map Act section 66428, the Planning Commission received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to Tentative Map No. PMT-3234559:

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TENTATIVE MAP – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440]

a. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project proposes to subdivide an existing 0.17-acre site into five legal lots for residential use. The project site contains an existing single-dwelling unit (SDU) with an attached accessory dwelling unit (ADU) and is under construction of four (4) additional dwelling units. The project would result in one SDU on each of the proposed five lots.

The units under construction were approved under project numbers PTS-625399 and PRJ-1106231, in conformance with the RM-3-7 zone regulations. The proposed subdivision conforms to the small lot subdivision regulations (SDMC Section 143.0365 and Table 143-03C) and provides a space-efficient, economical alternative to traditional SDU development.

A primary goal in the Land Use Element of the North Park Community Plan (Community Plan) is to provide "a diversity of housing options through new construction and the preservation of existing quality housing stock." The Residential Infill Policies include:

- LU-4.12 - Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.

- LU-4.15 - Support rental and ownership opportunities in all types of housing, including alternative housing such as small-lot housing typologies, and for-sale townhomes.

The Community Plan designates the site for Medium-High Density Residential uses, 30 to 44 dwelling units per acre (du/ac). The proposed 5-lot subdivision (5 dwelling units) on the 0.17 project site results in a density of 30 du/ac. In addition to meeting the density designation, the project is compatible with the area's development patterns.

The project will retain an SDU and will add four new units to the housing inventory. The project is consistent with the Community Plan goals by supporting the land use designation and density regulations. Therefore, the project will not adversely affect the applicable land use plan.

b. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The proposed subdivision conforms to the small lot subdivision regulations (SDMC Section 143.0365 and Table 143-03C). The units under construction were approved under project numbers PTS-625399 and PRJ-1106231, in conformance with the RM-3-7 Zone regulations, including building height, setbacks, density, landscape, parking, site drainage, and public improvements.

The proposed subdivision project does not include any deviations. The project includes a request to waive the requirement to underground existing offsite overhead utilities, which

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was determined to be appropriate pursuant to SDMC Section 144.0242(c)(1)(A) because the conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company-financed undergrounding project or as part of the City's utility underground program.

Therefore, the proposed subdivision complies with all applicable regulations of the Land Development Code.

c. The site is physically suitable for the type and density of development.

The Community Plan designates the site for Medium-High Density Residential uses, 30 to 44 dwelling units per acre (du/ac). The proposed 5-lot subdivision (5 dwelling units) on the 0.17-acre project site results in a density of 30 du/ac. The project conforms with the land use and density designation.

The units under construction were approved under project numbers PTS-625399 and PRJ-1106231, in conformance with the RM-3-7 Zone regulations, including building height, setbacks, density, landscape, parking, site drainage, and public improvements.

The project site is within geologic category 52, which is assigned to a variety of terrain conditions with favorable geologic structure. The proposed subdivision does not modify the previously approved construction plans. Any construction changes or future development would require compliance with the Land Development Code and Building Permit requirements.

The project is located in a Very High Fire Hazard Severity Zone. However, the project site is surrounded by existing development and is more than 100 feet from steep slopes and native/naturalized vegetation. This project would not exacerbate wildfire risk in the surrounding area.

Therefore, the site is physically suitable for the type and density of development.

d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located within an established residential neighborhood comprising single- and multi-dwelling-unit structures. There are no sensitive biological resources on the project site.

The project site is approximately 700 feet (0.13 miles) north of the Multiple Species Conservation Program Subarea Plan's Multi-Habitat Planning Area (MHPA). The project site contains grades with a slope of 25% or greater. However, the project site slopes downwards to the east, away from the MHPA. There would be no impact on biological resources.

Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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e. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project proposes to subdivide an existing 0.17-acre site into five legal lots for residential use. With an existing SDU to remain and four (4) dwelling units under construction, the project would result in one SDU on each of the proposed five legal lots.

The Tentative Map was reviewed and found to comply with the Municipal Code and the Subdivision Map Act. Prior to the expiration of the Tentative Map, a Final Map shall be recorded in the Office of the San Diego County Recorder. Conditions of approval include: all existing on-site utilities serving the subdivision shall be undergrounded, the appropriate permits shall be obtained, and the work shall be performed in a manner satisfactory to the City Engineer.

The units under construction were approved under project numbers PTS-625399 and PRJ-1106231, in conformance with the RM-3-7 Zone regulations. Approval of the associated Site Development permit includes the following conditions: the construction of a curb, gutter and sidewalk adjacent to the site on Florida Street and the construction of a new 14-foot-wide driveway on Florida Street, with assurance by permit and bond. All transportation requirements, including improvements in the right of way must be completed and operational prior to first occupancy. The project is required to install appropriate private back-flow prevention devices on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer.

Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

f. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

There are no existing public access easements within the project boundaries, as shown on Tentative Map No. PMT-3234559. Therefore, the design of the subdivision does not conflict with public easements.

g. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The new units are exposed on two opposing sides to provide passive cooling through cross-ventilation of the interior spaces. Passive or natural heating and cooling can also be achieved through site orientation and architectural design, including windows on the north-south axis and private exterior open spaces. Therefore, the design provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

h. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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The project proposes to subdivide an existing 0.17-acre site into five legal lots for residential use. With an existing SDU to remain and four (4) dwelling units under construction, the project would result in one SDU on each of the proposed five legal lots.

The existing SDU will continue to front and take access from Wilshire Terrace, while the 4 units under construction will be accessed via a new driveway on Florida Street. All required public utilities and services are located adjacent to the site, both from Wilshire Terrace and Florida Street. Therefore, the subdivision does not create additional demand for public services beyond what is already provided to the site.

Impacts on environmental resources would be avoided because the site is located in a developed, urban neighborhood and does not contain or abut such resources.

The proposed subdivision conforms to the small lot subdivision regulations (SDMC Section 143.0365 and Table 143-03C). By subdividing one small lot into five individual parcels, each with a SDU, the project would maximize density within zoning limits, optimize land use, and achieve cost efficiencies through shared infrastructure. The project would create more homes on the same land area and provide a space efficient alternative to traditional single dwelling development. In addition, the subdivision supports regional housing goals by enabling ownership opportunities.

Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region; those needs are balanced against the needs for public services and the available fiscal and environmental resources.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference. The project qualifies for waiver of the requirement to underground existing offsite overhead utilities because the conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company-financed undergrounding project or as part of the City's utility underground program, pursuant to SDMC Section 144.0242(c)(1)(A).

3. Based on these findings adopted by the Planning Commission, Tentative Map No. PMT-3234559 is granted to Wilshire Terrace, LLC, a California Limited Liability Company, Subdivider, subject to the attached conditions, which are made a part of this Resolution by this reference.

4. The Development Services Department shall file a copy of this Resolution and the approved tentative map with any attached exhibits with the City Clerk and mail a copy to the applicant.

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ATTACHMENT 7

ATTACHMENT: Tentative Map Conditions

EXHIBIT [##]: Legal Description

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City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form

Project Name:	Project Number:
3425 Wilshire Terrace	PRJ-1085813

Community: North Park

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

- ❒ Vote to Approve
- ● Vote to Approve with Conditions Listed Below
- ❒ Vote to Approve with Non-Binding Recommendations Listed Below
- ❒ Vote to Deny

Date of Vote: June 20, 2023

# of Members Yes	# of Members No	# of Members Abstain
13	0	0

Conditions or Recommendations:
The developer will provide a joint use and maintenance agreement for the common driveway and sewer line.

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Mark Spitzer

TITLE: member of NPPC board

DATE: April 24, 2024

THE CITY OF SAN DIEGO

DATE OF NOTICE: June 25, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009516

PROJECT NAME / NUMBER: 3425 Wilshire / PRJ-1085813
COMMUNITY PLAN AREA: North Park
COUNCIL DISTRICT: 3
LOCATION: 3425 Wilshire Terrace, San Diego, CA 92104

PROJECT DESCRIPTION: Tentative Map and Site Development Permit to subdivide a single parcel into five individual parcels. The 0.17-acre site, located at 3425 Wilshire Terrace, is currently developed with one existing duplex, and has four single-family dwelling units under construction. The project site is zoned Residential-Multiple Unit (RM-3-7) and designated as Residential – Medium High (30-44 Du/Ac) in the North Park Community Plan, within Council District 3. The project is also within the following zones: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Airport Land Use Compatibility (ALUCP) Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone. LEGAL DESCRIPTION: Lots 17 & 18, Block 253, In Book 8, Page 36.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development Projects.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of in-fill development within an urbanized area. The project site is an in-fill site as defined by CEQA Statute Section 21061.3., "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation and policies as well as applicable zoning designation and regulations. The 0.17-acre project site occurs within City's jurisdictional limits, is surrounded by

urban uses (residential, commercial) and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Veronica Davison, Development Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5462 / HDavison@sandiego.gov

On June 25, 2025 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (July 10, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf. Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE
POSTED: 06/25/2025
REMOVED:
POSTED BY: Myra Lee

	City of San Diego **Development Services** 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	**Ownership Disclosure Statement**	**FORM** **DS-318** **October 2017**

Approval Type: *Check appropriate box for type of approval(s) requested:* ❑ Neighborhood Use Permit ❑ Coastal Development Permit ❑ Neighborhood Development Permit ☒ Site Development Permit ❑ Planned Development Permit ❑ Conditional Use Permit ❑ Variance ☒ Tentative Map ❑ Vesting Tentative Map ❑ Map Waiver ❑ Land Use Plan Amendment • ❑ **Other** _____

Project Title: Wilshire Terrace Dwellings **Project No. *For City Use Only*:** _____

Project Address: 3414-3416-3418-3420 Florida St, San Diego, CA 92104

Specify Form of Ownership/Legal Status (please check):

❑ Corporation ☒ Limited Liability -or- ❑ General – What State? CA Corporate Identification No. 201631410434

❑ Partnership ❑ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Eduardo Posada ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 550 W B St #406

City: San Diego State: CA Zip: 92101

Phone No.: 619-370-7133 Fax No.: _____ Email: posadadelreal@gmail.com

Signature:  Date: 12/19/22

Additional pages Attached: ❑ Yes ❑ No

Applicant

Name of Individual: _____ ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ❑ Yes ❑ No

Other Financially Interested Persons

Name of Individual: _____ ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ❑ Yes ❑ No

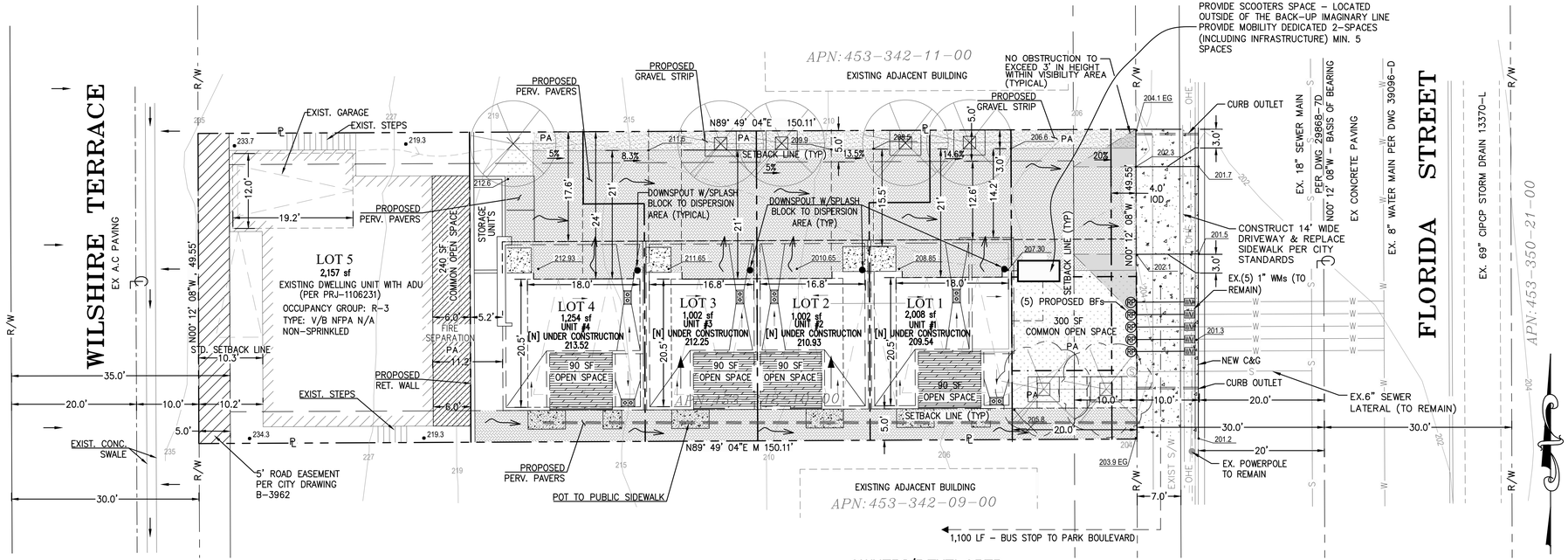
SITE DEVELOPMENT PERMIT. PMT-3234558

DEVELOPMENT SUMMARY

PROPOSED SMALL LOT SUBDIVISION TENTATIVE MAP FOR THE CREATION OF 5 SINGLE-FAMILY RESIDENTIAL PARCELS. THE PROJECT INCLUDES TO KEEP THE EXISTING SINGLE FAMILY BUILDING WITH CONSTRUCTION OF FOUR SINGLE FAMILY RESIDENCES EACH WITH AN ATTACHED GARAGE TOGETHER WITH PUBLIC IMPROVEMENTS WITHIN THE RIGHTS OF WAY FRONTING THE SITE.

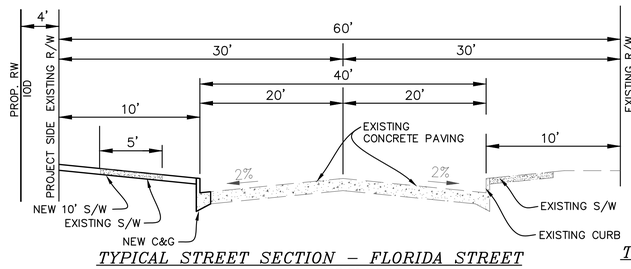
TRANSIT AMENITIES

THE PROJECT PROPOSES TRANSIT AMENITIES TO PROVIDE A MINIMUM OF 4 POINTS.



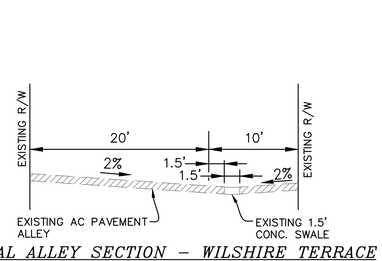
10 5 0 10 20 30

SCALE: 1" = 10'



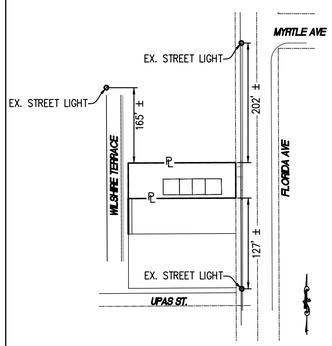
TYPICAL STREET SECTION - FLORIDA STREET

NOT TO SCALE



TYPICAL ALLEY SECTION - WILSHIRE TERRACE

NOT TO SCALE

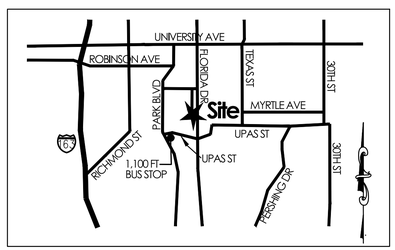


STREET LIGHT MAP

N.T.S.

UTILITY NOTES

1. *ALL EXISTING SEWER AND WATER UTILITY SERVICES FRONTING THE SITE ARE UNDERGROUND. ALL EXISTING ELECTRICAL SERVICES ARE CURRENTLY BY OVERHEAD WIRES.*
2. *EXISTING STREET LIGHTS AREA LOCATED ON THE WESTERLY SIDE OF FLORIDA STREET. ONE IS APRX. 202' NORTH OF THE NORTHERLY PROPERTY LINE AND ONE IS LOCATED APRX. 127' SOUTH OF THE SOUTHERLY PROPERTY LINE OF THE PROJECT.*
3. *ALL UTILITY SERVICES TO THE SITE WILL BE UNDERGROUND WITH PROPER UTILITY PERMITS.*
4. *AN EXISTING FIRE HYDRANT IS LOCATED AT THE SOUTH EAST CORNER OF FLORIDA STREET AND MYRTLE AVE. APRX. 200' NORTH EAST OF THE NORTHERLY PROPERTY LINE OF THE PROJECT.*
5. *FOR PLUMBING INSTALLATION AND BACKFLOW PREVENTION DEVICES SEE APPROVED BUILDING PLANS PER PERMIT 2234922.*



VICINITY MAP

N.T.S.

DRY UTILITIES

UTILITY SERVICES	PRE-DEVELOPMENT STATUS	POST-DEVELOPMENT STATUS
ELECTRIC	OVERHEAD	OVERHEAD
CABLE TV	OVERHEAD	OVERHEAD
TELEPHONE	OVERHEAD	OVERHEAD

OWNERS/DEVELOPER

3525-3527 WILSHIRE TERRACE LLC
EDUARDO POSADA
550 WEST B ST SUITE 403
SAN DIEGO, CA 92101 619.370.7133

EDUARDO POSADA IS AUTHORIZING THIS TENTATIVE MAP PROJECT ON BEHALF OF RECORD OWNER ENTITY "3525-3527 WILSHIRE TERRACE, LLC.

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

ENGINEER

AP CONSULTING
2371 FENTON STREET, SUITE 100
CHULA VISTA, CA 91914
619-227-8941

GRADING TABULATIONS:

SITE AREA: 0.17 ACRES, % OF TOTAL SITE: 100

AMOUNT OF CUT: 4 CUBIC YARDS

MAXIMUM DEPTH OF CUT: 4'-11"

AMOUNT OF FILL: 4 CUBIC YARDS

MAXIMUM DEPTH OF FILL: 4'-11" FEET

AMOUNT OF IMPORT/EXPORT OF SOIL: 0 CUBIC YARDS

NOTE:
NO GRADING FOR THIS PROJECT, SOIL TO BE DISTURBED ONLY FOR FOOTING TRENCHES.

ADDITIONAL NOTES

15. *PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER /PERMITTEE SHALL ASSURE BY PERMIT AND BOND, THE REPLACEMENT OF DAMAGED CURB, GUTTER, AND SIDEWALK (REPLACE FROM JOINT TO JOINT), PER CURRENT CITY STANDARDS, ADJACENT TO THE SITE ALONG POLK AVE, SATISFACTORY TO THE CITY ENGINEER.*
16. *THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE DEVELOPMENT SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS. (IF APPLICABLE)*
17. *PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER /PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN THE CITY'S STORM WATER STANDARDS.*

ENGINEER OF WORK

PROFESSIONAL LAND SURVEYOR — DANIEL LEE TOBAR — L.S. 8793 — STATE OF CALIFORNIA

DANIEL LEE TOBAR *LS 8793* *01/29/26* *DATE*

PROJECT DATA

PROJECT ADDRESS: 3425 WILSHIRE TERRACE SAN DIEGO, CA 92103
APN: 453-342-10-00
EXISTING BUILDING: SINGLE FAMILY RESIDENTIAL
CONSTRUCTION DATE: CURRENT
CALIFORNIA/LAMBERT COORDINATES: 210-1725
NAD83 COORDINATES: 1850-6285
PRJ: 1085813

SURVEYOR/MAPPER

ALTA SURVEYING, INC
9517 GROSSMONT SUMMIT DR
LA MESA, CA 91941
619.579.2582

LEGEND

PROPERTY LINE/ROW LINE
PROJECT SETBACK LINE
EXISTING CONTOURS
EXISTING SPOT ELEVATIONS (290 ×16.80)
EXISTING SIDEWALK TO REMAIN
EXISTING CURB & GUTTER TO REMAIN
DIRECTION OF FLOW
EXISTING POWER POLE
EXITING WATER METER (WM)
EXISTING SEWER MAIN (S)
EXISTING WATER MAIN (W)
EXISTING OVERHEAD ELECTRICAL (OHE)
PROPOSED BACKFLOW PREVENTER (BFP)
NEW PUBLIC DRIVEWAY
NEW PUBLIC CURB AND GUTTER
NEW PUBLIC SIDEWALK
FLOW DISPERSION AREA (SD-5)
PROPOSED PERVIOUS PAVERS
PROPOSED GRAVEL
PROPOSED PARKING
PROPOSED STREET YARD TREE (GOLD MEDALLION TREE)
PROPOSED ON-SITE TREE

LEGAL DESCRIPTION

LOTS 17 AND 18 IN BLOCK 253 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP MADE BY G. A. D'HEMECOURT, IN BOOK 8, PAGE 36 ET SOUTHEAST QUARTER OF LIS PENDENS. ALSO THAT PORTION OF THE WEST 10 FEET OF FLORIDA STREET, ADJOINING THE ABOVE DESCRIBED PROPERTY ON THE EAST AS CLOSED OCTOBER 9, 1911 BY RESOLUTION NO. 9365 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK _____ BEING A BRASS PLUG ON TOP OF CURB AT THE SE CORNER OF FLORIDA STREET AND POLK AVENUE
ELEVATION = 281.90
DATUM NGVD29 (MSL).

ZONING:

DESIGNATION: RM-3-7
ZONE: MCCPD-MR-1000
PLANNED DISTRICT: NONE
PROPOSED PARCELS: 5
T.M. ACREAGE: 0.17 ACRES (7,423 SF)

LOT 5
OCCUPANCY: R-2
CONSTRUCTION: V-B
SPRINKLERED: YES

ENVIRONMENTALLY SENSITIVE LANDS:	NO
HISTORIC DISTRICT:	NO
DESIGNATED HISTORIC:	NO
GEO HAZARD CATEGORY:	
EARTHQUAKE FAULT BUFFER:	NO
FAA PART 77 NOTIFICATION AREA:	NO

DEVELOPMENT DATA:

IMPERVIOUS AREA		
EXISTING	1,200	SF
PROPOSED	2,407.5	SF
INCREASE	1,207.5	SF

DISTURBED AREA 0.11 AC (4,995 SF)

PROPOSED PROJECT IMPERVIOUS AREA < 10,000 SF. TOTAL

MONUMENTATION NOTE:

ALL PROPOSED LOT CORNERS WILL BE SET PER PROJECT FINAL MAP.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE YCENTER LINE OF FLORIDA ST. AS SHOWN ON MAP NO. 12798 IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, CITY OF SAN DIEGO.
IE: N00° 12' 08"W

EASEMENTS:

ALL PROPOSED PUBLIC EASEMENT GRANTS AND PRIVATE EASEMENT COVENANTS TO BE CONVEYED OR COVENANTED UPON PROJECT FINAL MAP. (I.E GUE, SHARED ACCESS)

THE PROJECT PROPOSES A 4' WIDE IOD ALONG FLORIDA STREET

LOT AREA (GROSS)

LOT 1 = 1,984 SF
LOT 2 = 1,005 SF
LOT 3 = 1,005 SF
LOT 4 = 1,272 SF
LOT 5 = 2,157 SF
TOTAL = 7,423 SF

SITE AREA

SITE AREA (SINGLE PARCEL): 7,423 S.F. (0.17 ACRES)

PARKING

THERE IS NO MINIMUM PARKING REQUIREMENT FOR SMALL LOT SUBDIVISION PROJECTS LOCATED IN A PARKING STANDARDS TRANSIT PRIORITY AREA

TOTAL NUMBER OF UNITS = 5

0 PARKING SPACES REQUIRED

8 PARKING SPACES PROVIDED

GENERAL NOTES

1. *THERE ARE NO EXISTING OR PROPOSED BUS STOPS ON SITE*
2. *TRASH CONTAINERS TO BE STORED WITHIN PRIVATE GARAGES ON-SITE.*
3. *NO OBSTRUCTION INCLUDING SOLID WALL TO EXCEED 3' IN HEIGHT WITHIN VISIBILITY AREA*
4. *PLANT MATERIAL, OTHER THAN TREES WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREA SHALL NOT EXCEED 36 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB.*

SITE AREA

SITE AREA (SINGLE PARCEL): 7,423 S.F. (0.17 ACRES)

PROPOSED USE

SINGLE-FAMILY RESIDENTIAL

ASSOCIATED PROJECT

BUILDING PERMIT - PRJ-1106231
RIGHT OF WAY - PTS 588011
RETAINING WALL - PTS _____
ENCROACHMENT - APPR # _____

ORIGINAL: _____
Revision 1: _____
Revision 2: _____

CITY OF SAN DIEGO, CALIFORNIA

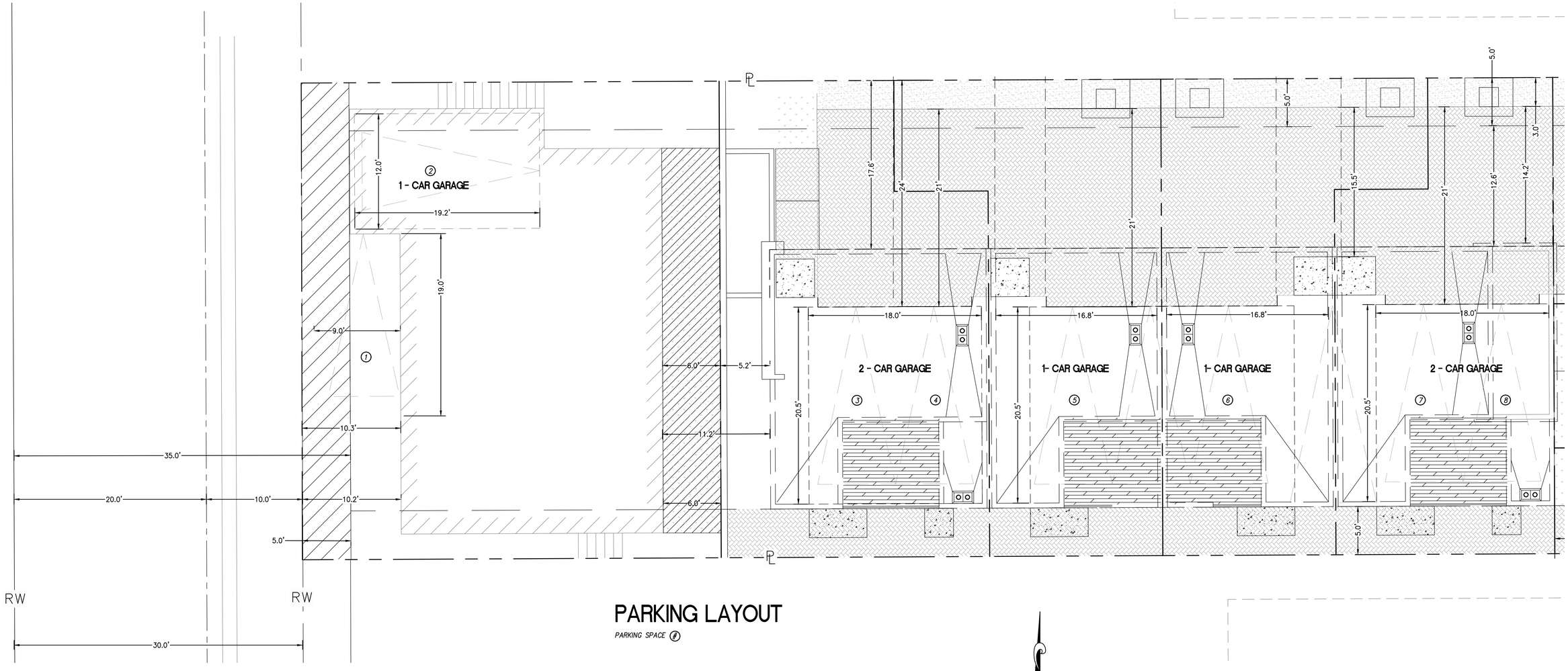
ADDRESS: 3425 WILSHIRE TERRACE, SAN DIEGO, CA

SCALE: 1"=10'	APPROVED BY:	DRAWN BY:
DATE:		REVISED BY:

DRAWING TITLE: **SITE PLAN** — SHEET 1 OF 2

PRJ-1085813 | CALIFORNIA/LAMBER COORDINATES: 210 - 1725 | NAD 83 COORDINATES 1850-6285

SITE DEVELOPMENT PERMIT. PMT-3234558



PARKING LAYOUT

PARKING SPACE #

PARKING

THERE IS NO MINIMUM PARKING REQUIREMENT FOR SMALL LOT SUBDIVISION PROJECTS LOCATED IN A PARKING STANDARDS TRANSIT PRIORITY AREA

TOTAL NUMBER OF UNITS = 5

0 PARKING SPACES REQUIRED

8 PARKING SPACES PROVIDED

5 2.5 0 5 10 15

SCALE: 1" = 5'

ORIGINAL:
Revision 1:
Revision 2:

DRY UTILITIES		
UTILITY SERVICES	*PRE-DEVELOPMENT STATUS*	*POST-DEVELOPMENT STATUS*
ELECTRIC	*OVERHEAD*	*OVERHEAD*
CABLE TV	*OVERHEAD*	*OVERHEAD*
TELEPHONE	*OVERHEAD*	*OVERHEAD*

ENGINEER OF WORK

PROFESSIONAL LAND SURVEYOR
DANIEL LEE TOBAR
L.S. 8793
STATE OF CALIFORNIA

DANIEL LEE TOBAR *LS 8793* *01/29/26* *DATE*

CITY OF SAN DIEGO, CALIFORNIA

ADDRESS: *3425 WILSHIRE TERRACE, SAN DIEGO, CA*

SCALE: 1"=10'	*APPROVED BY:*	*DRAWN BY:*
DATE:		*REVISED BY:*

DRAWING TITLE: **SITE PLAN** *SHEET* 2 OF 2

PRJ-1085813 | *CALIFORNIA/LAMBER COORDINATES: 210 - 1725* | *NAD 83 COORDINATES 1850-6285*

WILSHIRE DWELLING'S

3414-3416-3418-3420
Florida St, San Diego CA 92104

Account Info

FINANCIALLY RESPONSIBLE PARTY FOR THE WATER & SEWER FEES ASSOCIATED WITH THIS PROJECT

NAME: EDUARDO POSADA

ADDRESS: 550 W B St 403 San Diego, CA 92101

PHONE: 619 370 7133

City of SD Notes

Water meters for combined domestic water and fire sprinklers systems shall not be installed until the fire sprinklers has been submitted and approved by the building official.

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 produce a higher GPM and a larger meter size requirement.

Owner Signature: _____

DEFERRED SUBMITTAL ITEMS

NFPA 13 Fire Sprinkler System

Fire Sprinkler System shall be NFPA 13

Compliance with "California Fire Code Chapter 14, Fire Safety During Construction"

-NOTE: Plans for the deferred submittal items shall be submitted in a timely manner that allows a minimum of 30 working days for initial plan review. all comments related to the deferred submittal items must be addressed to the satisfaction of the plan check division prior to approval of the submitted items.

-"I/We understand that I/we will not be authorized any inspection of 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 EDUARDO POSADA **Signature** _____

The submittal of residential fire sprinkler plans required by California Residential Code Section R313 has been deferred.

To avoid delays in construction, plans for fire sprinkler plans shall be submitted not less than 30 calendar days prior to installation or prior to requesting a foundation inspection when the submittal of fire sprinkler plans is deferred.
A framing/rough inspection shall not be requested prior to approval of the fire sprinkler plans.

List of drawings

#	Sheet Type	Sheet Content
1.	T-P	TITLE PAGE
2.	A1	SITE PLAN
3.	A1.1	BMP's PLAN (CONSTRUCTION)
4.	A1.2	EXISTING SINGLE FAMILY UNAFFECTED
5.	A2	FLOOR PLANS - TYPE 1-UNIT 1-3416
6.	A2.1	FLOOR PLANS - TYPE 1-UNIT 2-3418
7.	A2.2	FLOOR PLANS - TYPE 2-UNIT 1-3414
8.	A2.3	FLOOR PLANS - TYPE 2-UNIT 2-3420
9.	A3	EXTERIOR ELEVATIONS - TYPE 1& 2
10.	A3.1	OVERALL ELEVATIONS
11.	A4	SECTIONS UNITS - TYPE 1& 2
12.	A5	WINDOW AND DOOR SCHEDULES
13.	ME1	PROPOSED ELECTRICAL & MECHANICAL - TYPE 1
14.	ME2	PROPOSED ELECTRICAL & MECHANICAL - TYPE 2
15.	D1	ARCHITECTURAL DETAILS
16.	D2	ARCHITECTURAL DETAILS
17.	D3	ARCHITECTURAL DETAILS
18.	D4	ARCHITECTURAL DETAILS
19.	SN1	STRUCTURAL NOTES
20.	SN2	STRUCTURAL NOTES
21.	S0	FOUNDATION-TYPE 1&2
22.	S1	STRUCTURAL FRAMING PLANS - TYPE 1&2
23.	S2	STRUCTURAL FRAMING PLANS - TYPE 1&2
24.	SD1	STRUCTURAL DETAILS
25.	SD2	STRUCTURAL DETAILS
26.	SD3	STRUCTURAL DETAILS
27.	SD4	STRUCTURAL DETAILS
28.	SD5	STRUCTURAL DETAILS
29.	SD6	STRUCTURAL DETAILS
30.	SSW1	STEEL STRONG WALLS
31.	SSW2	STEEL STRONG WALLS
32.	T01	TITLE 24 - TYPE 1
33.	T02	TITLE 24 - TYPE 2
34.	T03	TITLE 24 - TYPE 3
35.	T04	TITLE 24 - TYPE 4
36.	T05	TITLE 24 - TYPE 4
37.	T06	TITLE 24 - TYPE 4
38.	T07	TITLE 24 - TYPE 4
39.	T08	TITLE 24 - TYPE 4
40.	T09	TITLE 24 - TYPE 4
41.	T010	TITLE 24 - TYPE 4
42.	T011	TITLE 24 - TYPE 4
43.	T012	TITLE 24 - TYPE 4
44.	CGBN	CAL. GREEN BLDG NOTES
45.	CGBN-2	CAL. GREEN BLDG NOTES
46.	GN1	GENERAL NOTES
47.	GN2	GENERAL NOTES
48.	FORMS	FORMS DS-503
49.	L1.1	LANDSCAPING - PLANTING PLAN
50.	L1.2	LANDSCAPING - IRRIGATION PLAN
51.	L1.3	LANDSCAPING - PLANTING & IRRIGATION DETAILS

Vicinity Map



Project data

Apn: 453-342-1000

Legal description:
MAP 15281 - UPAS STREET
LP0008PG036 - UNIVERSITY HTS D
HEMECOURT MAP AMENDED ROS
11303 BLK 253* LOTS 17 & 18* ST CLSD
ADJ & /EXC ALLEY OP/*

Address: 3414-3416-3418-3420
Florida St,
San Diego CA 92104

Zone: RM-3-7

Lot area: 7,440 SF/ .17 Acres

Site: One Existing SFD - 1200 sf

Construction type: V-B

Occupancy: R-3

No. of Stories: 4

No. of Dwellings: 4

Sprinklers: Yes

Height: 40'

Owner: Eduardo Posada
Phone: 619 370- 7133
Address: 550 W B ST 403
San Diego, CA 92101

Scope of work

Two New 4 Story Dwellings and One 4 Story Duplex

Duplex - TYPE 1

1st Floor New:
3 Car Garage, main entrance and stairs.

2nd Floor New:
Kitchen, Dining Rm, Breakfast Nook, Powder Rm, Balcony

3rd Floor New:
Living room, TV room, BathRm and Balcony

4th Floor New:
1 BedRm With Walk in Closet and BathRm, Private exterior open space

2 UNITS - TYPE 2

1st Floor New:
2 Car Garage, main entrance and stairs.

2nd Floor New:
Living Rm, Kitchen, Dining Rm, Powder Rm, Balcony

3rd Floor New:
2 BedRm with BathRm and Balcony each , bedroom 2 with walk in closet

4th Floor New:
1 Master BedRm With Walk in Closet and Master BathRm , Private exterior open space and Storage

Consultants

Design by:
JORGE OZORNO — JORGEOZORNOSTUDIO, International Associate AIA. Ph: (619) 861-2726

EDUARDO POSADA

JOSE A. PEREZ — ArkitDesigns Inc., 550 W B St 4th Floor, San Diego, CA 92154, PH: (619) 779-3028

JUAN GARCIA PE — GAMA ENGINEERING, 1730 Ave. del Mundo, Chula Vista CA 91910, Ph:(619) 254-8548
CIVIL ENG LIC 72060

CLIFFORD W LA MONTE — C.W. La Monte Co. Inc, 7840 El Cajon Blvd Ste 200, La Mesa, CA 91942, Ph:(619) 462-8861
G.E. LIC 0495

ArkitDesigns

OLD

PROFESSIONAL ENGINEER — JUAN L. GARCIA — No 72060 Exp 6-30-24 — CIVIL — STATE OF CALIFORNIA

WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104
Two New 4 Story Dwellings and One 4 Story Duplex

SHEET CONTENT:

TITLE PAGE

REVISIONS:

1	04-16-2025
2	09-18-2025
3	12-18-2025

Design: Jose Perez
Check: Jose Perez
Date: 4/16/25
Responsible: **JOSE PEREZ**
225 Third Ave
Chula Vista, CA 91910
Ph:(619)-779-3028
signature

sheet type: **T**
sheet no.: **P**

ADDITIONAL 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-IN DIAMETER) 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-AMPRE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(s) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

6. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL DENTIFY:
A)THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE" AND B)THE RACEWAY TERM NATION LOCATION AS "EV CAPABLE".

7. 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.

8. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.

9. VALLEYS FLASHING'S SHALL BE NOT LESS THAN 0.019-IN (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-IN-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CRC R327.5.3

FAA NOTES

"I, Juan Garcia DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE 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."

A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

PROFESSIONAL ENGINEER — JUAN L. GARCIA — No 72060 Exp 6-30-24 — CIVIL — STATE OF CALIFORNIA

NOTES

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 PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT..

OWNER SIGNATURE: _____

Metal mesh or landscape Screen
Should be use for all above ground irrigation equipment

REDUCED PRESSURE ZONE BACKFLOW PREVENTER DETAIL
2" DIAMETER AND SMALLER
Not to Scale
1

Applicable codes

2022 Edition CALIFORNIA BUILDING CODE
2022 Edition CALIFORNIA RESIDENTIAL CODE
2022 Edition CALIFORNIA MECHANICAL CODE
2022 Edition CALIFORNIA PLUMBING CODE
2022 Edition CALIFORNIA ELECTRICAL CODE
2022 Edition CALIFORNIA FIRE CODE
2022 Edition CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
Edition CALIFORNIA ENERGY CODE
2000 Edition URBAN-WILDLAND INTERFACE CODE
1997 Edition UNIFORM HOUSING CODE
1997 Edition UNIFORM CODE
for the ABATEMENT of DANGEROUS BUILDINGS

Fire sprinklers

"**If fire sprinklers** are required for this project, a deferred approval for this system is requested here in prior to occupancy permit, design plans must be submitted to and approved by the fire dept. plan check before the equipment is installed and the final occupancy permit is issued

An Automatic residential fire sprinkler system shall be installed in one-and two-family dwellings(not required for additions if the existing dwelling doesn't already have a Sprinkler system). Sec.R313.2

fire sprinklers required: ✓
not required: ____

Fire Sprinkler System Design Per:
SYMONS FIRE PROTECTION INC.
DAVID B. SYMONS
1050 PIONEER WAY, SUITE R EL CAJON, CA. 92020
(619) 588-6364 FAX (619) 588-6805

R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approposed point of collection that does not create a hazard.
Lots shall be graded to drain surface water away from foundation walls.The grade shall fall a minimum of 6 inches within the first 10 feet.

"The contractor responsible for the construction of the seismic-force-resisting system shall submit a written Statement of Responsibility to the building official prior to the commencement of work on the system." CBC Sec. 1709
-Copies of the following Title-24 energy forms will be available for building inspector use:
-CF-1,CF-4R and CF-5R
-New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to background. numbers shall be a minimum of 4" high with a minimum stroke width of 1/2 inch CFC Section 505.1

Site shall be planned and developed to keep surface water away from buildings. Plans shall be provided and approved by the City Engineer that show site grading and provide for storm water retention and drainage during construction. BMP's that are currently enforced by the city engineer must be implemented prior to initial inspection by the building department.
CGC.4.106.3

All existing Concrete and Landscape drains away from building and to front of property to Street

HERS Verification

Special HERS verification on the following:
IAQ Mechanical Ventilation
Verified SEER
Fan Efficacy
Duct Sealing

"The special inspector must be certified by the City of San Diego, development Services. in the category of work required to have special inspection"
"The construction materials testing laboratory must be approved by the City of San Diego, Development Services, for testing of materials, systems, components and, equipments"
"A Property Owner's Final Report form for work required to have special inspection, testing and structural observations must be completed by the property owner, property owner's agent of record, architect of record or engineer of record and submitted to the Inspection Services Division."

"NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER SUB-CONTRACTOR/OWNER-BUILDER:

By using permitted construction drawings; construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections. You agree to comply with the requirements of City of San Diego for special inspections, structural observations, corrections, on material testing and off-site fabrication of building components, contained in the statement of special inspection and, as required by the California construction code"

Soils note

The structure(s) shall be located entirely on undisturbed native soil. If bldg. inspector suspects fill, expansive soils or any geological instability based upon observation of the foundation excavation, a soils or geological report and resubmittal of plans to plan check to verify that the report recommendations have been incorporated, may be required.

Signature Per Soils Report Owner

Original Geotechnical Report:
CWE2040467.2 9-29-2004

Update Geotechnical Report:
CWE2190381.01 8-29-2019

Addendum Geotechnical Report: **18-7067-FC 9-4-2019**

Building area tabulation

EXISTING HOUSE 1200 SF

UNIT 1 & UNIT 4 TYPE 2

LIVABLE AREA

1ST FLOOR	88 SF		
2ND FLOOR	607.5 SF		
3RD FLOOR	607.5 SF		
4TH FLOOR	472.5 SF		
SUB-TOTAL	1775.5 SF	x 2 UNITS TYPE 2:	3551 SF (UVABLE)
GARAGE	407 SF		
SUB-TOTAL	2182.5 SF	x 2 UNITS TYPE 2:	4365 SF
STORAGE	45 SF		(w/ Garage)
BALCONIES	31 SF		
DECK (PRIVATE EXTERIOR OPEN SPACE)	90 SF		
TOTAL	2348.5 SF	x 2 UNITS TYPE 2:	4697 SF (Grant Total)

DUPLEX (UNIT 2 & UNIT 3) TYPE 1

LIVABLE AREA

1ST FLOOR	88 SF		
2ND FLOOR	472.5 SF		
3RD FLOOR	472.5 SF		
4TH FLOOR	382.5 SF		
SUB-TOTAL	1415.55F	x 2 UNITS TYPE 1:	2831 SF (UVABLE)
GARAGE (3 CARS FOR THE 2 UNITS)	605 SF		
SUB-TOTAL	2020.5 SF	x 2 UNITS TYPE 1:	4041 SF
STORAGE	36 SF		(w/ Garage)
BALCONIES	35 SF		
DECK (PRIVATE EXTERIOR OPEN SPACE)	90 SF		
TOTAL	2181.5 SF	x 2 UNITS TYPE 1:	4363 SF (Grant Total)

FAR : 1.80 LOT AREA: 7440 SF — 13,392 SF

EXISTING HOUSE: 1200 SF
PROPOSED UNITS: 6382 SF
7582 SF

13,392 SF ALLOWED > 7582 SF PROPOSED

LOT COVERAGE : N/A

APN & Legal Description Map

Madatory energy conservation requirements

1.all heating, ventilating, air conditioning, and water heating equipment shall meet all of the requirements of the appliance efficiency standards and shall be certified to the california energy commission.

2.a two stage thermostat which controls the supplementary heat on its second stage, shall be required for heat pumps.

3.thermostats, except those controlling heat pumps, shall be equipped with an automatic setback, which the building occupant can program to automatically set back the thermostat set points for at least 2 periods within 24 hours.

4.equipment which requires preventive maintenance to maintain efficient operation shall be furnished with complete necessary maintenance information.

5.all gas-fired fan type central furnaces, gas-fired fan type wall furnaces, and cooking appliances shall be equipped with an intermittent ignition device.

6.all fan systems exhausting air to the outside shall be provided with backdraft dampers.

7.all transverse duct, plenum, and fitting joints shall be sealed with pressure sensitive tape or mastic to prevent air loss and shall be insulated to conform to the provisions of section 1005 of the current 2011 CMC

8.a vapor barrier is required in climate zone 1, 14 and 16.

9.all manufactured windows and sliding glass doors shall meet the current area air infiltration standards and shall be certified and labeled.

10.all swinging doors and windows leading to unconditioned areas shall be fully weather-stripped.

11.storage type water heaters and storage and backup Tanks for solar systems shall be externally wrapped with r-12 insulation or greater.

12.the five feet of pipe closest to the water heater, if outside conditioned space, shall be insulated with a minimum of r-3 steam and steam condensation return piping and recirculating hot water piping outside the building envelope shall be insulated in accordance with r20-1405(d).

13.shower heads and faucets shall be equipped with flow restrictors as outlined in the appliance efficiency standards and shall be certified to the energy commission.

14.insulation used shall comply with california quality standards. the insulation installer shall post a signed certificate , section 276.

15.for infiltration control all openings and penetrations must be caulked and sealed, such as around windows, at sole plates, and openings for utility pipes and vents.

16.all new glazing (fenestration) will be installed with a certifying label attached, showing the u-value.

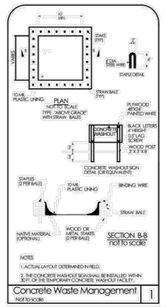
Erosion control notes

1- nearest downstream inlet to be protected with sand bags to the satisfaction of resident engineer.

2- stabilized construction exit entrance per bmp city standards.

3- silt fence as required per bmp city standards.

4- roof run off to be directed to landscape prior to reaching the street per satisfaction of resident engineer.



Concrete Waste Management
NOT TO SCALE
1

notes

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 CF2R 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 CF2R is reviewed and approved.

An electronically signed and registered Certificate(s) of Field Verification and Diagnostic Testing CF3R shall be posted at the building signed and registered Certificate(s) of Field Verification and Diagnostic Testing CF3R 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 CF2R. Certificate of Occupancy will not be issued until CF3R is reviewed and approved.

General notes & Requirements

1.the general notes below shall apply as minimum standard for this project. whenever more stringent requirements appear throughout these plans and all construction documents, the contractor shall comply with the more stringent requirements.

2.all architectural drawings and documents provided by the architect/designer, its officers, employees, and consultants, as represented by these drawings and specifications, are protected by copyright. 2004.

3.the liability of this firms, its designers, officers, employees, and consultants, is limited to the total fees received for its architectural (and construction services, when contracted) for this project. limits include errors and omissions and latent defects.

4.all proposed and existing building lines and easements, propery limits, or other development restricted areas as provided by the owner are shown on the site plan.

5.the architect/designer shall not be responsible for field work performance, safety in, on, or about the job site, methods of performance or timeliness in the performance of the work.

6.the contractor shall verify all dimensions before starting any work. any discrepancies, omissions, conflicts in drawings or const. notes shall be immediately reported to the Architect/Designer before proceeding with any work so involved.

7.in case of conflict between notes and details on the drawings and the "general notes", the more restrictive requirements shall apply. where no construction details are shown or noted for any part of the work, the details shall be the same as for other similar work, shown on the drawings. in no case shall working dimensions be scaled from plans, sections, or details on the drawings. written dimensions shall govern. notes and details on the drawings shall precedence over the general notes.

8.each sub-contractor is considered a specialist in his respective field and shall, prior to the submission of bid or performance of work, notify the general contractor or owner of any potential difficulties of work called out on the drawings in his trade that cannot be fully guaranteed.

9.the contractor and/or subcontractors shall be responsible for the appropriate "hook-up" of all utilities required to support the work.

10.fire warning system shall comply with the current IBC smoke detectors shall sound an alarm audible in all sleeping areas of the building.

11.the contractor shall determine the locations of existing utility services in areas to be excavated or removed prior to beginning of excavation or removal. known utility company phone numbers;
sdg&e: (619) 259-7511
dig alert: (800) 422-4133 water dist.
pacific bell: (800) 310-2355

12.contractor to post site identification card and call for site inspection. additional corrections may result from the findings of this inspection.

13.fireplaces with gas log lighters are required to have a flue damper permanently fixed in the open position and fireplaces with log loglighters are to have no "pit" of "sump" configurations.

16.a set of construction notes is include within the drawings and are to be part of the contract documents.

17.the design adequacy and safety of erection bracing, shoring, temporary supports and scaffolding is the sole responsibility of the contractor.

18.all obstructions to the work, materials, piping, equipment, etc., shall be removed, stored and maintained in good condition as required and reinstalled by the contractor to the satisfaction of the owner's representative, at no additional cost to the owner.

19. No hazardous materials shall be used and/or stored within and at the vicinity of the buildings, which exceed the quantities listed in Current IBC

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	SCOPE OF CONSTRUCTION CHANGE	EFFECTED SHEET NO.
1	A2	ADDITION OF PARTITION WALL, WINDOW, FIREBLOCKING, FURRINGS, ADDITION OF AC FURNACE	4/16/25
1	A2.1	ADDITION OF PARTITION WALL, WINDOW, FIREBLOCKING, FURRINGS, ADDITION OF AC FURNACE	4/16/25
1	A2.2	EXTERIOR DOOR, EXTERIOR DIMENSIONS, CHANGES, ELEVATIONS, CLOSET/PANTRY EXTENTION, OPENING EXTENTION, WALL DIMENSION CHANGE	4/16/25
1	A2.3	EXTERIOR DOOR, EXTERIOR DIMENSIONS, CHANGES, ELEVATIONS, CLOSET/PANTRY EXTENTION, OPENING EXTENTION, WALL DIMENSION CHANGE	4/16/25
2	A2, A2.1, A2.2, A2.3	PRIVATE EXTERIOR OPEN SPACE, AND WATERS PROOFING MEMBRANE CHANGES	09-18-2025
2	S1, S2	ADDITION OF STRUCTURAL FRAMING, PRIVATE EXTERIOR OPEN SPACE AND WATER PROOFING	09-18-2025
3	A2, A2.1, A2.2, A2.3	CITY COMMENTS MAY 20, 2025	09-18-2025
3	S1, A2.1, S2	ADDITION OF 2 PARTITION WALLS, 1HR FIRE	12-18-2025

Fire Notes

Buildings undergoing construction, alteration, or demolition shall conform to CFC chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.

During construction, at least one exinguisher 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 Section 3315.1.

Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or located in a Type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non-or limited-combustible materials or similarly protected or separated. CFC 304.3.

Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.

Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from he public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 501.2.

NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT or ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTION, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTE:

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.

NOTE:
NO MORE THAN 4'-11" CUT/FILL TO BE PERFORMED TO THIS PROJECT OUTSIDE BUILDING PERIMETER.

ENGINEERING TABLE

Total Disturbance Area: 4995 SF

Proposed amount of impervious area: 2407.53 SF

Existing amount of impervious area: 1200 SF

NOTE: Impervious area shall include: roof, sidewalk, parking area, walkways, pools, pool decks etc.

Site Plan & utilities notes

1. all surface water to drain away from building
The Grade shall fall a minimum of 6" within the first 10 feet . Section R401.3. and property line to alley or street.

2. **verify all utility locations** (existing or new) prior to start of construction.

3. **ALL PROPERTY LINES** (real or assumed), easement and building (both existing and proposed), are shown on this site plan.

4. **NO GRADING** permit is required for this project. relatively flat. there is no significant amount of earth movement other than required for foundation and utilities : there is no import or export of soil.

5. the hose bibbs and lawn sprinkler systems shall have approved **back flow prevention** devices. 2022CPC section 1003.4. contractor to comply with all osha requirements.

6. this project is **not** within a **noise critical area** ("cnel"contour of 60 db) as shown on the general plan.

All Existing Utilities water, gas, and sewer;

-No Grading for this project
-Soils to be disturb only for footing trenches

NOTE:
As Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.

Cut Quantities: 4 cyd
Fill Quantities: 4 cyd
Import/Export: 0 cyd
Max cut depth: 4'-11"
Max fill depth: 4'-11"

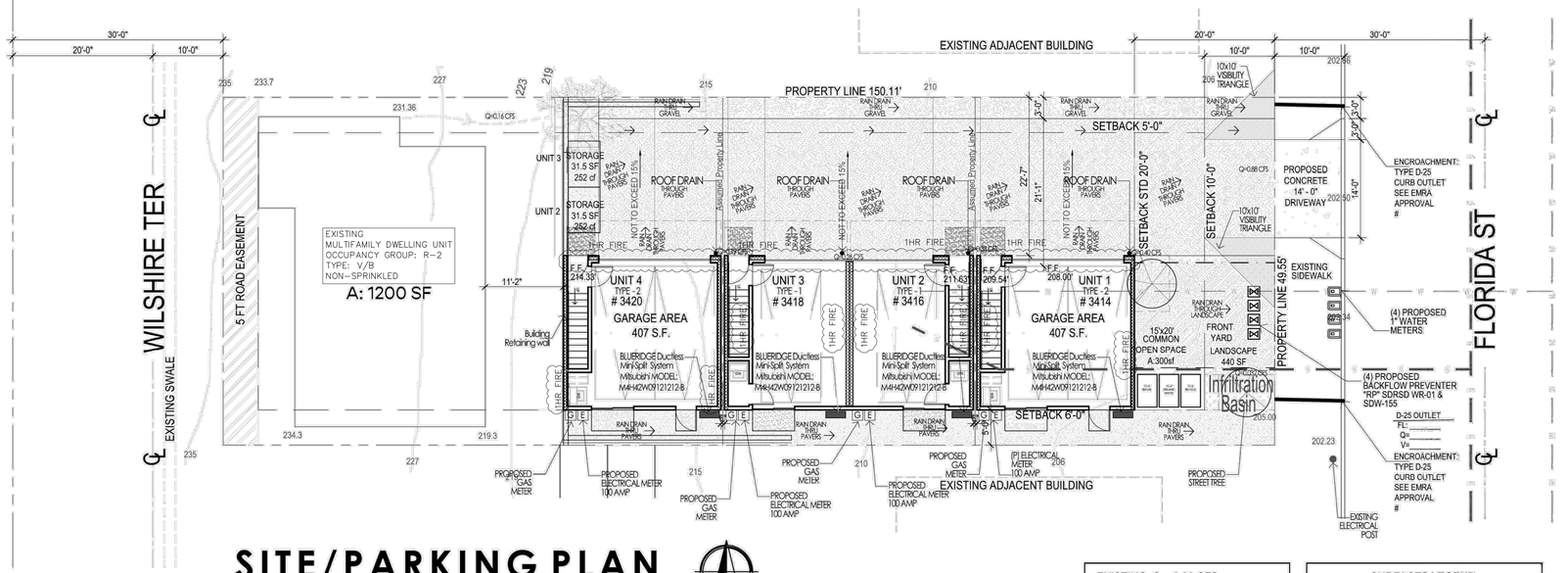
ADDITIONAL NOTES

All plumbing fixtures and fittings will be water conserving and will comply with the 2022 CGBSC.

Provide Lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM)

Per 2022 CGBSC, plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall be installed in accordance with the california plumbing code (CPC)

Per 2022 Green Code, Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
1. Fans shall be ENERGY STAR compliant and be deducted to terminate outside the building.
2. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall readily accesible. Himidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.



SITE/PARKING PLAN

Scale 1"=10'-0"

North

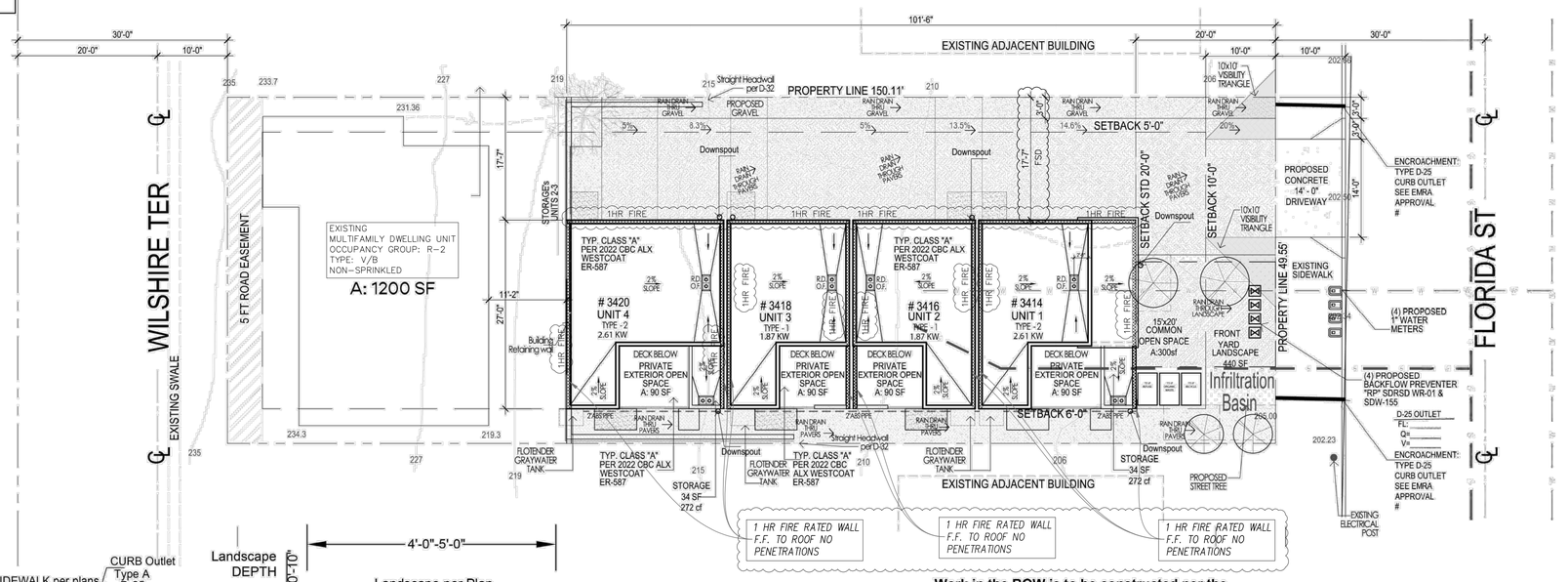
EXISTING Q = 0.39 CFS
PROPOSED Q = 0.87 CFS

The proposed drainage systems will maintain the existing flow patterns at the property, with no impact to adjacent properties. With an increase in the peak runoff from the property of 0.48 cfs, the impact on downstream drainage systems will be negligible.

See attached report

SURFACES LEGEND

- BELGARD: AQUA-BRICLOC PERMEABLE INTERLOCKING CONCRETE PAVERS
- AZEK PERMEABLE PAVERS Model # P048-005
- PROPOSED LANDSCAPE
- PROPOSED GRAVEL

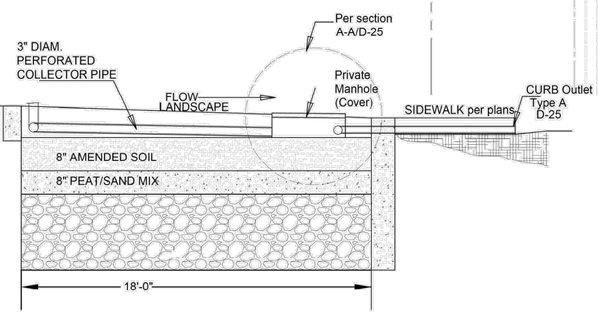


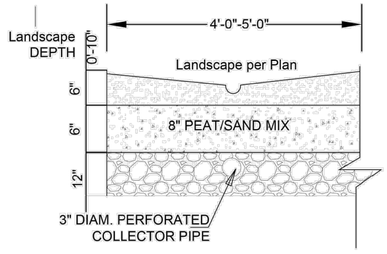
Work in the ROW is to be constructed per the current ROW permit under PRJ# 1102589

SITE/ROOF PLAN

Scale 1"=10'-0"

North





A-E-STUDIO.COM
SMART CONSTRUCTION
JUANOE73@GMAIL.COM
486 THIRD AVE. STE B
(619) 201-4652
CHULA VISTA, CA 91914

Date	April 24, 2025
	REVISIONS

REGISTERED PROFESSIONAL ENGINEER JUAN A. OLIVE No. 72822 Expires 6/30/2024 CIVIL STATE OF CALIFORNIA

WILSHIRE DWELLINGS
3414-3416-3418-3420 FLORIDA ST, SAN DIEGO, CALIFORNIA 92104

04-24-2025

SITE / ROOF PLAN

A1

Torres + Trevilla Architects Cell (619) 779 3028, 550W B Street 4th Flr. San Diego, CA 92101. e-mail. grktdesigns@gmail.com

BMP NOTES

this project shall comply with all requirements of the state permit; california regional water quality control board, san diego region, order no. 2001.01 npdes no. cas010875 and the city of san diego land development code.

1. sufficient bmp's must be installed to prevent silt, mud or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction vehicles or any other construction activity. the contractor shall be responsible for cleaning any such debris that may be in the street at the end of each work day or after a storm event that causes a breech in the installed construction bmp's.

2. all stock piles or uncompacted soil and/or building materials that are intended to be left unprotected for a period greater than seven calendar days are to be provided with erosion and sediment controls. such soil must be protected each day when the probability of rain is 40% or greater.

3. a concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.

4. all erosion/sediment control devices shall be maintained in working order at all times.

5. all slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.

6. the storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

1. contractor shall implement the following stormwater management plan (swmp) best management practices (bmp's) to prevent pollutants (including sediment) from entering storm water conveyances and receiving waters;

ss-2: vegetation stabilization planting for flat and sloped areas. landscaping plans will be submitted for approval under a separate permit by owner

sc-5: contractor to use straw wattles to control sediment run-off around disturbed areas

tc-1: stabilized construction entrance - no construction traffic shall be allowed into site or unpaved areas, only up to and within paved driveway

wm-1: material delivery & storage - contractor to use storage containers for supplies & equipment, located close to the paved driveway

wm-5: solid waste management - contractor to use metal bins to temporary contain construction waste

wm-9: sanitary waste management - contractor to provide portable toilet facilities on site

erosion control notes

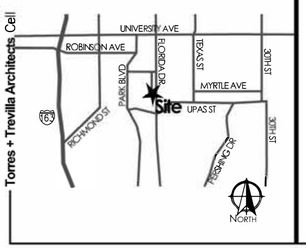
1.- nearest downstream inlet to be protected with sand bags to the satisfaction of resident engineer.

2.- stabilized construction exit entrance per bmp city standards.

3.- silt fence as required per bmp city standards.

4.- roof run off to be directed to landscape prior to reaching the street per satisfaction of resident engineer.

Vicinity map



STORM WATER QUALITY NOTES, CONSTRUCTION BMP'S:

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER No. 2001.01 NPDES No. CAS010875 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

CONTRACTOR SHALL IMPLEMENT STORMWATER MANAGEMENT PLAN (SWMP) BEST MANAGEMENT PRACTICES (BMP's) TO PREVENT POLLUTANTS (INCLUDING SEDIMENT) FROM ENTERING STORMWATER CONVEYANCES AND RECEIVING WATERS.

NOTES 1 TO 6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRICTION BMP'S;

01. SUFFICIENT BMP's MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREECH IN THE INSTALLED CONSTRUCTION BMP's.

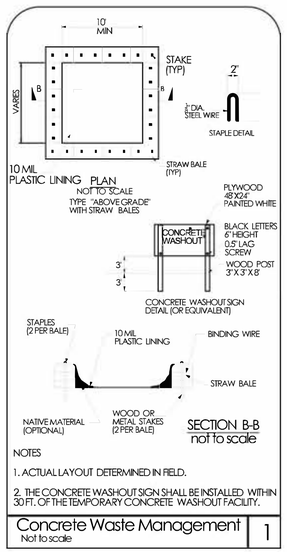
02. ALL STOCK PILES OR UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.

03. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.

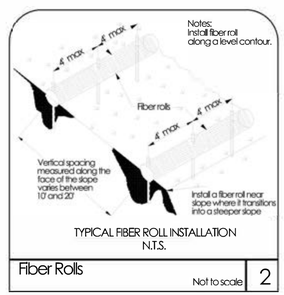
04. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

05. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

06. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



Concrete Waste Management — Not to scale — 1



Fiber Rolls — Not to scale — 2

BMP's LEGEND

MATERIALS & WASTE MANAGEMENT CONTROL BMP's:

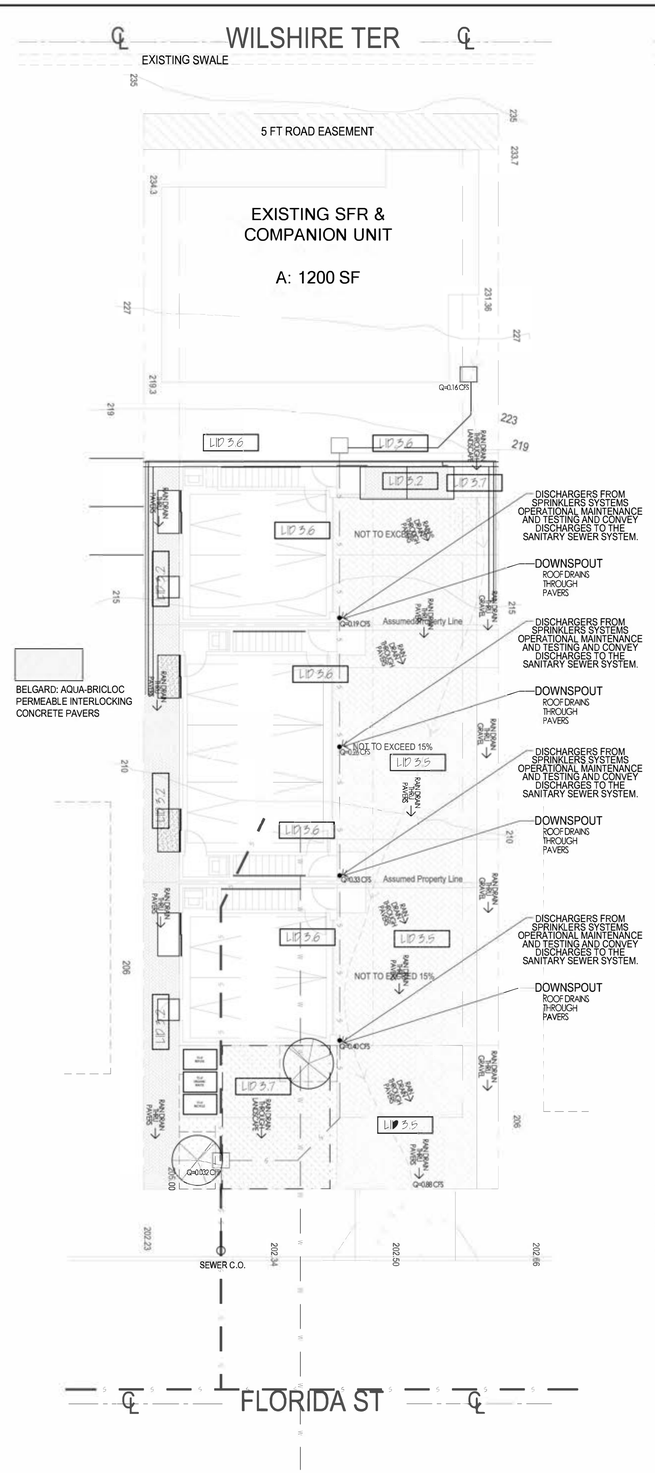
WM-1	MATERIAL DELIVERY & STORAGE
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMP's:

SS-6 / SS-8	STRAW OR WOOD MULCH ~ S/W
SC-5	FIBER ROLLS ——FR——FR——
SC-6 / SC-8	GRAVEL OR SAND BAGS
TC-1	STABILIZED CONSTRUCTION ENTRANCE

LOW IMPACT DEVELOPMENT BMP's:

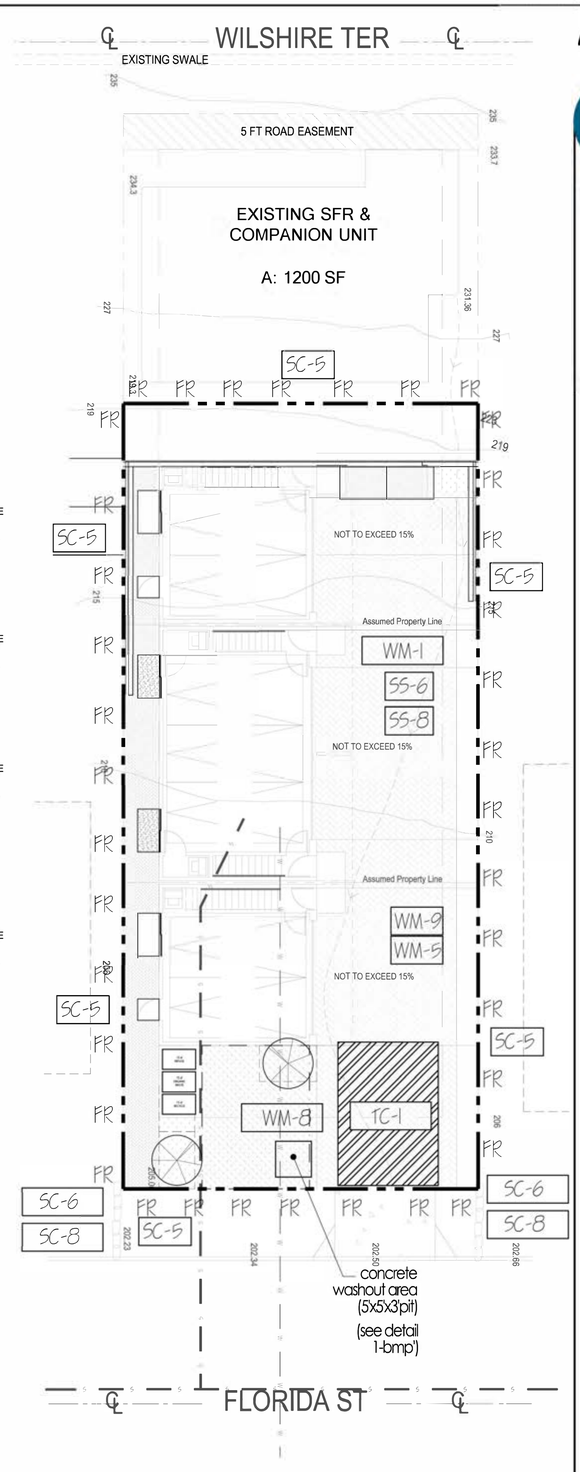
LID 3.2	PERMEABLE PAVEMENT DESIGN
LID 3.5	DRIVEWAY, SIDEWALK, AND BIKE PATH DESIGN
LID 3.6	BUILDING DESIGN
LID 3.7	LANDSCAPING DESIGN



PERMANENT BMP'S PLAN

Scale 1"=10'-0"

North



CONSTRUCTION BMP'S PLAN

Scale 1"=10'-0"

North

Torres + Trevilla Architects Cell (619) 779 3028., 550W B Street 4th Flr. San Diego CA 92101 e-mail: arktdesigns@gmail.com

ArktDesigns

WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

Two New 4 Story Dwellings and One 4 Story Duplex

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized by these plans is in progress, and shall be made available to the building inspection inspector. It is unlawful to change, modify, or alter the approved plans and specifications without authorization of the building official. The approval of these plans and specifications SHALL NOT be held to permit nor approve the violation of any City, County, State, or Federal laws, non exceptions.

10/25/2024, 10:07:11 AM
PRJ-1125231
Regina Robinson

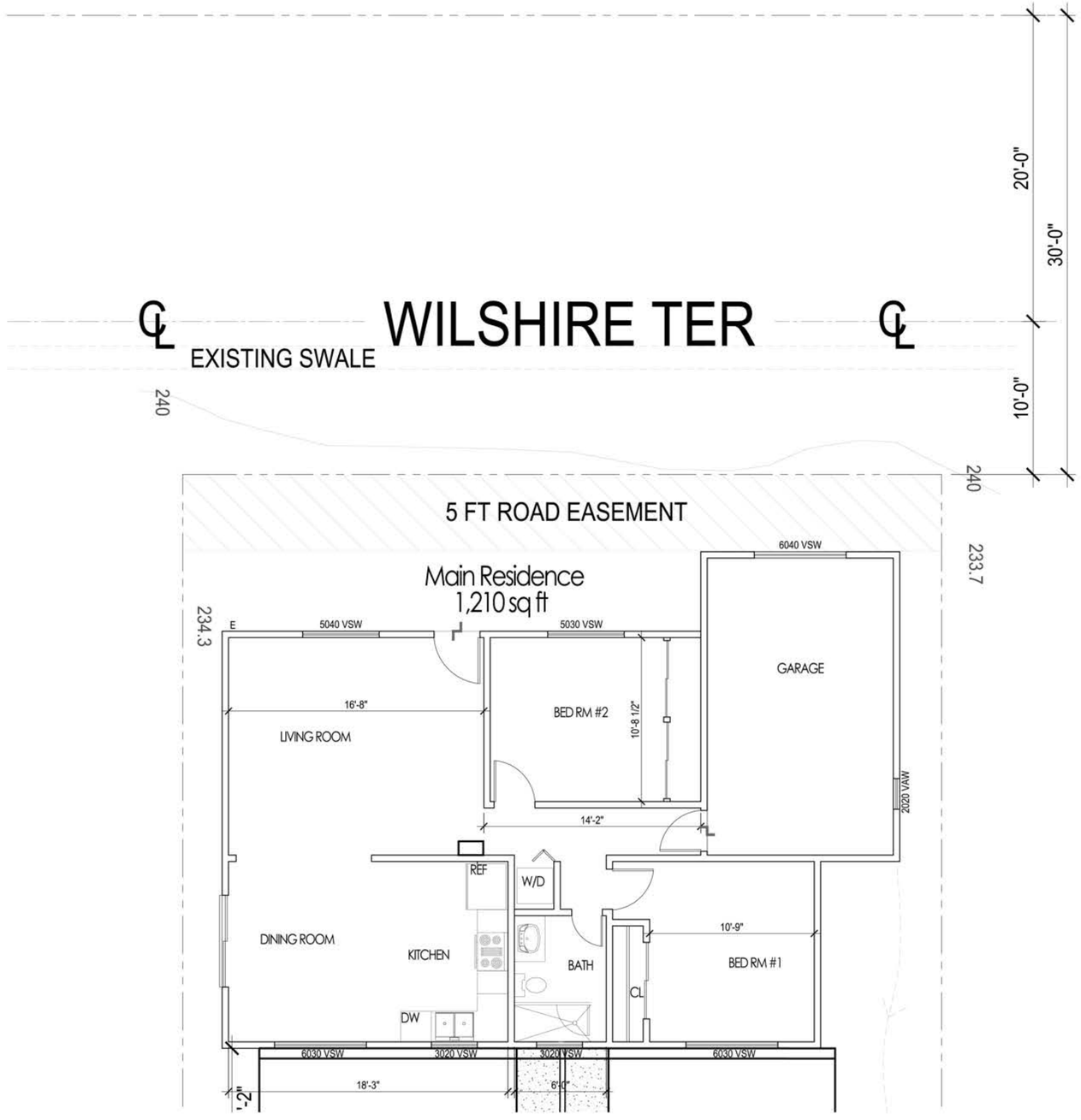
SHEET CONTENT:

BMP's PLAN

REVISIONS:

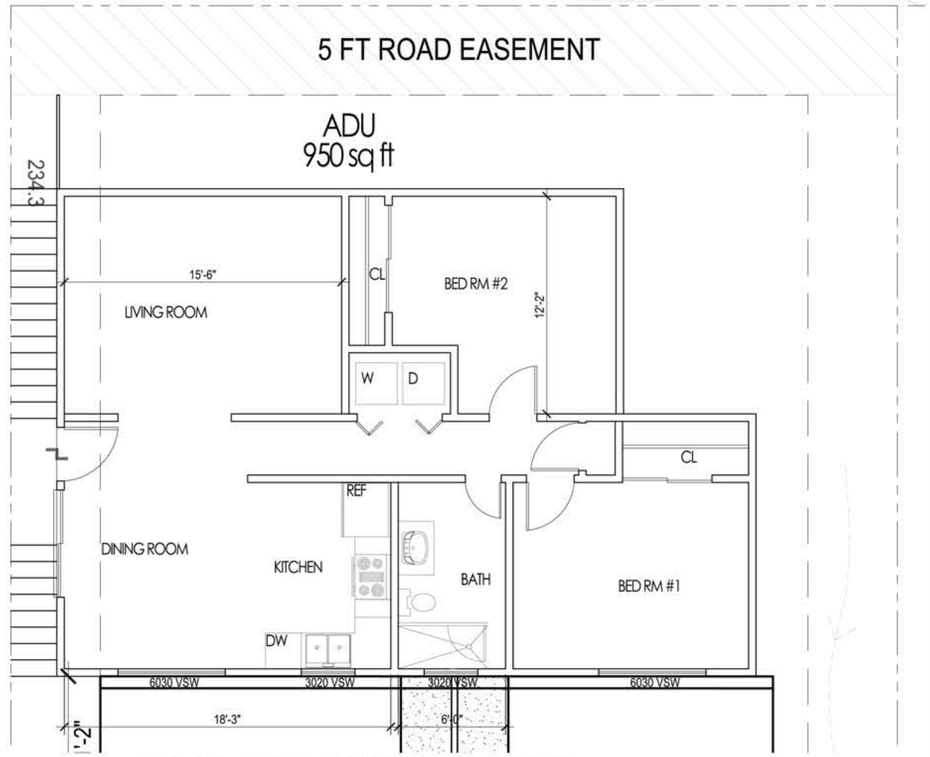
Design: Jose Perez
Check: Jose Perez
Date: 6-20-24
Responsible:
JOSE PEREZ
225 Third Ave
Chula Vista , CA 91910
Ph(619)- 779-3028
signature

sheet type: A
sheet no. 1.1



FLOOR PLAN-SINGLE FAMILY RESIDENCE

Scale 1/4"=1'-0"



FLOOR PLAN-COMPANION UNIT

Scale 1/4"=1'-0"

ArkitDesigns.com
Cell(619) 779-3028
Fax(619) 923-3205
223-1 3rd Ave
Chula Vista, CA 91910

WILSHIRE TER DWELLING

3425 & 3427 WILSHIRE TER
SAN DIEGO CA 92104

EXISTING SFR & COMPANION UNIT

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

sheet content:

EXISTING SINGLE FAMILY UNAFFECTED

Revisions:	Responsable:
	JOSE PEREZ 225 3rd Ave Chula Vista, CA 91910 Ph(619)-779-3028 Fax (619)923-3205
Drawn: Jose Perez	
Check: Jose Perez	
Date: 4/2022	
Scale: as noted	signature

sheet type: A

sheet no. 1.2

Water Heater
RHEEM -RTGH-95DVN
TANKLESS WATER HEATHER 199,000 BTUS

Plumbing Note:
All new Water Lines Inside the house to be New 1/2" PVC through attic

Shower Control valves must be pressure balance or thermostatic mixing valves **Section 418.0 2022 CPC**

Built-in tubs with showers shall have waterpoof joints between the tub and adjacent wall. **(CBC 1210.4)**

All ABS and PVC piping and fottongs shall be enclosed within walls and floors covered with "type X gypsum board" or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required."

State Health and Safety Code Sec 17921.9 bans the use of chlorinated polyvinyl chloride (CPVC) for interior water supply pipping.

All plumbing fixtures and fittings will be water conserving and will comply with the 2022 CGBSC Sec. 4.303.1.

Plumbing fixtures (water closets and urinals) and fittings (faucetys and showerheads) shall be installed in accordance with the California plumbing code (CPC) and table 1401.1 of the CPC.

Additional Notes

-Copies of the following Title-24 energy forms will be available for Building inspector use:
CF-1R, CF-4R, and CF-6R.

-The Control valves in bathtubs, whirlpool bathtubs, Showers and tub-shower combinations must be pressure balanced or thermostatic mixing valves.
2022 CPC Section 414.5 and 418.0

-Water conserving fixtures: New water closets shall use no more than 1.6 gallons of water per flush, lavatories and kitchen faucets may not exceed 2.2 GPM, and showers may not exceed 2.5 GPM at flow. CPC Section 402.0

-All hot water piping from the heating source to the kitchen fixtures must be insulated (2" or less pipe size= 1" thick insulation; greater than 2" pipe size = 1 1/2" insulation).

All plumbing fixtures and fittings will be water conserving and will comply with the 2022 CGBSC sec. 4.303.1.

Attic/underfloor installation must comply with sections 904.9.8, and 909 of the california Mechanical code (CMC).

Roof Vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered abd covered with 1/4"; non-combustible, corrosion resistant metal mesh, or other approved material that offers equivalent protection

Decks, Landing & Wooden Stairs to be fire-retardant-treated wood or approved non combustible materials, and the exterior wall covering to which the deck is attached and within 10 (3048mm) feet of the deck shall be constructed of approved non combustible of ignition resistant material. (CBC Sec. 704A.4.1),

Underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls or the projection shall be enclosed to the grade (CBC Sec. 704A.4.2.1)

Per 2022 Green Code Sec. 4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S EPA phase II emission limits where applicable, woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinance.

NOTE: all new lighting shall be high efficacy as defined in electrical note 28, or controled by as noted in the residencial lighting, measures section of the mf-1r forms.

NOTE:
This project should comply with local lighting ordinance.

CARBON MONOXIDE ALARMS NOTES :

-Shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery back-up. CRC R315.1.1

-Shall be interconnected so the activation of one alarm will activatenall the alarms in the individual dwelling unit. CRC R311.1.2

Provide lavatory faucets with a maximum flow of 1.5 gallons per minute
Provide shower heads with a maximum flow of 2.0 gallons per minute
Provide kitchen faucets with a maximum flow of 1.8 gallons per minute

Provide 72 inch high non-absorbent wall adjacent to shower. [R 307.2]

Provide 5 air changes per hour for bathroom and laundry room ventilation.

Fixtures per table 4.303.2

Showerheads	2 gpm @ 80 psi
Water Closets	1.28 gallons per flush

Showerheads
Kohler-Forte (K-10240) 1.75 gpm

Water Closets
kohler-Cimarron (K-3887-RA) 1.28 gpf
*Fixtures can be changes as long as they comply with table 4.303.2

window operation is not a permisable method of providing bathroom or laudry exhaust for huminity control.

Plumbing per 2022 CPC

Mechanical per 2022 CMC

Electrical per 2022 CEC

Ventilation 2022 CRC Roof R806

Ventilation 202 CRC under floor R408

Attic Access 2022 CRC

Electrical Devices 2022 CEC Art. 210 & 406

Smoke Alarms 2022 CBC R314

Protect the opening between the garage and residence with self- closing and self-latching solid wood doors of not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20 minute fire rated doors.

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPOERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 ".

SURFACE WATER WILL DRAIN AWAY FROM BUILDING SEE DRAINAGE PATTERN SHOWN ON SITE PLAN. THE GRADE SHALL FALL A MINIMUM OF 6 "WITHIN THE FIRST 10 '

Interior Finish compliance with 803.1, and Table 803.9 frame spread provisions. Floor Finishes shall comply with CBC Sections 804 and 1124B.

Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S EPA phase II emission limits where applicable, woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

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 CF2R will have 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 CFIR. certificate of occupancy will not be issued until forms CF2R's reviewed and approved.

All low-rise residential buildings are required to have a whole-building ventilation system and satisfy other requirements to achieve acceptable indoor air quality. [IAQ]

Lighting in bathrooms, Garages, Laundry Rooms and Utility Rooms. All Luminaires shall be controles by a vacancy sensor.

NOTE:

GUARD HEIGHT TO BE 42" FROM THE WALKING SURFACE PER CBC SECTION 1013.3

An electronically signed and registered certificate(s) of field verification and diagnostic Testing (CF3R) shall be posted at the building site by 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 CF2R. Certificate of occupancy will not be issued until CF3R is reviewed and approved.

Note:
A signed affidavit from installer stating method was used for the selection of heating and air conditioning equipment and that such equipment was installed in accordance to that method , is required: this affidavit shall be presented to the building inspector before final inspection.

Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in responses to changes in plants, needs as weather conditions change.

2.-Weather- based controllers without integral rain sensors or communications systems that account for local rainfal shall have o separate wired or wireless rain sensor.

Per 2013 Green code Sec. 4.506.1 Mechanical exhaust fans wich 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 Fuctioning as a component of a whole house ventilation systems, fans must be controlled by a humidistat which shall be readily accessible. Humidistat constrols shall be capable of adjustment between a relative humidity range of 50 to 80 percent.

Ducts on the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No. 26 gauges sheet steel or other approved material and shall have no openings into garage.
Garage floor surfaces shall be approved noncombustible material. The area of the floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

Additional Notes

1. All new windows and glass doors shall have a minimum Sound transmission Class.

2. Ventilation shall be provided per the requirements of the California Mechanical Code. (CMC), Chapter 4. The ventilation system shall consist of air-conditioning, furnace with summer switch, or other independet fan system. Operation of the ventilation system shall not result in interior noise greater than 45 dB CNEL.

Door & windows

1.provide safety glazing or tempered glass in the following hazardous locations per section 2406.4:
a) fixed and sliding panels of sliding door assemblies and panels in swinging doors other than wardrobe doors.
b) doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers and in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surfaces and drain inlet.
c) fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch arc of either vertical edges of the door in a closed position and where the bottom exposed edge of glazing is less than 60 inches above the walking surface.
d) each light of safety glazing shall be identified by a permanent label per CBC section 2406.2
e) all tempered glass shall be a minimum of 3/16" thick with "safety" labels.
2.shower and tub enclosures and doors for same (locations as indicated on floor plans) shall be of fully tempered, laminated safety glass.
3.all doors in bathrooms shall be undercut 1/2" above finished floor material for proper return air flow.
4.all glass and glazing shall comply with 2005 title 24 and "25 of the california administration code and cpsc safety standard for architectural glazing materials. 16 cfr 1201)
5.all exterior doors shall be per doors hardware notes
6.interior doors shall be per doors hardware notes.
7.fixed and operable windows shall be commercial grade white vinyl frame, with low-e insulated glass units, provide fiberglass insect screen, provide stainless steel hardware for exposed metal components.
8.vented skylights: velux vs manual venting deck mounted skylights; size code 106, outside frame 21-1/2" x 46-3/8", finished frame 20-1/2" x 45-1/16", vs comfort plus glazing, laminated low-e glass, ecx flashing system, fiberglass insect screen, provide two manual rods, tested in accordance with national evaluation service report no. ner 216 and icbo-es report er-6075.

Wall Legend

Proposed walls
2x4 Wood Studs with-(3x4 Studs on 1st floor) 5/8" Gyp.Bd. each side
*on All Bathrooms, Powder Rooms, Laundry Rooms and Kitchens side use 5/8" Water Resistant Gyp.Bd.

1hr Fire Rated Wall
2x4 Wood Studs with 5/8" Sheetrock firecode C core gypsum panels type x each side, 3" thermafiber SAFB and RC-1 channel or equivalent one side joints finised. Fire Assembly Detail - UL Design U327, STC 50
*on All Bathrooms, Powder Rooms, Laundry Rooms and Kitchens side use 5/8" Water Resistant Sheetrock firecode C core gypsum panels type x

1hr Fire Rated Wall

GREEN BUILD NOTES:

ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2022 CGBSC SEC 4.303.1

PER 2022 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.

PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM)

PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GPM

PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GPM

PROVIDE WATER CLOSETS WITH A MAX FLOW OF 1.28 GALLON PER FLUSH

PER 2022 CGBSC SEC 4.5.6.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM THE BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

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.

MECHANICAL / ELECTRICAL NOTES:

BATHROOMS: LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.

KITCHENS: ALL THE INSTALLED WATTAGE 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

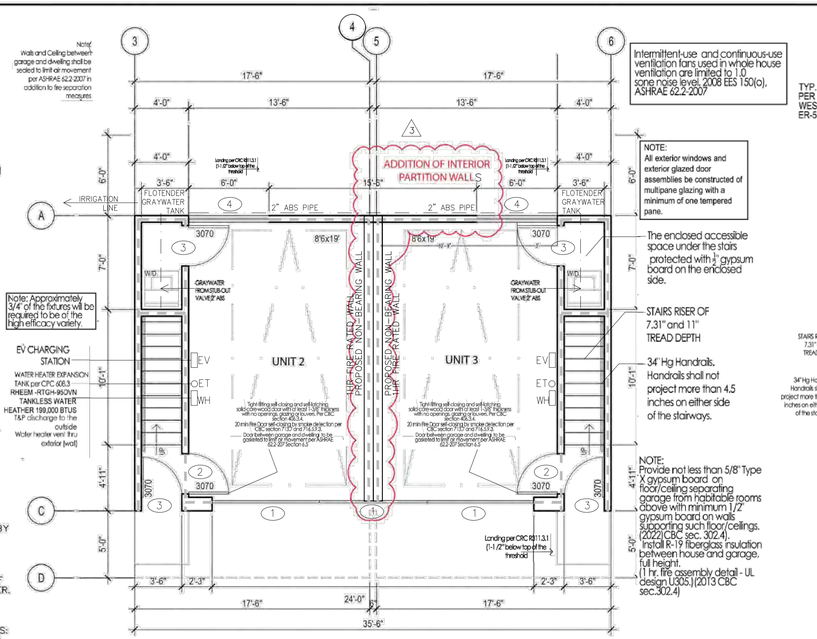
GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINARIES SHALL BE HIGH EFFICACY AND AT LEASE ONE LUMINARIE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR.

OTHER ROOMS: ALL LUMINARIES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

EXTERIOR: ALL LUMINARIES MOUNTED TO THE BUILDING AND TO OTHER BUILDINGS LOCATED ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITHC, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTO CONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM FOR EACH OUTDOOR LIGHTING FIXTURE (EMCS)

PLAN CHANGE 1

INDEX:
A2, A2.1, A2.2, A2.3 CHANGED DIMENSIONS OF WINDOWS, ADDITION OF WALLS, INTERIOR DOOR ADDITION



Intermittent-use and continuous-use ventilation fans used in whole house ventilation are limited to 1.0 sone noise level, 2008 EES 150(a), ASHRAE 62.2-2007

NOTE:
All exterior windows and exterior glazed door assemblies be constructed of multipane glazing with a minimum of one tempered pane.

The enclosed accessible space under the stairs protected with ½" gypsum board on the enclosed side.

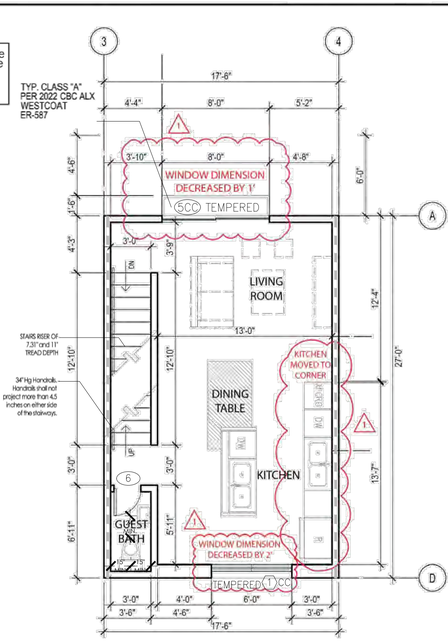
STAIRS RISER OF 7.31" and 11" TREAD DEPTH

34" Hg Handrails. Handrails shall not project more than 4.5 inches on either side of the stairways.

NOTE:
Provide not less than 5/8" Type X gypsum board on floor/ceiling separating garage from habitable rooms above with minimum 1/2" gypsum board on walls supporting such floor/ceilings. (2022 CBC sec. 302.4).
Install R-19 fiberglass insulation between house and garage.
1 hr. fire assembly detail - UL design U305) (2013 CBC sec.302.4)

Note: Approximately 3/4" of the fixtures will be required to be of the high efficacy variety.

FIRST FLOOR



SECOND FLOOR

NOTES:
1. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WIT TYPE "X" GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
2. THE INSTALLATION, STORAGE, HANDLING AND PROTECTION OF THE ABS AND PVC PIPING SHALL BE PER THE MANUFACTURERS INSTALLATION AND HANDLING INSTRUCTIONS

NOTE:
NO MORE THAN 4'-11" CUT/FILL TO BE PERFORMED TO THIS PROJECT OUTSIDE BUILDING PERIMETER.

Lighting in bathrooms shall have all high efficacy luminaire at least one luminaire must be controlled by a vacancy sensor.

All the installed wattage of luminaires in kitchen 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.

Lighting in garages, Laundry rooms and utility rooms: All luminaires shall be high efficacy and at least one luminare in each of these spaces shall be controlled by a vacancy sensor

Other rooms: All luminaires shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.

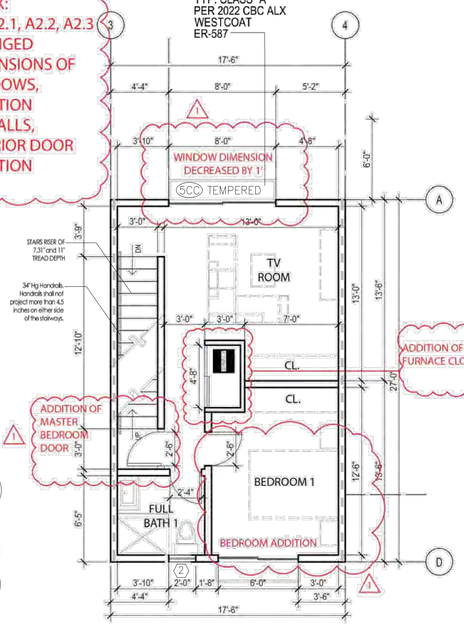
Outdoor lighting: All luminaires mounted to building of to other buildings on the same lot shall be high efficacy luminaires and must be controled by a manual on and off switch, and controled by one of theses automatic control types: Photocontrol and motion sensor, or Astronomical time clock, or energy management control system(EMCS).

"All Plumbing fixtures and fittings will be water conserving and will comply with the 2022 CGBSC"

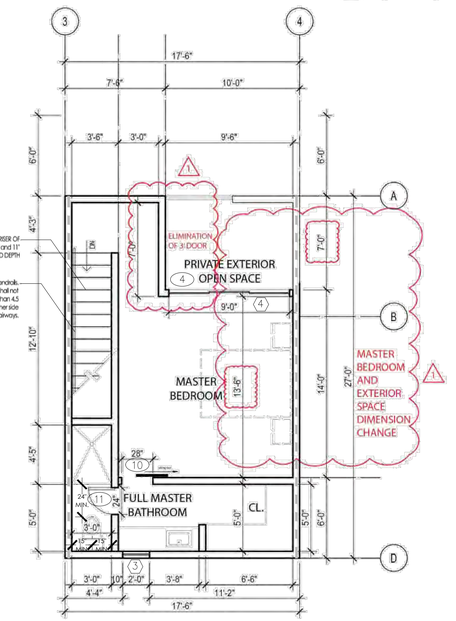
Provide lavatory faucets with a maximum flow of 1.2 gallons per minute

Permanent vaccum breakers shall be included with all new hose bibbs."

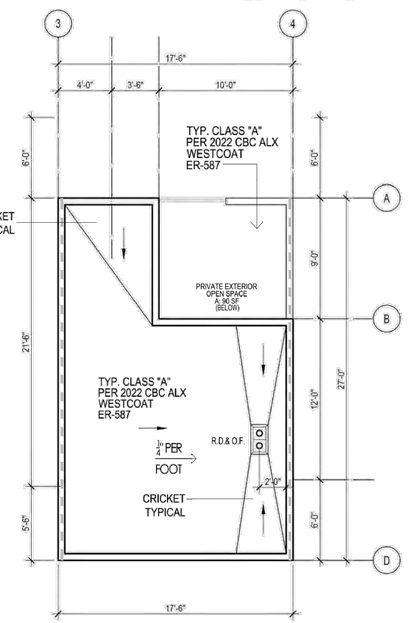
Per 2022 CGBSC, Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall be installed in accordance with the California Plumbing Code (CPC).



THIRD FLOOR



FOURTH FLOOR



ROOF

FLOOR PLANS TYPE -1

Scale 3/16"=1'-0"

Torres + Trevilla Architects
Cell (619) 779 3028
550W B Street, 4th Flr. San Diego, CA 92101.
e-mail. arktitedesigns@gmail.com

ArktDesigns

PROFESSIONAL ENGINEER
DANIEL CARLOS TREVILLA
No.72060
Exp.6-30-24
CIVIL
STATE OF CALIFORNIA

WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104
Two New 4 Story Dwellings and One 4 Story Duplex

SHEET CONTENT:
3416
FLOOR PLANS TYPE -1 UNIT -2

REVISIONS:
1 04-16-2025
2 09-18-2025
3 12-18-2025

Design: Jose Perez
Check: Jose Perez
Date: 3/28/25

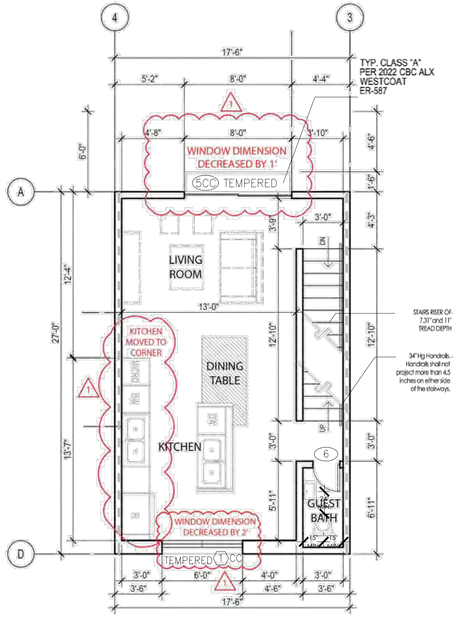
Responsible:
JOSE PEREZ
225 Third Ave
Chula Vista, CA 91910
PH(619)-779-3028

Signature

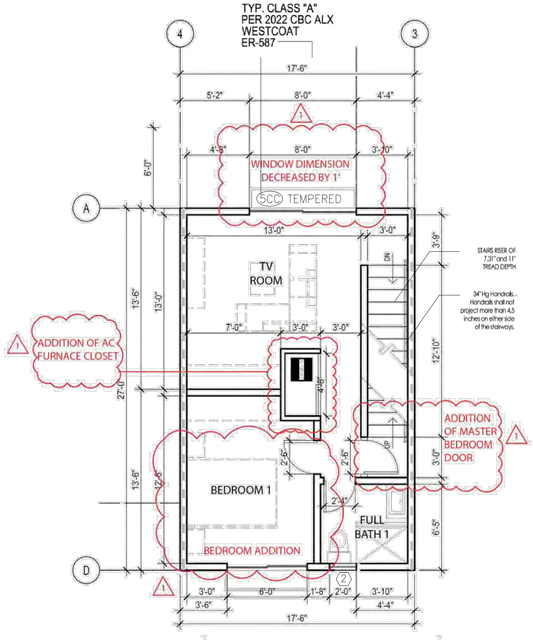
sheet type: A
sheet no. 2

PLAN CHANGE 1

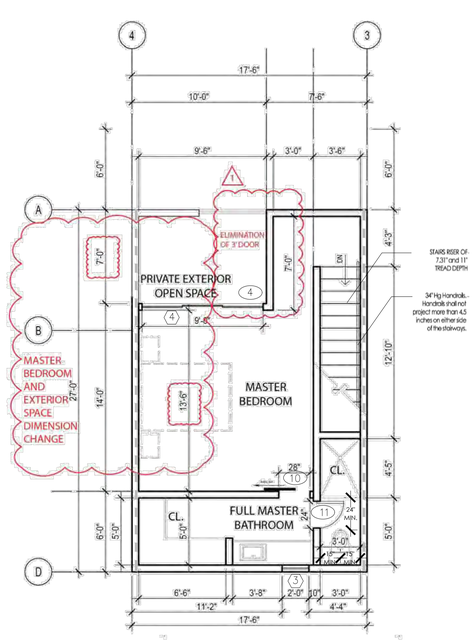
INDEX:
A2, A2.1, A2.2, A2.3
CHANGED
DIMENSIONS OF WIN-
DOWS,
ADDITION
OF WALLS,
INTERIOR DOOR
ADDITION



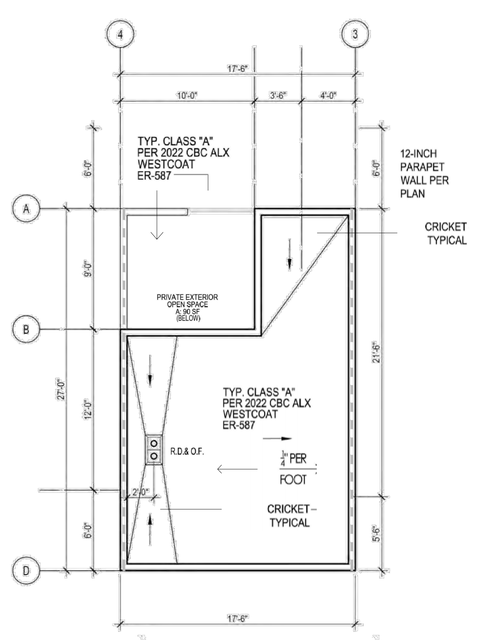
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOF

Wall Legend

Proposed walls
2x4 Wood Studs with-(3x4 Studs on 1st floor) 5/8" Gyp.Bd. each side
*on All Bathrooms, Powder Rooms, Laundry Rooms and Kitchens side use 5/8" Water Resistant Gyp.Bd.

1hr Fire Rated Wall
2x4 Wood Studs with 5/8" Sheetrock firecode C core gypsum panels type x each side, 3" thermafiber SAFB and RC-1 channel or equivalent one side joints finised. Fire Assembly Detail - UL Design U327. STC 50
*on All Bathrooms, Powder Rooms, Laundry Rooms and Kitchens side use 5/8" Water Resistant Sheetrock firecode C core gypsum panels type x

1hr Fire Rated Wall

FLOOR PLANS TYPE -1

Scale 3/16"=1'-0"

Torres + Trevilla Architects Cell (619) /9 3028., 550W B Street 4th Flr. San Diego, CA 92101. e-mail. arktdesigns@gmail.com

ArktDesigns

OTC PROJECTS

2

PROFESSIONAL ENGINEER RENAL D. ROBINSON No 72060 Exp 6-30-24 CIVIL STATE OF CALIFORNIA

WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

Two New 4 Story Dwellings and One 4 Story Duplex

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized thereby is in progress, and shall be made available to City officials upon request. It is unlawful to change, modify, or alter these plans and specifications without authorization of the Building Official. The stamping of these plans and specifications shall NOT be held to permit nor approve the violation of any City, County, State, or Federal laws, nor restrictions.

PERMIT ISSUED

9/23/2025, 1:00:52 PM
PBL-1109231
Raunja Robinson

SHEET TITLE
3418
FLOOR PLANS
TYPE- 1
UNIT -3

REVISIONS
1 04–16–2025
2 09–18–2025

Design: Jose Perez
Check: Jose Perez
Date: 3/28/25

Responsible:
JOSE PEREZ
225 Third Ave
Chula Vista, CA 91910
Ph (619)-779-3028
Signature

sheet type: A
sheet no.: **A2.1**

Wall Legend

Proposed walls
2x4 Wood Studs with-(3x4 Studs on 1st floor)
5/8" Gyp.Bd. each side
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1hr Fire Rated Wall

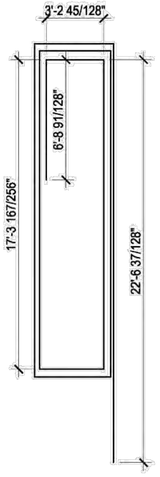
NOTES:
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2. THE INSTALLATION, STORAGE, HANDLING AND PROTECTION OF THE ABS AND PVC PIPING SHALL BE PER THE MANUFACTURERS INSTALLATION AND HANDLING INSTRUCTIONS

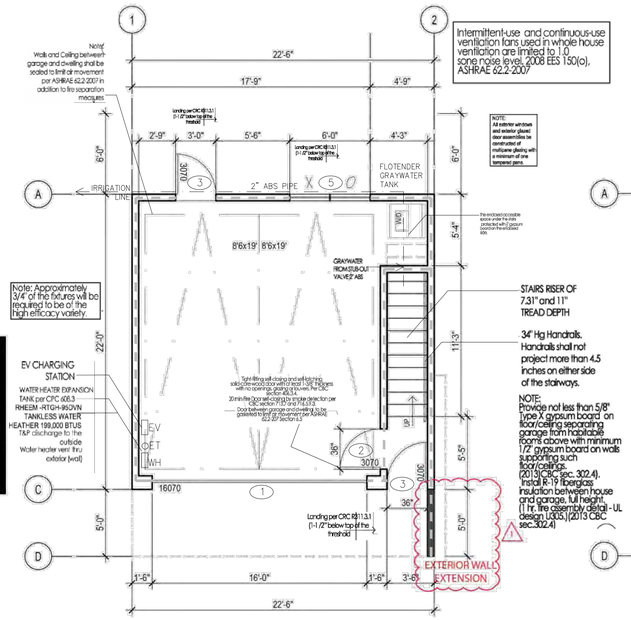
NOTE:
NO MORE THAN 4'-11" CUT/FILL TO BE PERFORMED TO THIS PROJECT OUTSIDE BUILDING PERIMETER.

PLAN CHANGE 1

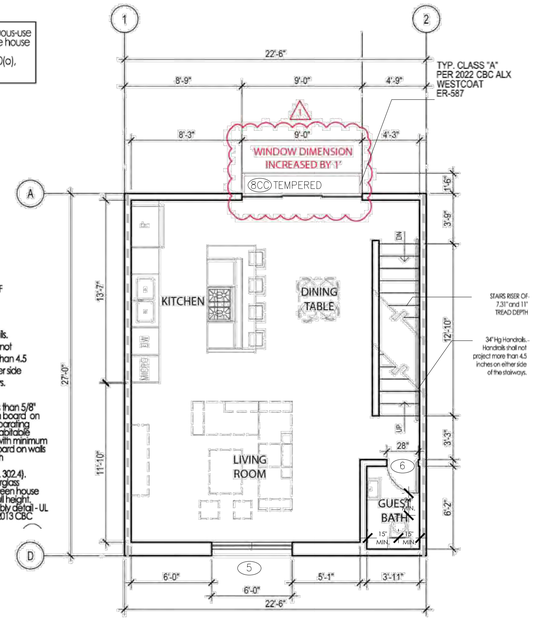
INDEX:
A2, A2.1, A2.2, A2.3
CHANGED DIMENSIONS OF WINDOWS,
ADDITION OF WALLS,
INTERIOR DOOR ADDITION

PATH OF TRAVEL
113.8' < 125'-0"
17.25'(4)+3.11'(5)+6.75'+22.5'= 113.8'

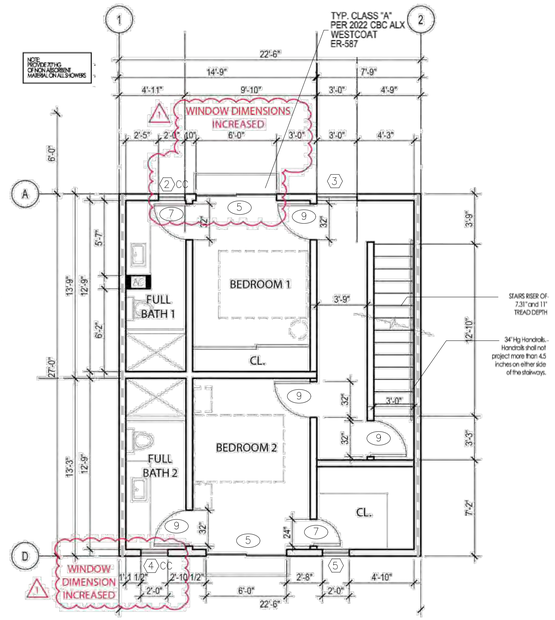




FIRST FLOOR

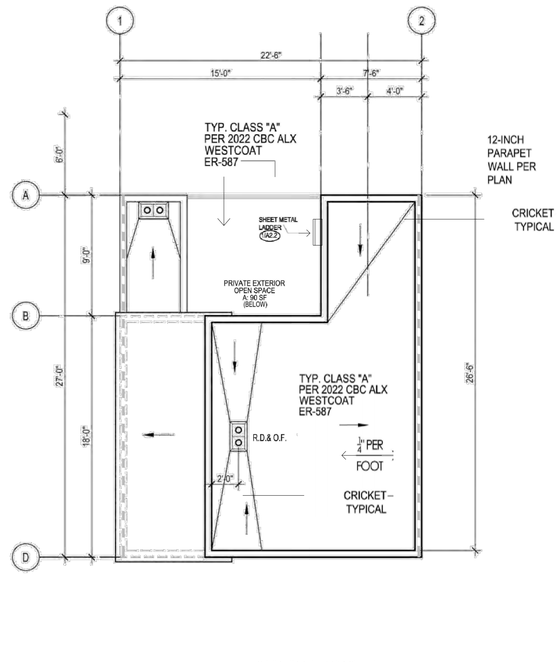


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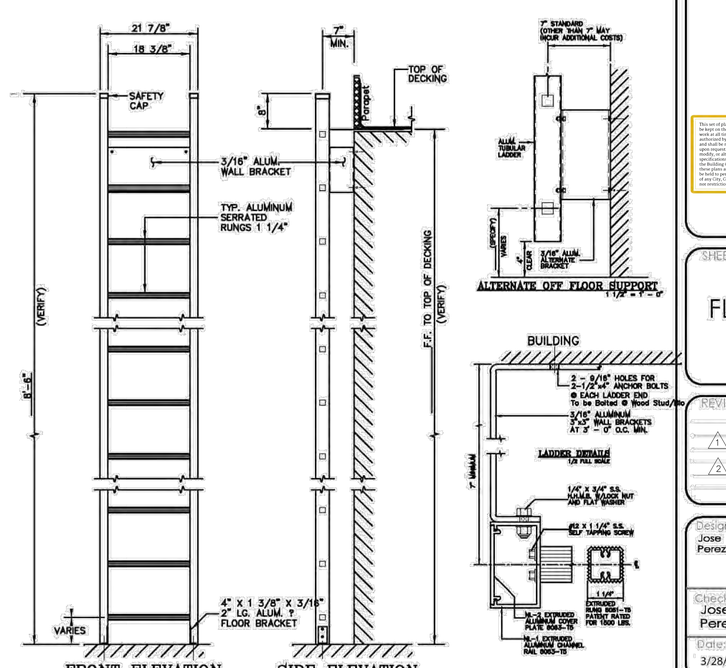


THIRD FLOOR

FOURTH FLOOR



ROOF UNIT 1



LADDER BRACE DETAIL

FLOOR PLANS TYPE -2

Scale 3/16"=1'-0"

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ArktDesigns

OTD

2

PROFESSIONAL ENGINEER — MARK C. CARTER — No. 72060 Exp. 6-30-24 — CIVIL — STATE OF CALIFORNIA

WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

Two New 4 Story Dwellings and One 4 Story Duplex

This set of plans and specifications shall be kept on the site of the structure of work at all times while the work is authorized by these plans is in progress, and shall be made available to City officials upon request. No changes shall be made, or alow the approved plans and specifications without authorization of the Building Official. The issuance of these plans and specifications SHALL not be held to permit nor approve the violation of any City, County, State, or Federal laws, nor restrictions.

PERMIT ISSUED

9/23/2025, 1:00:52 PM

PRJ-1106231

SHEET Raunja Robinson

3414
FLOOR PLANS
TYPE - 2
UNIT-1

REVISIONS:

1	04-16-2025
2	09-18-2025

Design: Jose Perez

Check: Jose Perez

Date: 3/28/25

Responsible:
JOSE PEREZ
225 Third Ave
Chula Vista , CA 91910
Ph(619) 779-3028

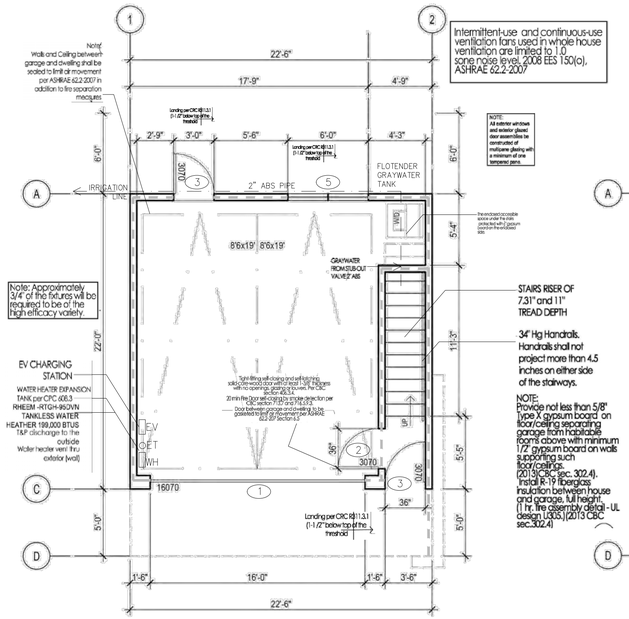
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sheet type: A

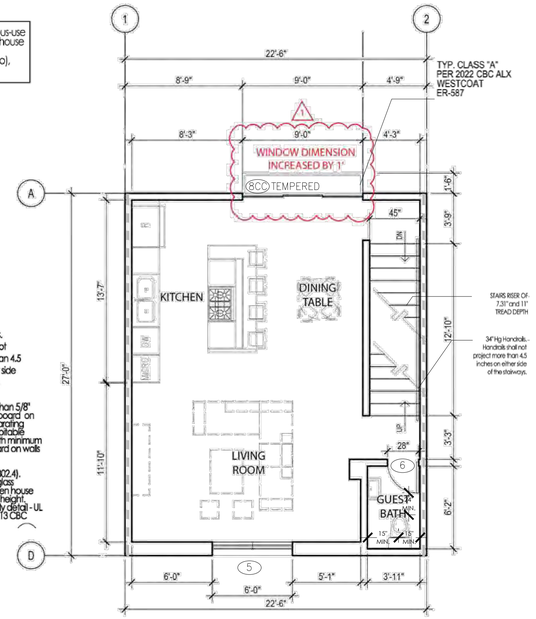
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PLAN CHANGE 1

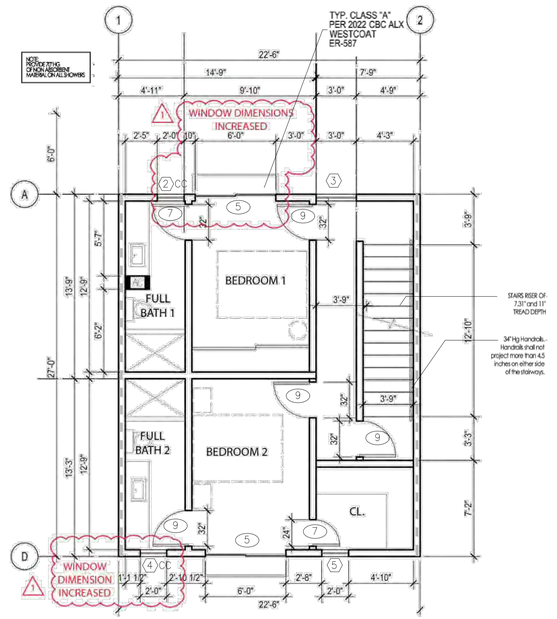
INDEX:
A2, A2.1, A2.2, A2.3
CHANGED
DIMENSIONS OF
WINDOWS,
ADDITION
OF WALLS,
INTERIOR DOOR
ADDITION



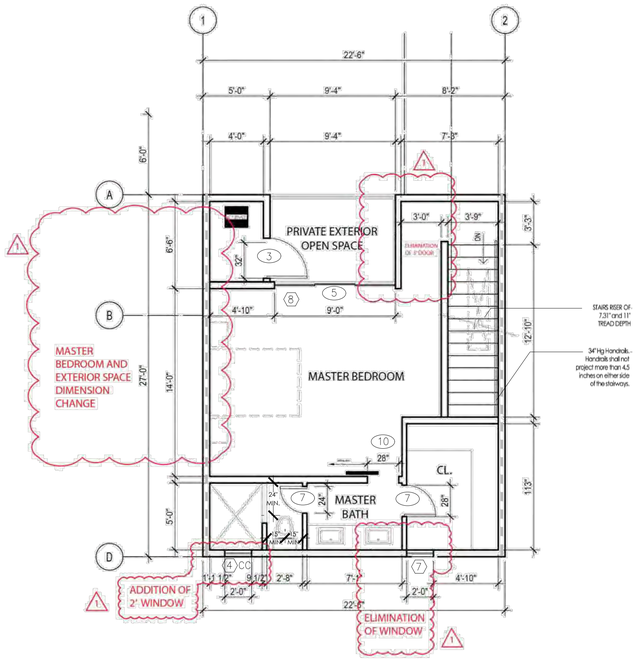
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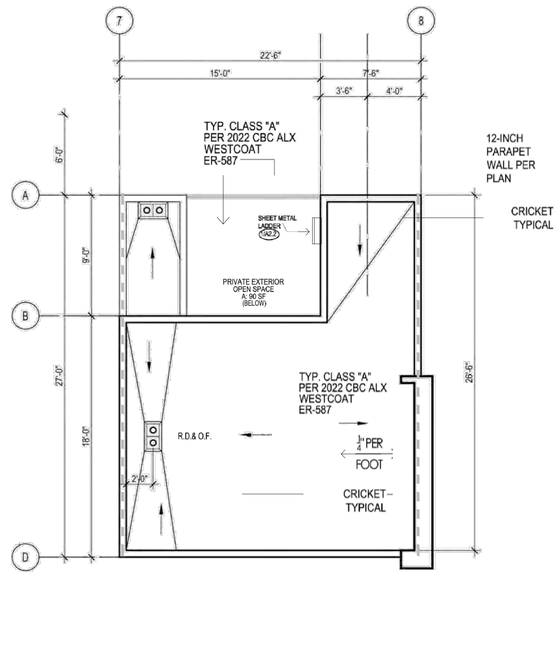
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOF UNIT 4

Wall Legend

Proposed walls
2x4 Wood Studs with-(3x4 Studs on 1st floor) 5/8" Gyp.Bd. each side
*on All Bathrooms, Powder Rooms, Laundry Rooms and Kitchens side use 5/8" Water Resistant Gyp.Bd.

1hr Fire Rated Wall
2x4 Wood Studs with 5/8" Sheetrock firecode C core gypsum panels type x each side, 3" thermafiber SAFB and RC-1 channel or equivalent one side joints finised. Fire Assembly Detail - UL Design U327, STC 50
*on All Bathrooms, Powder Rooms, Laundry Rooms and Kitchens side use 5/8" Water Resistant Sheetrock firecode C core gypsum panels type x

1hr Fire Rated Wall

FLOOR PLANS TYPE -2

Scale 3/16"=1'-0"

Torres + Trevilla Architects Cell (619) 779 3028., 550W B Street 4th Flr. San Diego, CA 92101. e-mail. arktdesigns@gmail.com

ArktDesigns

OTLD ARCHITECTS

2

PROFESSIONAL ENGINEER PAUL L. GARCIA No. 72060 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

WILSHIRE DWELLINGS

3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

Two New 4 Story Dwellings and One 4 Story Duplex

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized by these plans is in progress, and shall be made available to City officials for inspection. Any person who shall alter, modify, or alter the approved plans and specifications without authorization of the Building Official, or who shall occupy these plans and specifications SHALL NOT be held to permit nor approve the violation of the City, County, State, or Federal laws, and restrictions.

PERMIT ISSUED

9/23/2025, 1:00:52 PM

PRJ-1106231

SHEET Raquel Robinson

3420
FLOOR PLANS
TYPE - 2
UNIT- 4

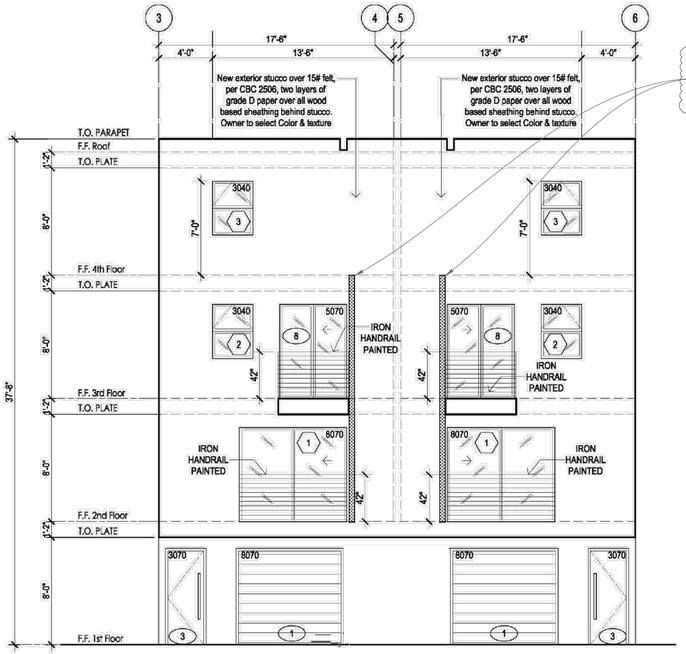
REVISIONS:
1 04-16-2025
2 09-18-2025

Design: Jose Perez
Check: Jose Perez
Date: 3/28/25

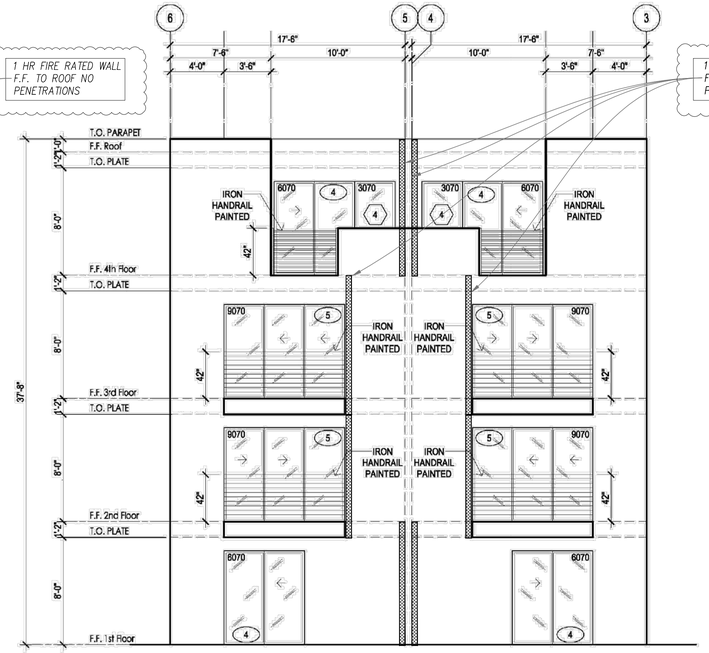
Responsible:
JOSE PEREZ
225 Third Ave
Chula Vista, CA 91910
Ph(619)-779-3028

signature

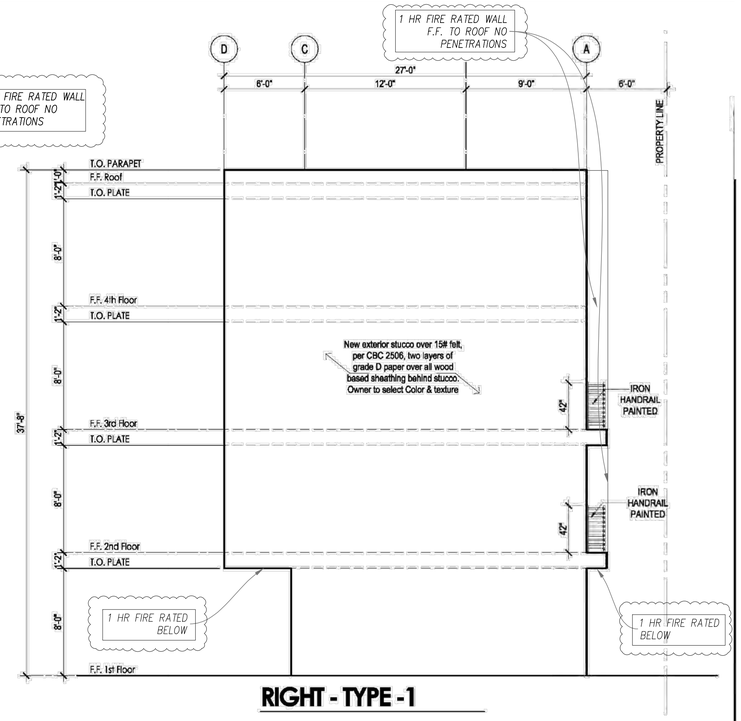
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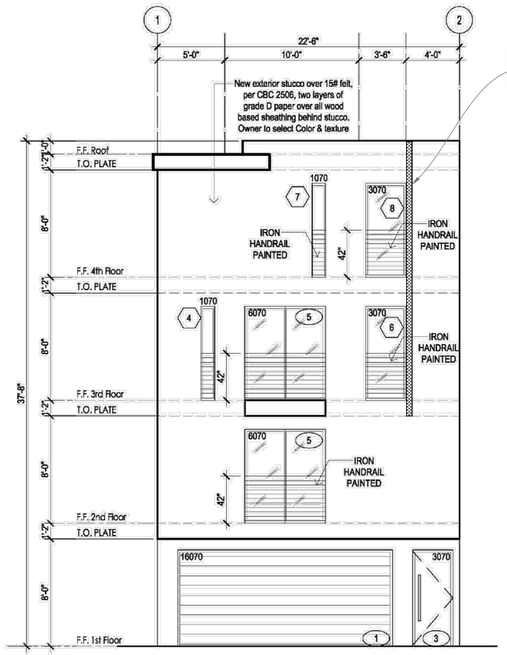
FRONT - TYPE -1



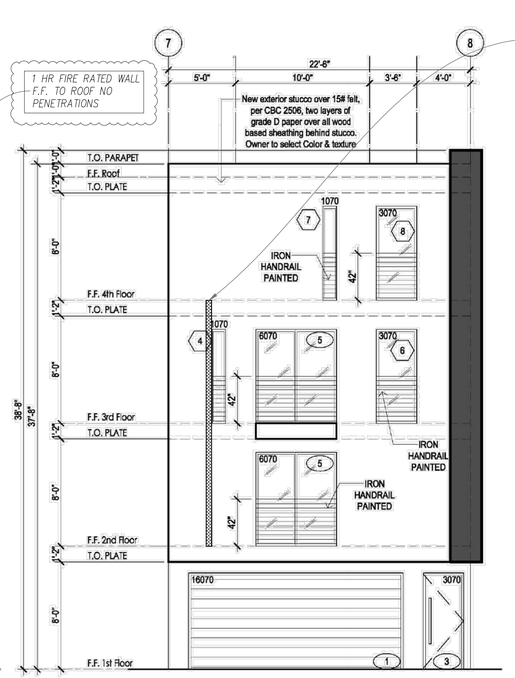
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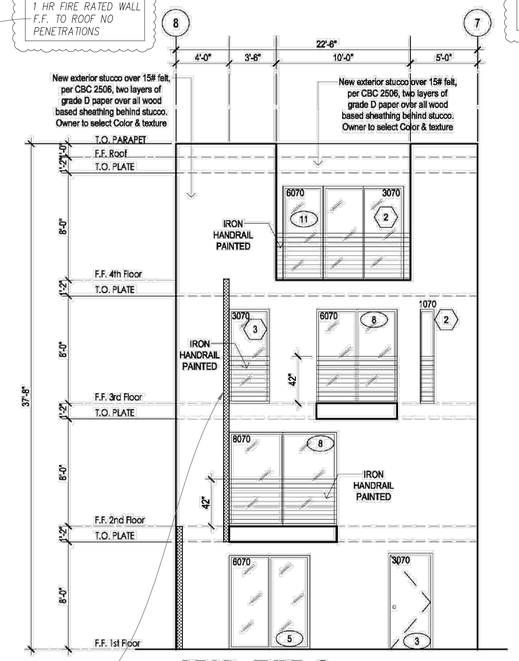
RIGHT - TYPE -1



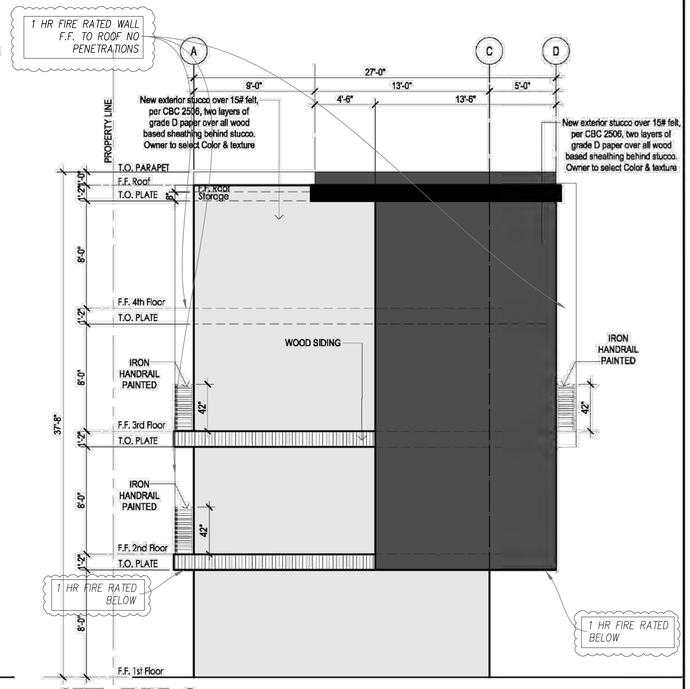
FRONT - TYPE -2 - UNIT 1



FRONT - TYPE -2 - UNIT 4



REAR - TYPE -2



LEFT - TYPE -2

EXTERIOR ELEVATIONS

Scale 3/16"=1'-0"

Note:
If window model suggested is change by the owner or contractor, should meet minimum requirements of local municipal code.

ALL DOORS AND WINDOWS TO HAVE STC 30

Torres + Trevilla Architects Cell (619) 79 3028., 550W B Street 4th Flr. San Diego, CA 92101. e-mail. arktdesigns@gmail.com

A-E-STUDIO.COM
(619) 201-4652
SMART CONSTRUCTION
JUANNOE728@GMAIL.COM
468 THIRD AVE. STE B
CHULA VISTA, CA 91914

Date April 24, 2025

	REVISIONS

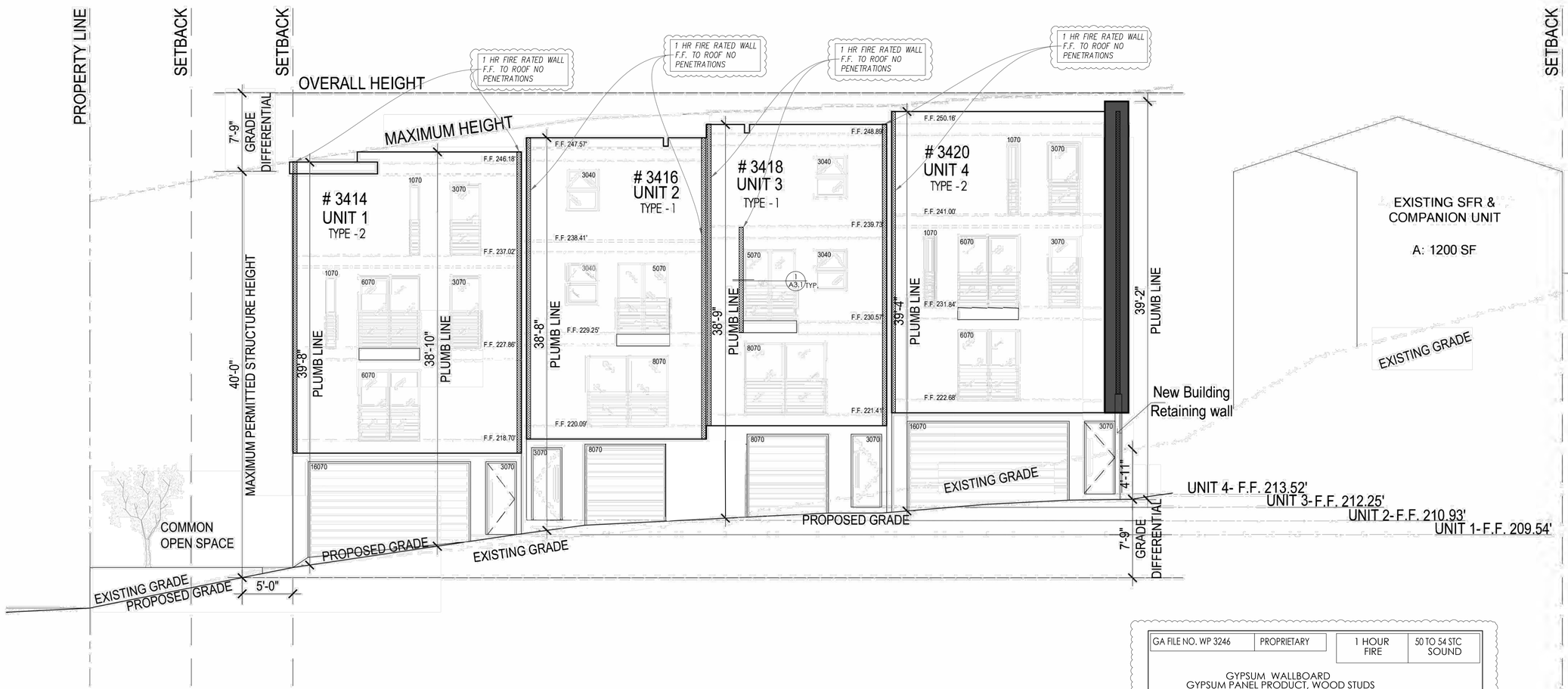
REGISTERED PROFESSIONAL ENGINEER
JUAN T. NOE
No. 72822
Expires 6/30/2024
CIVIL
STATE OF CALIFORNIA

WILSHIRE DWELLINGS
3414-3416-3418-3420 FLORIDA ST, SAN DIEGO, CALIFORNIA 92104

04-24-2025

EXTERIOR ELEVATIONS TYPE 1 & 2

A3

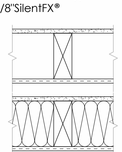


GA FILE NO. WP 3246	PROPRIETARY	1 HOUR FIRE	50 TO 54 STC SOUND

GYPSUM WALLBOARD
GYPSUM PANEL PRODUCT, WOOD STUDS

One layer 5/8" proprietary gypsum board applied parallel to ONE SIDE of 2x6 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.
OPPOSITE SIDE: One layer 5/8" proprietary gypsum panel product applied parallel to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.
Joints staggered 24" on opposite sides. Sound tested with screws 12" o.c. and 3-1/2" fiber insulation friction fit in stud space. (LOAD BEARING)

PROPRIETARY GYPSUM PANEL PRODUCT
CertainTeed Gypsum Inc.....5/8" CertainTeed® Type X Gypsum Board 5/8"SilentFX®



Thickness:	6-3/4"
Approx. Weight:	7 psf
Fire Test:	UL R3660, 10CA25812, 8-17-10, UL Design U309
Sound Test:	OL 11-0616, 6-20-11

1

REVISED
OVERALL ELEVATIONS
Scale 3/16"=1'-0"

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A-E-STUDIO.COM
(619) 201-4652
SMART CONSTRUCTION
JUANNOET3@GMAIL.COM
466 THIRD AVE. STE B
CHULA VISTA, CA 91914

Date April 24, 2025

	REVISIONS

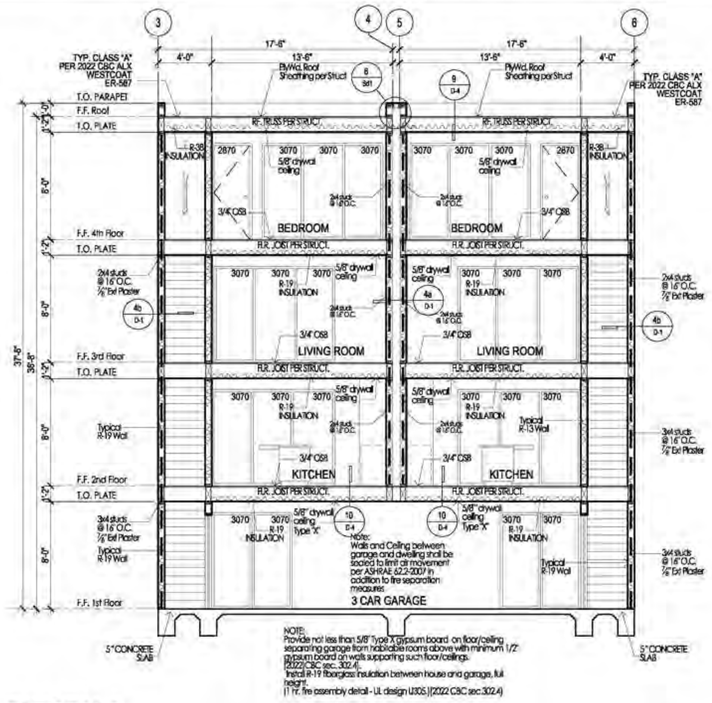
REGISTERED PROFESSIONAL ENGINEER JUAN C. NOET No. 72822 Expires 6/30/2024 CIVIL STATE OF CALIFORNIA

WILSHIRE DWELLINGS
3414-3416-3418-3420 FLORIDA ST, SAN DIEGO, CALIFORNIA 92104

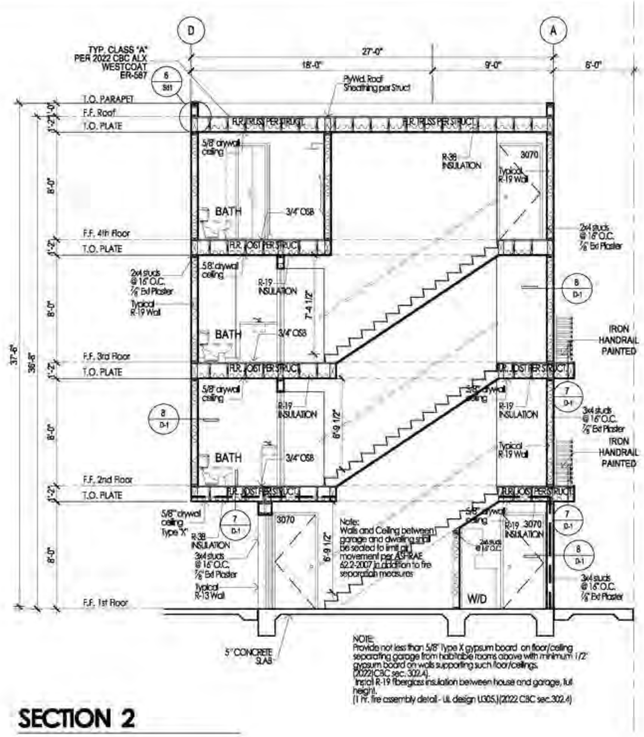
04-24-2025

OVERALL ELEVATIONS

A3.1



SECTION 1



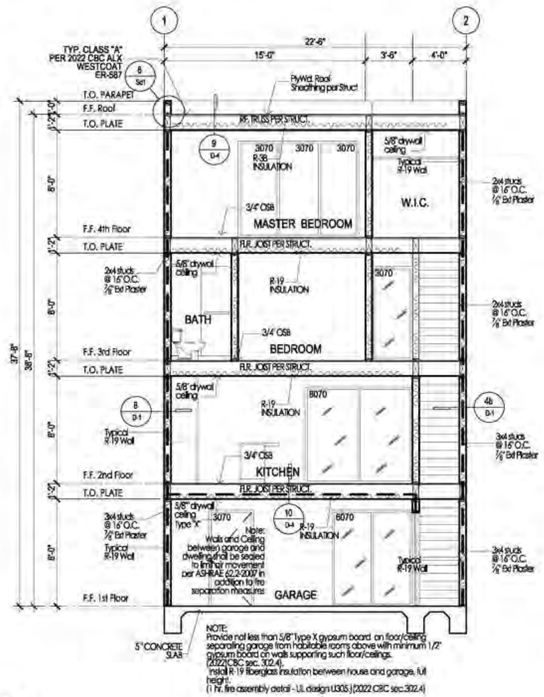
SECTION 2

BUILDING SECTIONS TYPE -1

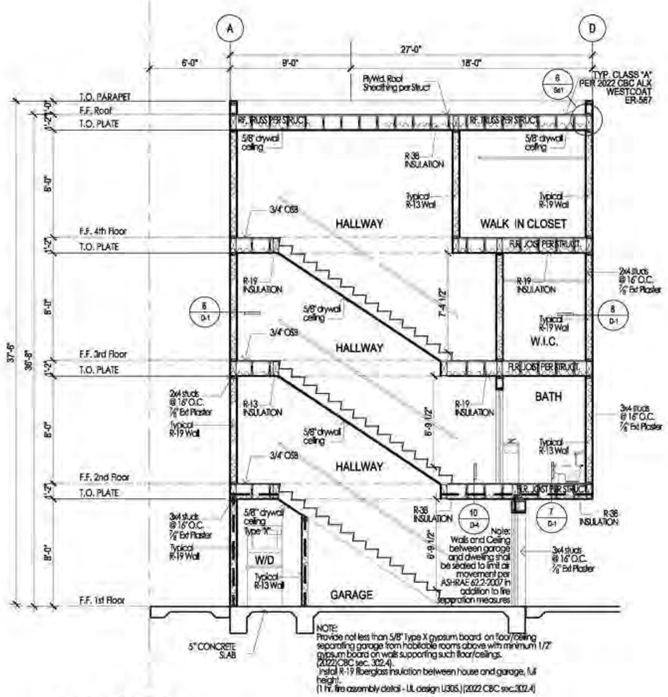
Scale 3/16"=1'-0"

NOTE:
FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIRE PLACES. (CRC R302.11)

NOTE:
NO MORE THAN 4'-11" CUT/FILL TO BE PERFORMED TO THIS PROJECT OUTSIDE BUILDING PERIMETER.



SECTION 1



SECTION 2

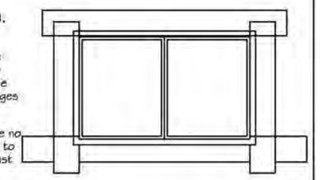
BUILDING SECTIONS TYPE -2

Scale 3/16"=1'-0"

WINDOW INSTALLATION AND FLASHING INSTRUCTIONS

EXTREME CAUTION MUST BE USED TO AVOID DAMAGE TO WINDOWS DURING INSTALLATION AND THE CONSTRUCTION PROCESS

1. Rough frame the opening \" over the actual window dimension in width and height. Check window to ensure a plumb and square condition.
2. Pressure Sensitive Adhesive Material (P.S.A.M.) shall provide four (4) hour minimum protection from water penetration (ASTM D-799). P.S.A.M. shall be applied in the following manner:
   a. Attach sill strip with top edge level with sill opening and extend twelve (12) inches beyond each jamb.
   b. Attach jamb strips with edge even with jamb opening. Start one (1) inch below lower edge of sill strip and extend six (6) inches above the lower edge of header.
   c. Apply a continuous bead of sealant to the back side of the window nail fins at both jambs, at sill, and at head.
   d. Install the window opening, centering, to provide an equal space on all sides. Use galvanized fasteners. Sill must be supported, level and flat.
   e. Apply a continuous bead of sealant along the outside of the head nail fin. Embed the strip of head flashing in the sealant, and extend the head flashing two (2) inches past outside edges of jamb flashing.
   f. Inspect corners at nail fin to ensure there are no gaps that would allow water to pass through to interior. Any gaps in P.S.A.M. or nail fins must be sealed.
   g. Radius windows require extra care in application of P.S.A.M. and liberal use of sealant.
   h. Protect P.S.A.M. from damage caused by weather, other trades or vandalism.
3. Apply successive layers of building paper. Properly integrating the flashing system into the weather-resistive barrier of the building, working up from the bottom of the wall. The lower building building paper must go under the sill flashing strip. Overlap each subsequent strip of building paper a minimum of two (2) inches and cover the nailing fin.
4. Field applied petroleum or oil based protective coatings will damage window sealants and gaskets, causing insulating glass failures and possible leakage through gaskets.
5. Masking tapes should not be used on exposed window surfaces as they may cause damage when removed. Stucco or concrete left to cure on frames or glass will damage these surfaces. Remove and clean all such materials before curing can occur. Glass and frame surfaces exposed to leaching water from new concrete or stucco must be rinsed immediately with clear water to prevent permanent damage.



Typ. Window Installation Detail
similar at doors
Not to Scale
1 a-4

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ArktDesigns

WILSHIRE DWELLINGS

3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

Two New 4 Story Dwellings and One 4 Story Duplex

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10/25/2024, 10:07:11 AM
REV: 1499894
Rajnja Robinson

SHEET CONTENT
BUILDING SECTIONS TYPE 1 &2

REVISIONS:

Design: Jose Perez
Check: Jose Perez
Date: 10/10/23

Responsible: JOSE PEREZ
235 Third Ave.
Chula Vista, CA 91910
Phone: 619-779-3028
Signature

Sheet Type: A
Sheet No: 4

TYPE 1
UNITS 2 & 3

DOOR SCHEDULE

DOOR #	DOOR QUANTITY	DOOR TYPE	DOOR LEAF	SIZE WIDHT FT.	WIDHT IN.	HEIGHT FT.	HEIGHT IN.	THICK	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING MINUTES	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	U FACTOR / SHGC	TEMPERED GLAZING	FENESTRATION AREA	REMARKS
1	3	GARAGE FOLDING DOOR	-	8	0	7	0	-	INSUL. MET. PANELS	FACTORY	-	FAC TORY	-	SEE SHEET D1 - D2			-	-	56 S.F.	UNITS 2 AND 3, 3 INDIVIDUAL DOORS 20 MIN. FIRE RATED
2	2	EXT. SOLID CORE	SINGLE	3	0	7	0	-	WOOD	PAINT	WOOD	PAINT	20 MIN	SEE SHEET D1 - D2			-	YES	21 S.F.	
3	3	EXT. SOLID CORE	SINGLE	3	0	7	0	-	WOOD	PAINT	WOOD	PAINT	1hr	SEE SHEET D1 - D2			-	YES	21 S.F.	---
3A	2	INT. HOLLOW CORE	SINGLE	3	0	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	21 S.F.	Door of 100 sq inch of opening for make up air (Sec. 504.3.1 CMC)
4	3	EXT. SLIDING DOOR	DOUBLE	6	0	7	0	-	VINYL/GLASS	FACTORY	-	FAC TORY	1hr	SEE SHEET D1 - D2			0.32 / 0.25	YES	(42 S.F. EACH) 126 S.F.	---
5	2	EXT. SLIDING DOOR	TRIPLE	9	0	7	0	-	VINYL/GLASS	FACTORY	-	FAC TORY	1hr	SEE SHEET D1 - D2			0.32 / 0.25	YES	63 S.F.	---
6	1	INT. HOLLOW CORE	SINGLE	2	0	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	14 S.F.	---
7	1	INT. HOLLOW CORE	SINGLE	2	4	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	16.33 S.F.	---
8	1	EXT. FOLDING DOOR	DOUBLE	5	0	7	0	-	VINYL/GLASS	FACTORY	-	FAC TORY	1hr	SEE SHEET D1 - D2			0.32 / 0.25	YES	35 S.F.	---
9	1	INT. HOLLOW CORE	SINGLE	2	4	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	16.33 S.F.	---
10	1	INT. POCKET DOOR	SINGLE	2	6	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	17.5 S.F.	---
11	1	INT. POCKET DOOR	SINGLE	2	0	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	14 S.F.	---
5CC	2	EXT. SLIDING DOOR	TRIPLE	8	0	7	0	–	VINYL/GLASS	FACTORY	–	FACTORY	1HR	SEE SHEET D1–D2			0.32/0.25	YES	56 SQFT	–

WINDOW SCHEDULE

WINDOW #	WINDOW QUANTITY	TYPE	SIZE WIDHT FT.	WIDHT IN.	HEIGHT FT.	HEIGHT IN.	FRAME MAT'L	GLASS TYPE	GLASS U-FACTOR	GLASS SHGC	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FIRE RATING	U FACTOR / SHGC	FENESTRATION AREA	REMARKS
1	1	FIXED	8	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	56 S.F.	
2	1	FIXED	3	0	4	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	12 S.F.	
3	1	FIXED	3	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	21 S.F.	
4	1	FIXED	3	0	4	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	12 S.F.	
1CC	1	FIXED	6	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1–D2			1HR ASSEMBLY	0.32/0.25	42 SQFT	

TYPE 2
UNITS 1 & 4

DOOR SCHEDULE

DOOR #	DOOR QUANTITY	DOOR TYPE	DOOR LEAF	SIZE WIDHT FT.	WIDHT IN.	HEIGHT FT.	HEIGHT IN.	THICK	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING MINUTES	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	U FACTOR / SHGC	TEMPERED GLAZING	FENESTRATION AREA	REMARKS
1	1	GARAGE FOLDING DOOR	-	16	0	7	0	-	INSUL. MET. PANELS	FACTORY	-	FAC TORY	-	SEE SHEET D1 - D2			-	-	112 S.F.	---
2	1	EXT. SOLID CORE	SINGLE	3	0	7	0	-	WOOD	PAINT	WOOD	PAINT	20 MIN	SEE SHEET D1 - D2			-	YES	21 S.F.	20 MIN. FIRE RATED
3	4	EXT. SOLID CORE	SINGLE	3	0	7	0	-	WOOD	PAINT	WOOD	PAINT	1hr	SEE SHEET D1 - D2			-	YES	(21 S.F. EACH) 84 S.F.	---
4	1	INT. POCKET DOOR	SINGLE	2	0	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	14 S.F.	---
5	5	EXT. SLIDING DOOR	DOUBLE	6	0	7	0	-	VINYL/GLASS	FACTORY	-	FAC TORY	1hr	SEE SHEET D1 - D2			0.32 / 0.25	YES	(42 S.F. EACH) 168 S.F.	---
6	1	INT. HOLLOW CORE	SINGLE	2	0	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	14 S.F.	---
7	3	INT. POCKET DOOR	SINGLE	2	4	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	(16.3 S.F. EACH) 49 S.F.	---
8	1	EXT. SLIDING DOOR	DOUBLE	8	0	7	0	-	VINYL/GLASS	FACTORY	-	FAC TORY	1hr	SEE SHEET D1 - D2			0.32 / 0.25	YES	56S.F.	---
9	3	INT. HOLLOW CORE	SINGLE	2	8	7	0	-	WOOD	PAINT	WOOD	PAINT	-	SEE SHEET D1 - D2			-	-	(18.6 S.F. EACH) 56 S.F.	---
8CC	1	EXT. SLIDING DOOR	DOUBLE	9	0	7	0	–	VINYL/GLASS	FACTORY	–	FACTORY	1HR	SEE SHEET D1–D2			0.32/0.25	YES	63 SQFT	–

WINDOW SCHEDULE

WINDOW #	WINDOW QUANTITY	TYPE	SIZE WIDHT FT.	WIDHT IN.	HEIGHT FT.	HEIGHT IN.	FRAME MAT'L	GLASS TYPE	GLASS U-FACTOR	GLASS SHGC	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FIRE RATING	U FACTOR / SHGC	FENESTRATION AREA	REMARKS
1	NOT USED													NOT USED		NOT USED	
2	1	FIXED	1	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	7 S.F.	
3	1	FIXED	3	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	21 S.F.	
4	1	FIXED	1	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	7 S.F.	
6	1	SLIDING	3	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	21 S.F.	EGRESS
6	1	FIXED	1	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	7 S.F.	
7	1	FIXED	3	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	21 S.F.	
8	1	FIXED	3	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1 - D2			1hr Assembly	0.32 / 0.25	21 S.F.	
2CC	1	FIXED	2	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1–D2			1HR ASSEMBLY	0.32/0.25	14 SQFT	
4CC	2	FIXED	2	0	7	0	VINYL	TEMPERED	0.32	0.25	SEE SHEET D1–D2			1HR ASSEMBLY	0.32/0.25	14 SQFT	



Site Section

Scale 3/16"=1'-0"

Torres + Trevilla Architects Cell (619) 779 3028., 550W B Street 4th Flr. San Diego, CA 92101. e=mail. arkitdesigns@gmail.com

ArkitDesigns
OTL Studio

PROFESSIONAL ENGINEER — Orin Gabel — No. 72060 Exp. 6-30-24 — CIVIL — STATE OF CALIFORNIA

WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST $AN DIEGO CA 92104

Two New 4 Story Dwellings and One 4 Story Duplex

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PERMIT ISSUED

9/23/2025, 1:00:52 PM

PRJ-1106231

SHEET CONTENTS: Raunie Robinson

Site Section & WINDOW AND DR SCHEDULES

REVISIONS:
1 04-16-2025
2 09-18-2025

Design: Jose Perez

Responsible: JOSE PEREZ, 225 Third Ave, Chula Vista , CA 91910, Ph(619)- 779-3028

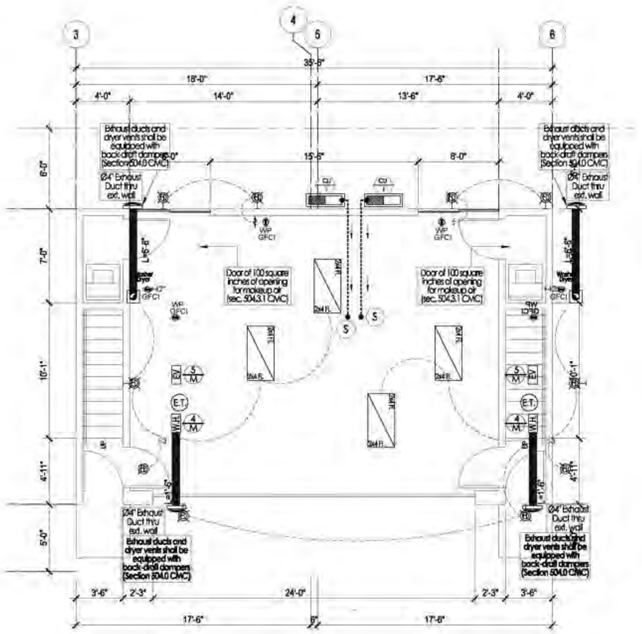
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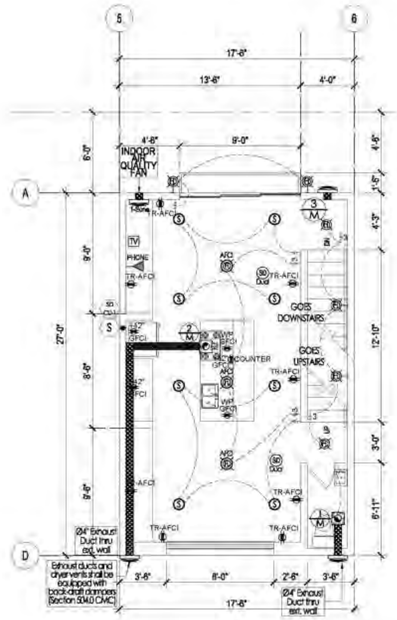
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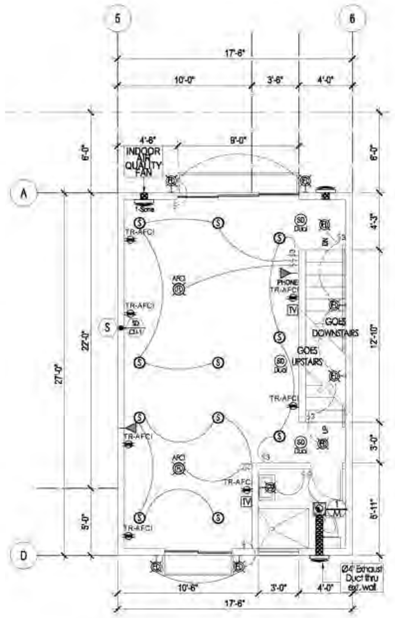
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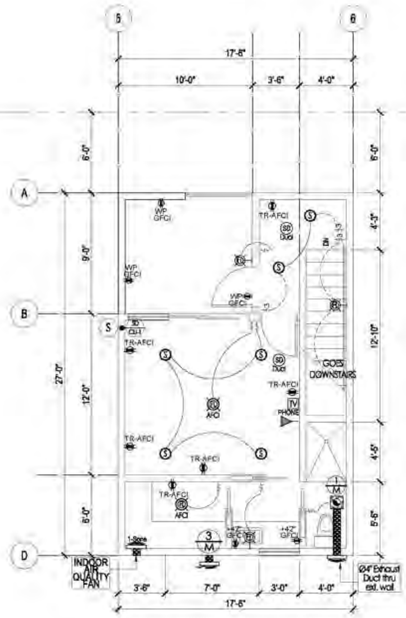
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

PROTOTYPE "1" MECHANICAL PLAN

Scale : 3/16" = 1'-0'

North

MECHANICAL ADDITIONAL NOTES

1.Dryer vents shall be equipped with back-draft dampers per section 504.0 CMC.

2.Screens/louvers shall not be installed at dryer vent terminations per Sec. 504.3.1 CMC.

3.Flexible clothes dryer transition ducts shall not be concealed within construction.

4.Exhaust duct for type I dryers shall comply with section 905.4 CMC.

5.Bathroom exhaust fans shall be ENERGY STAR compliant and ducted to terminate outside the building.

6.Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustment between a relative humidity range of 50 to 80% (Sec. 4.506.1).

7.When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (CAL Green Section: 5.303.3.3.2).

8.Plumbing fixtures and fittings shall comply with all the requirements in Section 4.303 in the California Green Building Code.

9.Residential lavatory faucets shall not exceed 1.5 gpm at 60 psi.

10.Toilets shall be 1.28 gpf max

11.Each showerhead shall not exceed a water flow of 2.0 GMP.

12.Each kitchen faucet shall not exceed a water flow of 1.8 GMP.

13.Showers and tub-shower combinations shall be provided with mixing valves per Section 408.3 CPC.

14.A water heater pressure and temperature relief drain that terminates outside the building shall comply with Section 608.5 CPC.

Electrical Legend

- AFCI — ARC-Fault protection for all Outlets per NEC 210.12(B)
- Dual sm oke & Carbon monoxide Alarms shall be hardwired, w/battery back up. [2022 CRC R314+R315]
- exhaust fan 5 air changes per hour w/back draft protector for bathrooms ventilation
- exhaust fan 5 air changes per hour w/back draft protector for bathrooms ventilation w/lamp combo.
- heat lamp
- Tamper-Resistant Electrical outlet
- Tamper -Resistant Electrical outlet (water proofed)
- single pole wall switch
- wall switch 3 way
- single pole wall switch with dimmer
- wall switch 3-way with dimmer
- ceiling light
- ceiling light fluorescent light
- ceiling fan w/ light
- exterior lighting (owner select)
- wall light (owner select)
- wall light fluorescent (owner select)
- recessed spot fluorescent light
- television outlet
- telephone outlet
- pending light
- electrical junction box
- f.g. — gas outlet
- gd — garbage disposal
- H.B — hose bibb
- flourescent light 2 x 4'
- -Exhaust Fan minimum 50 CFM, to be ducted directly to outside, max. 3 Sones. -Energy Star rated, and shall be control by a humidistat capable of an adjustment between 50 and 80% humidity per CGC 4.506.1 -Fluorescent light w/ light
- Broan-SSQTXE110 SmartSense w/ Override Control, 6" vent thru Roof — 110 CFM
- motion sensor ceiling light
- motion sensor wall light

NOTE:
Provide 5 air changes per hour for bathroom and laundry room ventilation.

NOTE:
EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504 CMC)

CMC NOTE:
ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908 & 909 OF THE CALIFORNIA MECHANICAL CODE (CMC)

Smoke Detector
Provide duct smoke detectors for systems having a greater than 2000 CFM capacity,his is a cumulative 200 CFM. Provide Keyed remote test switches with LED light indicators on the wall at no greater than 6ft. For all duct smoke detectors.
Duct smoke detectors activation will result in global shutdown of the HVAC units in the Suite and notification to the fire alarm system in the form of Supervisory signal

NOTE:
All receptacles in dwelling to be listed tamper resistant receptacles, including GFCI-protected receptacles. CEC 90.2 (A)(1), 210.52, 406.11.

NOTE:
PER 2022 GREEN CODE SEC 4.506.1
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.

NOTE:
- All recessed lighting in insulated ceiling to be IC (insulation contact) UL Listed and Labeled per 2008 EES
- All recessed lighting between contitioned and unconditioned spaces to be AT (air tight) labeled. 2008 EES
- Specify on plans that high-efficacy lighting fixtures to be bayonet type. 2008 EES

CARBON MONOXIDE ALARMS NOTES :
-Shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery back-up. CRC R315.1.1
-Shall be interconnected so the activation of one alarm will activatenall the alarms in the individuall dwelling unit. CRC R311.1.2

All Mehanical ducts will required a minimum of R-6.0- Insulation.

NOTE: Provide a watertight pan of corrosion resitant materials beneath the water heater, with a minimum ¾ inch diameter drain line to a drain.

NOTE: all new lighting shall be high efficacy as defined in electrical note 28, or controlled by as noted in the residencial lighting, measures section of the mf-1r forms.

NOTE:
All bedrooms branch circuits will be ARC FAULT CIRCUIT PROTECTED. 2022 CEC AFCI

NOTE:
This project should comply with local lighting ordinance.

MECHANICAL SCHEDULE

1 M	**HAMPTON BAY CEILING BATH FAN W/ LIGHT** Model # TY-50-L (HD) , 50 CFM, 0.5-1.0 SONES
2 M	**BOSCH KITCHEN CHIMNEY HOOD** Model # HCP30E51UC , 168mln-300max CMC 1.5min-3.0max SONES, 170 Watts / 110 V / 60 Hz
3 M	**TruAIRE STEEL RETURN AIR GRILLE** Model # 170_30X16 , Return Air Grille for Sidewall or Ceiling Openings
4 M	**RHEEM TANKLESS WATER HEATER** Model # RTGH-95DVN , Input 11,000-200,000 BTU, W/ Rheem Vent Kit Model #RTG20210
5 M	**GENERAL ELECTRIC** Model # EVDSWGH-CP01 EV Charger Indoor/Outdoor Level-2 DuraStation Wall Mount with 18 ft. Cord

NOTE:
Attic/Underfloor installation must comply with Sections 904, 908, and 909 or the California Mechanical Code (CMC).

Smoke Detector Alarms
Must be interconnecte wher more than 1 alarm is to be installed. CRC R314.6.3, R315.2.5 exceptions 2 and 3.

BLUERIDGE Ductless Mini-Split System

Mark	Brand	Model	Service	Seer	Cooling Tons	Heating BTU	CFM	Fan Speed	Zones	ELECTRICAL Voltage & Phase
CU 1	Mitsubishi	M4H42W09121212-B 9k+12k+12k+12k	Unit 1	17.5	3.5	40,000	399	Medium	4	208 / 230 V 1 P / 60 Hz
CU 2	LG	L5H54A0909090909 9k+9k+9k+9k+9k	Unit 2	18.7	4.5	52,000	247	Medium	5	208 / 230 V 1 P / 60 Hz

MARK	PATERN CU-1, CU-2		Volume Control	PANEL SIZE	MOUNTING METHOD
S SUPPLY LINE TO DIFUSSER	SD CU-1	Supply Diffuser	OBD	N/A	Wall
S SUPPLY LINE TO DIFUSSER	SD CU-2	Supply Diffuser	OBD	N/A	Wall

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WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

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PRC# 748291
Raunia Robinson

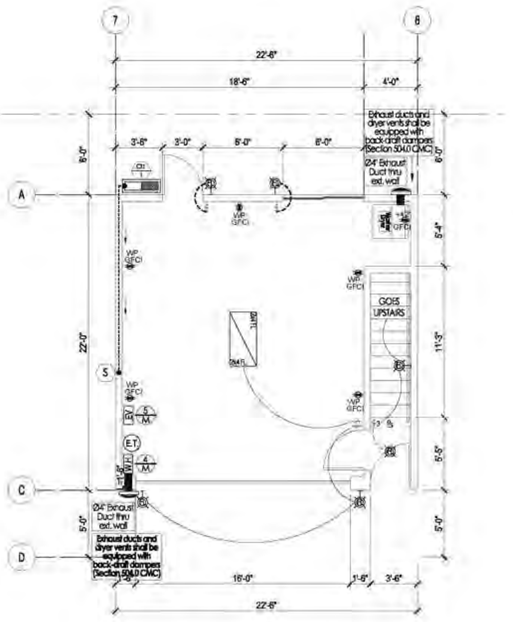
SHEET CONTENTS:
UNIT 2
MECHANICAL & ELECTRICAL PLAN

REVISIONS:

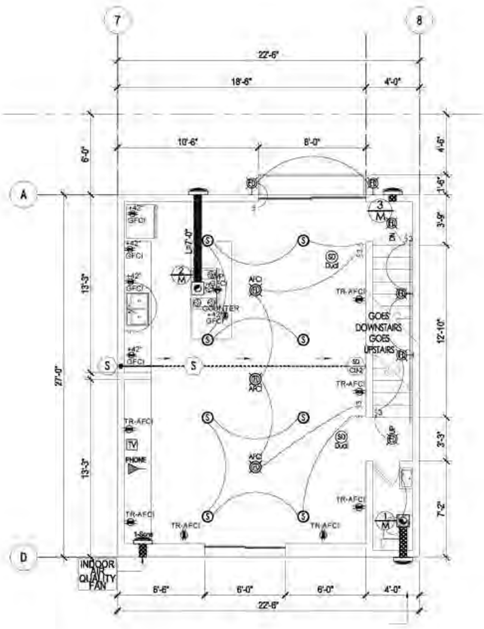
Design: Jose Perez
Check: Jose Perez
Date: 10/10/23

Responsible:
JOSE PEREZ
[illegible] Paseo Ariel
Chula Vista , Ca 91910
(619) 779-4800
Signature

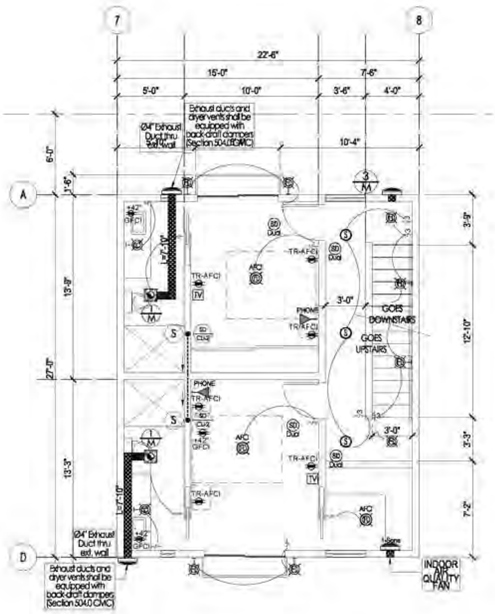
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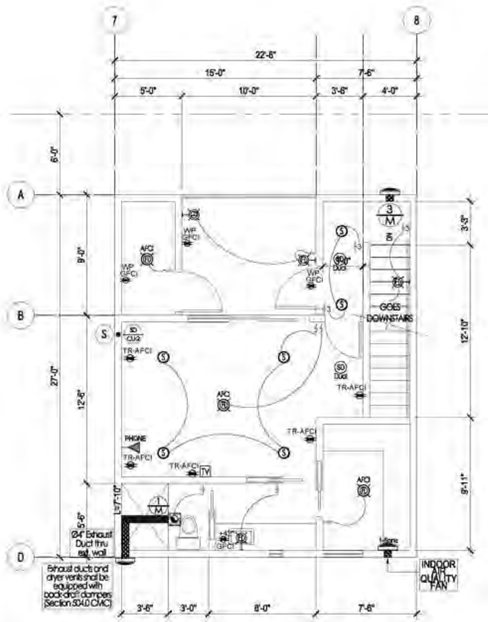
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

PROTOTYPE "1" MECHANICAL PLAN

Scale : 3/16" = 1'-0"

North

MECHANICAL ADDITIONAL NOTES

1.Dryer vents shall be equipped with back-draft dampers per section 504.0 CMC.

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Electrical Legend

- AFCI — ARC-Fault protection for all Outlets per NEC 210.12(B)
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- exhaust fan 5 air changes per hour w/back-draft protector for bathrooms ventilation w/ lamp combo.
- H — heat lamp
- TR — Tamper-Resistant Electrical outlet
- WP — Tamper-Resistant Electrical outlet (water proofed)
- single pole wall switch
- 3 — wall switch 3-way
- D — single pole wall switch with dimmer
- 3D — wall switch 3-way with dimmer
- ceiling light
- ARC — ceiling light fluorescent light
- ceiling fan w/ light
- exterior lighting (owner select)
- wall light (owner select)
- wall light fluorescent (owner select)
- recessed spot fluorescent light
- TV — television outlet
- telephone outlet
- pending light
- ARC — electrical junction box
- f.g. — gas outlet
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- fluorescent light 2 x 4'
- -Exhaust Fan minimum 50 CFM, to be ducted directly to outside, max. 3 Sone. -Energy Star rated, and shall be control by a humidistat capable of an adjustment between 50 and 80% humidity per CGC 4.506.1 -Fluorescent light
- Broan-SSQTXE110 SmartSense w/ Override Control 110 CFM 6" vent thru Roof
- MS — motion sensor ceiling light
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CU 2	LG	L5H54A0909090909 9k + 9k + 9k + 9k + 9k	Unit 2	18.7	4.5	52,000	247	Medium	5	208 / 230 V 1 P / 60 Hz

MARK	PATERN CU-1, CU-2		Volume Control	PANEL SIZE	MOUNTING METHOD
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S SUPPLY LINE TO DIFUSSER	SD CU-2	Supply Diffuser	OBD	N/A	Wall Mount

Torres + Trevilla Architects Cell (619) 719-3028, 550W B Street 4th Flr, San Diego, CA 92101, e-mail: arktdesigns@gmail.com

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PRC-116231
Raunja Robinson

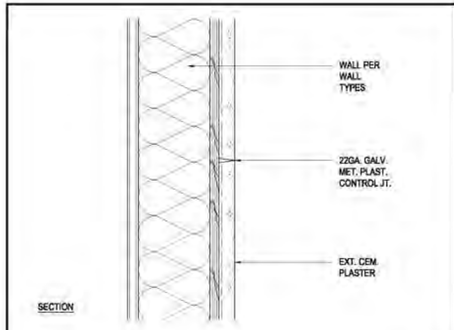
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UNIT 2
MECHANICAL & ELECTRICAL PLAN

REVISIONS:

Design: Jose Perez
Check: Jose Perez
Date: 10/10/23

RESPONSIBLE PERSON
JOSE PEREZ
225 Third Ave
Chula Vista, CA 91910
Ph (619) 779-9079
Signature

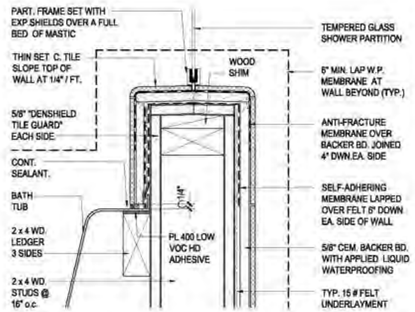
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CONTROL JOINT

SCALE: 3" = 1'-0"

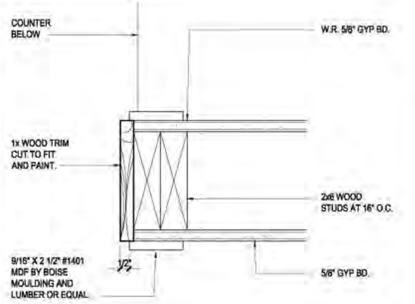
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TUB-SHOWER PARTITION

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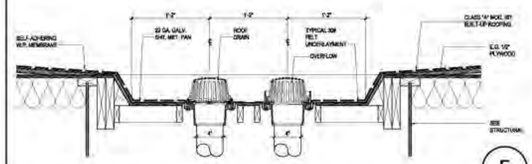
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JAMB

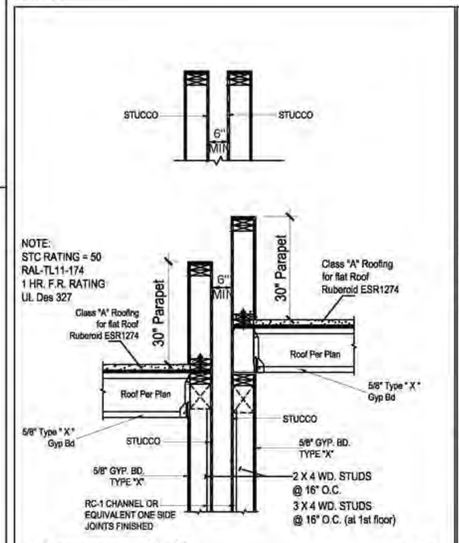
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ROOF DRAIN AND OVERFLOW

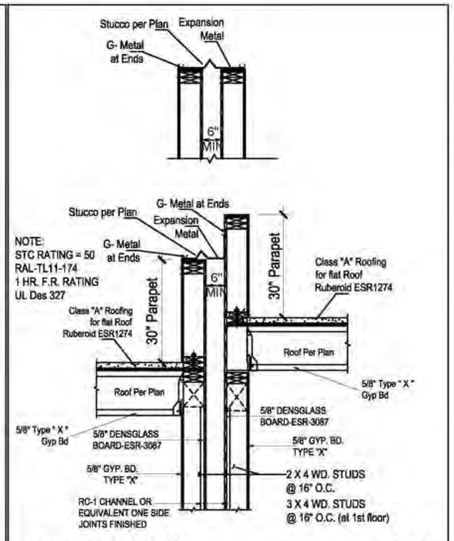
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Parapet Wall

SCALE:

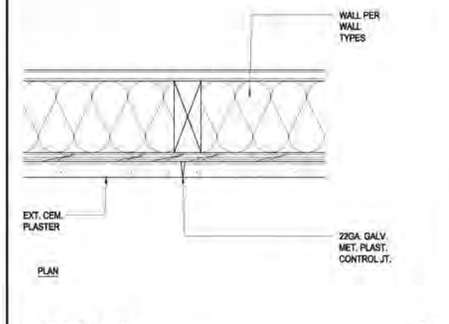
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Parapet Wall

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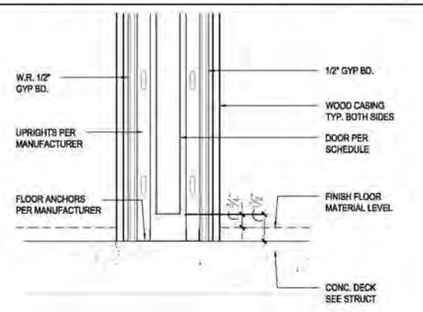
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CONTROL JOINT

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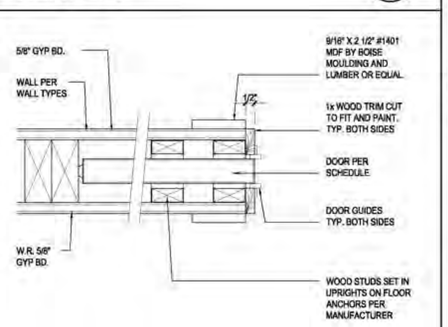
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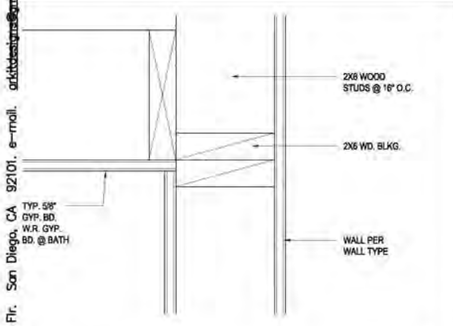
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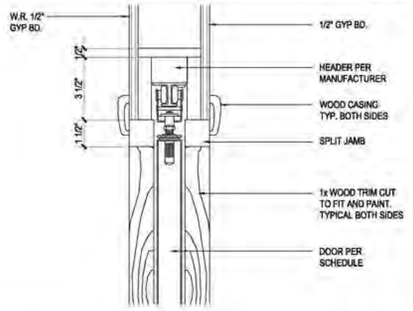
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CEILING

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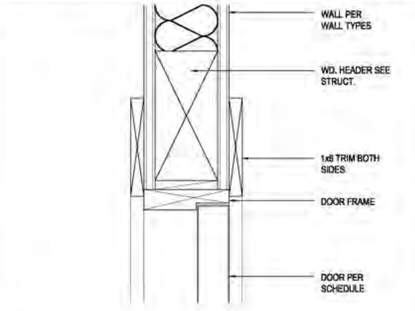
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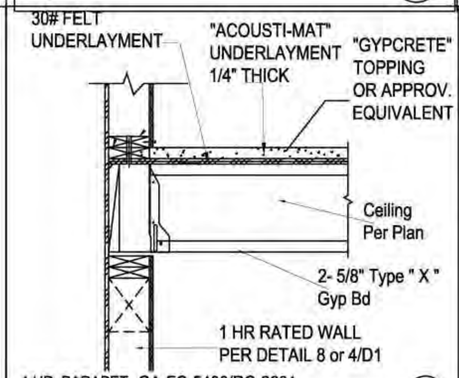
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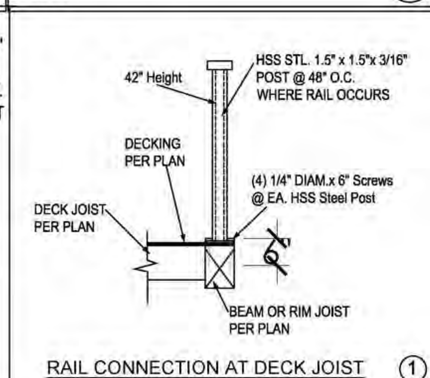
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1 HR. PARAPET GA-FC-5406/RC-2601

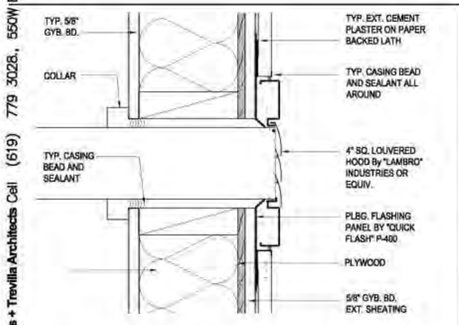
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RAIL CONNECTION AT DECK JOIST

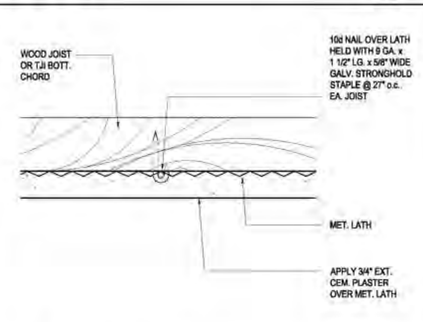
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VENT HOOD

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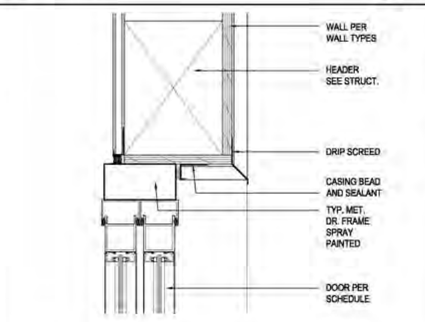
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PLASTER SOFFIT

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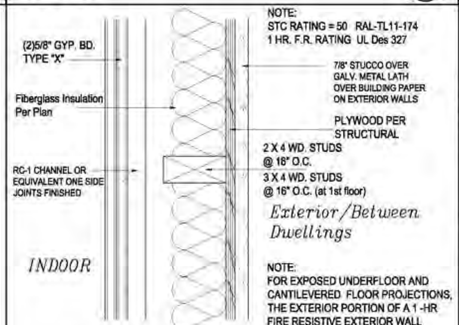
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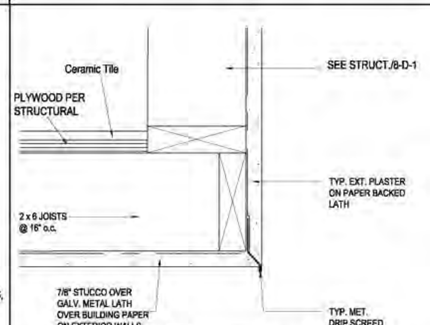
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1 HR. WALL (EXTERIOR)UL Des 327

SCALE: 3" = 1'-0"

8



SOFFIT

SCALE: 3" = 1'-0"

7

Torres + Trevilla Architects Cell (619) 779 3028, 550W B Street 4th Flr. San Diego, CA 92101, e-mail: arkitdesigns@gmail.com

ArkitDesigns

WILSHIRE DWELLINGS

3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

Two New 4 Story Dwellings and One 4 Story Duplex

This set of plans and specifications shall be kept on the site of the structure of the building and shall not be used or authorized by these plans is in progress, and shall be made available to City officials when required for inspection. Any deviation, modify, or alter the approved plans and specifications without authorization of the Building Official. The stamping of these plans and specifications SHALL NOT be held to permit or be an approval of the violation of any City, County, State, or Federal laws, nor restrictions.

PERMIT ISSUED

10/25/2024, 10:07:11 AM
PRC PT00257
Raquia Robinson

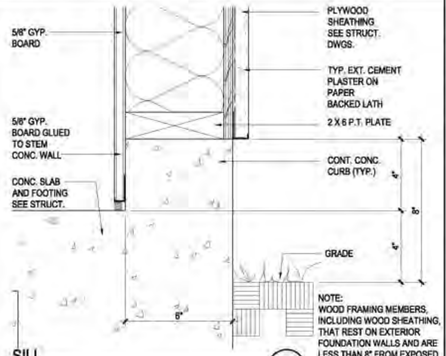
SHEET TITLE

Architectural Details

REVISIONS:

Designer: Jose Perez
Responsible Member: JOSE PEREZ
License No. C-19000
Expires 09/30/2025
Check: Jose Perez
Date: 10/10/23
Signature

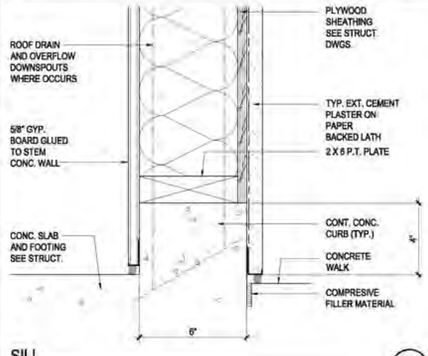
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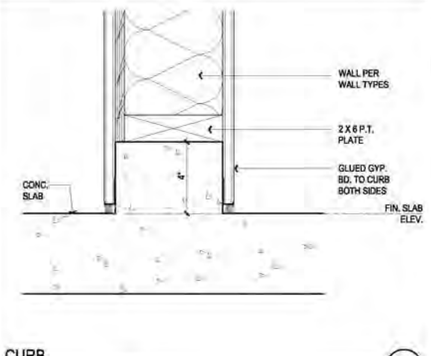
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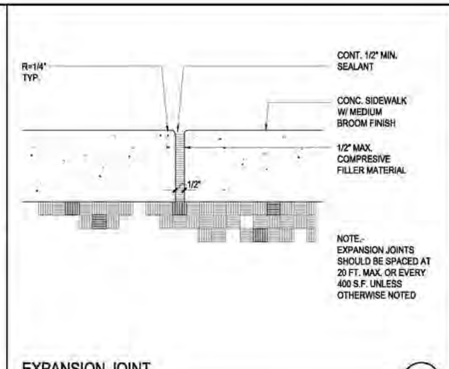
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CURB

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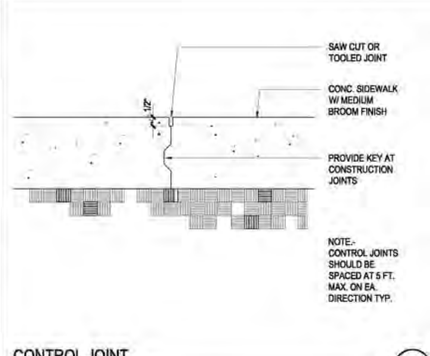
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EXPANSION JOINT

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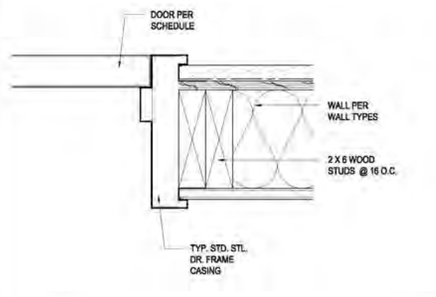
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CONTROL JOINT

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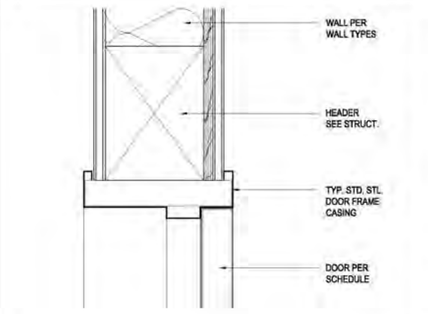
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JAMB

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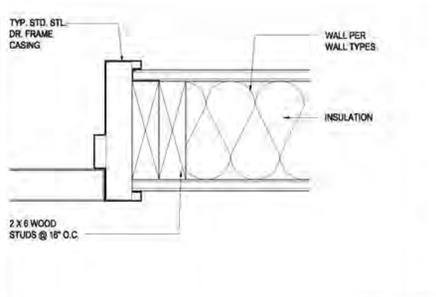
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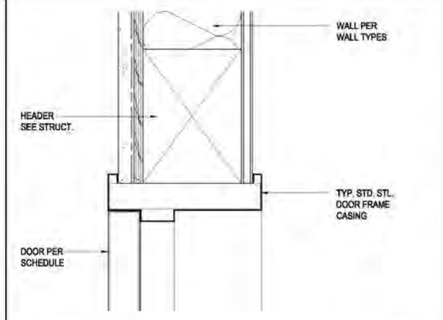
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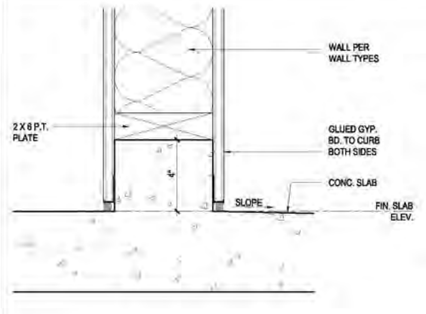
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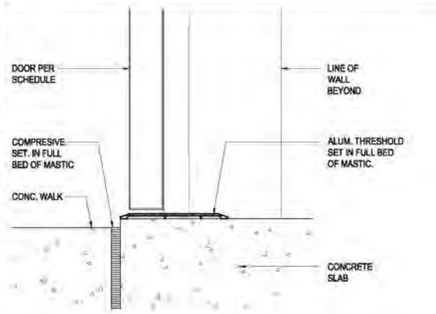
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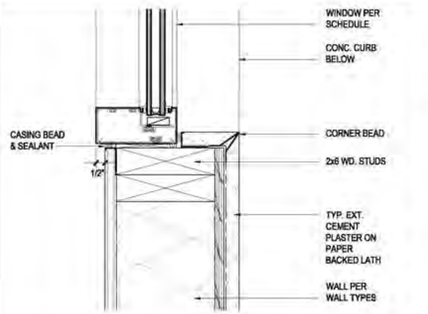
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THRESHOLD

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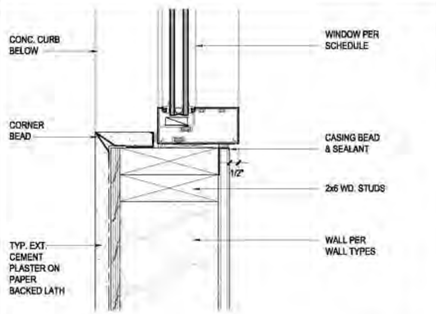
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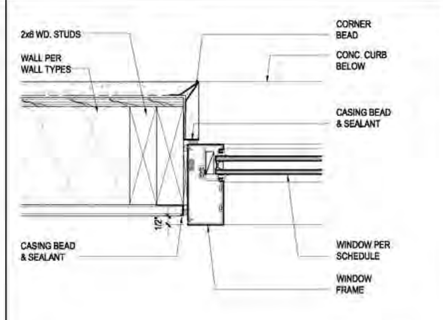
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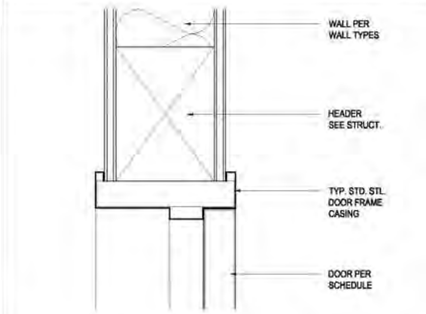
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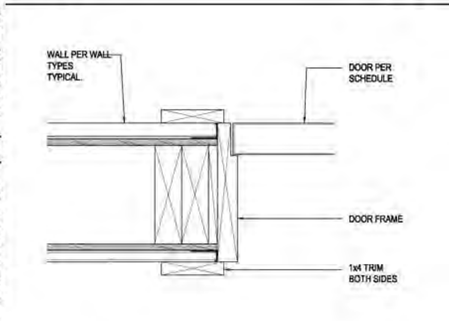
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HEAD

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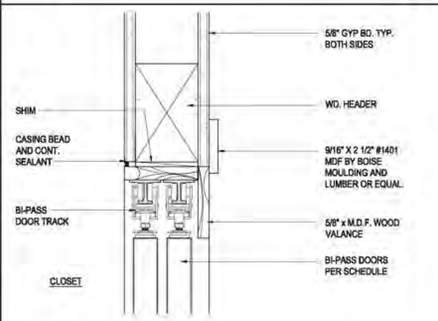
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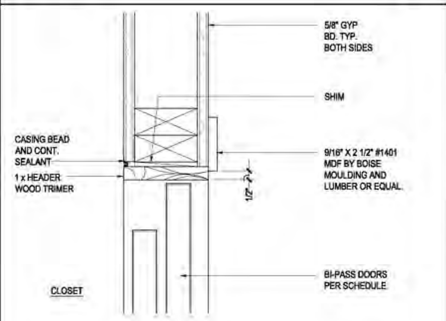
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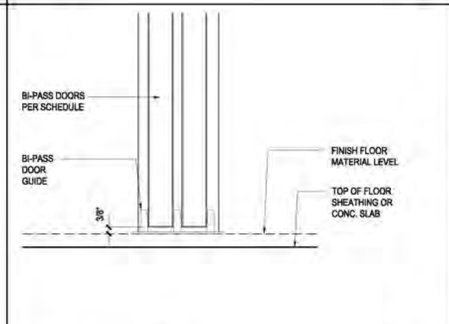
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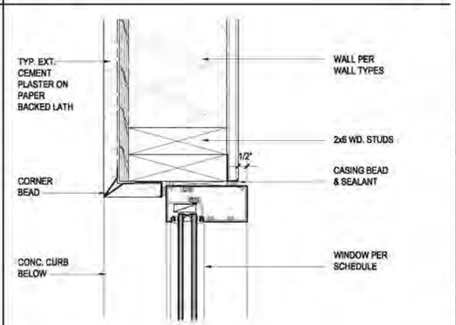
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THRESHOLD

SCALE: 3" = 1'-0"

8



JAMB

SCALE: 3" = 1'-0"

4

Torres + Trevilla Architects Cell (619) 779-3028, 550W B Street 4th Flr. San Diego, CA 92101, e-mail: arktdesigns@gmail.com

ArktDesigns

WILSHIRE DWELLINGS

3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

Two New 4 Story Dwellings and One 4 Story Duplex

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized thereby is in progress, and shall be made available to City officials upon request. It is unlawful to change, modify, or alter the approved plans and specifications without authorization of the Building Official. The issuance of these plans and specifications SHALL NOT be held to permit nor approve the violation of any City, County, State, or Federal laws, or ordinances.

PERMIT ISSUED

10/25/2024, 10:07:11 AM
PRJ-1138289
Radhika Robinson

SHEET CONTENT:

Architectural Details

REVISIONS:

Design: Jose Perez

Check: Jose Perez

Date: 10/10/23

Responsible: JOSE PEREZ
325 Third Ave.
Chula Vista, CA 91910
(619) 779-3028

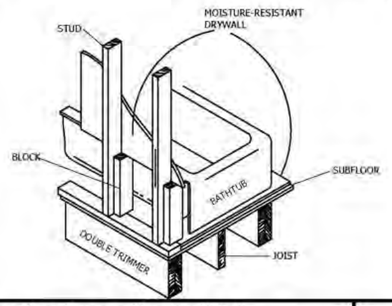
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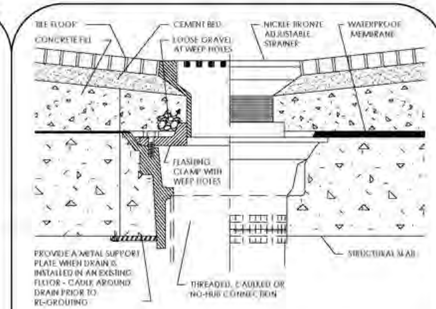
Torres + Trevilla Architects Cell (619) 779 3028., 560W B Street 4th Flr. San Diego, CA 92101. e-mail. arktdesigns@gmail.com

ArktDesigns



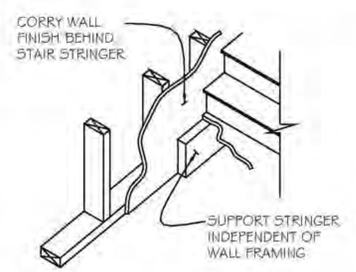
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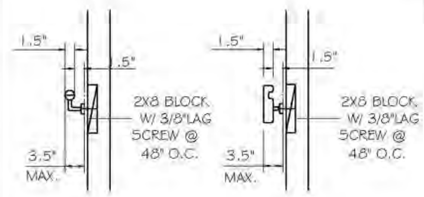
FLOOR DRAIN DETAIL
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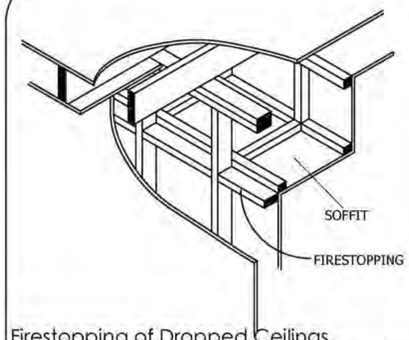
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SOUND010

12



HANDRAIL DETAIL
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STAIR002

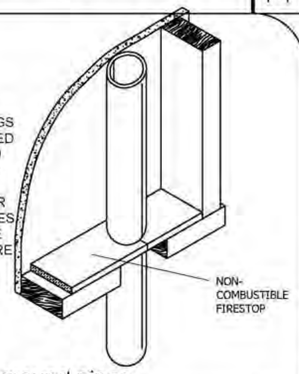
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Firestopping of Dropped Ceilings

FIRE PROTECTION
SCALE NOTED
TYPDETAIL4

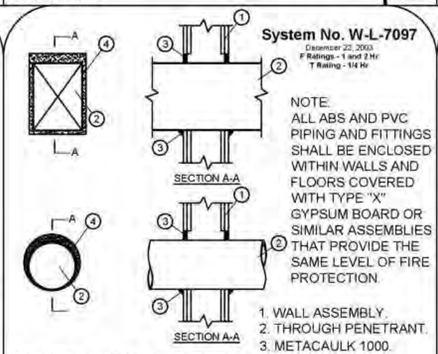
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Firestopping around pipes

FIRE PROTECTION
SCALE NOTED
TYPDETAIL

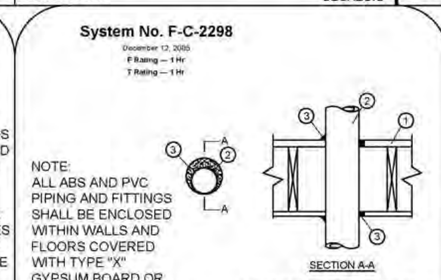
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PENETRATIONS AT RATED WALL

FIRE PROTECTION
Not to Scale
SOUND008

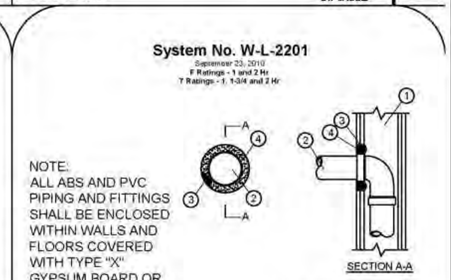
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PENETRATIONS AT RATED WALL

FIRE PROTECTION
Not to Scale
SOUND008

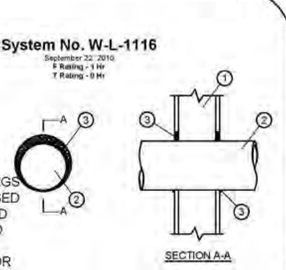
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PENETRATIONS AT RATED WALL

FIRE PROTECTION
Not to Scale
SOUND008

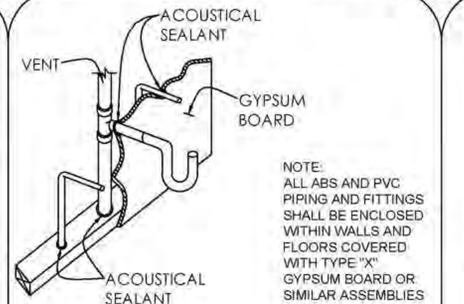
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PENETRATIONS AT RATED WALL

FIRE PROTECTION
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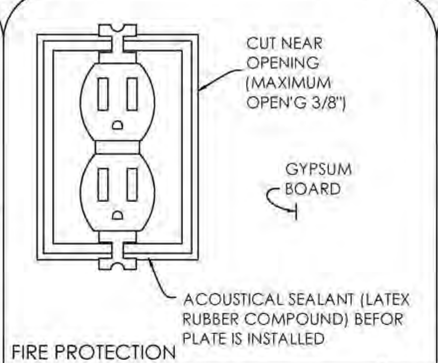
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PIPE PENETRATIONS

FIRE PROTECTION
Not to Scale
SOUND008

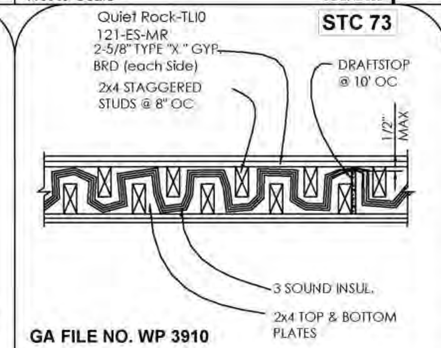
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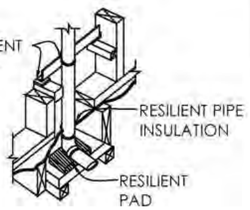
ELECTRICAL OUTLETS
Not to Scale
SOUND003

03



PARTY WALL DETAIL
Not to Scale
SOUND001

02



PIPE SUPPORT

FIRE PROTECTION
Not to Scale
SOUND009

01

WILSHIRE DWELLINGS

3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

Two New 4 Story Duplex Dwellings and One 4 Story Duplex

This set of plans and specifications shall be kept on the site of the structure of work and the provisions of law authorized by these plans is in progress, and shall be made available to City officials for inspection whenever requested. Additionally, no alter the approved plans and specifications without authorization of the Building Official. The stamping of these plans and specifications SHALL NOT be held to permit or be an approval of any City, County, State, or Federal laws, or restrictions.

PERMIT ISSUED

10/25/2024, 10:07:11 AM
PRJ-116231

SHEET Raunja Robinson

Architectural Details

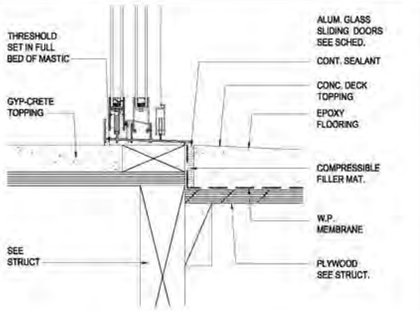
REVISIONS:

Designer: Jose Perez
Drawn: Jose Perez
Date: 10/10/23

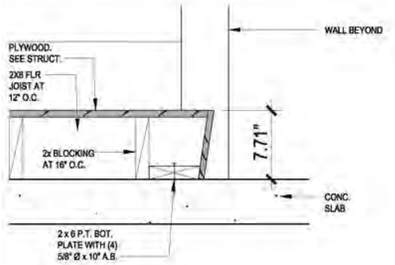
Responsible: JOSE PEREZ
525 Third Ave
Chula Vista, CA 91910
PH (619) 779-3028

signature

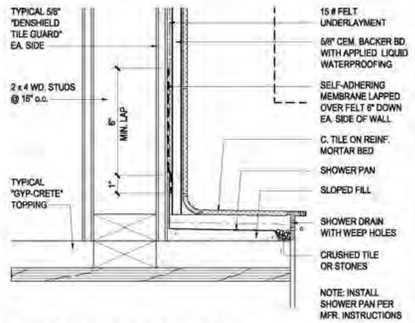
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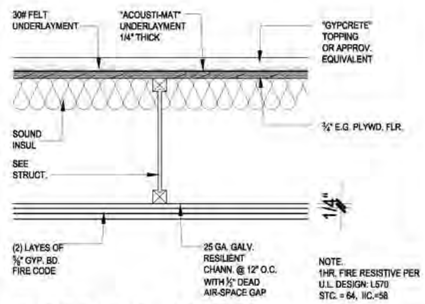
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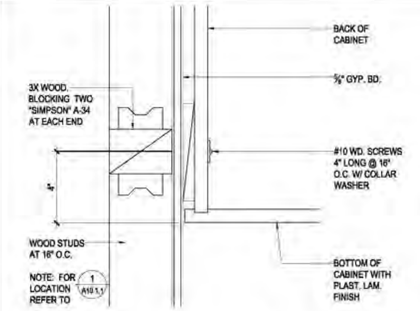
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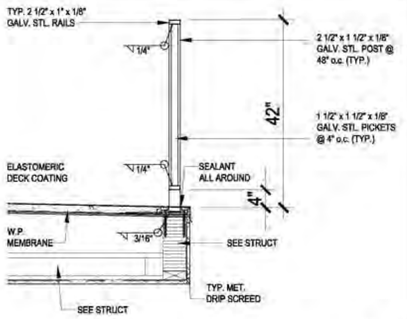
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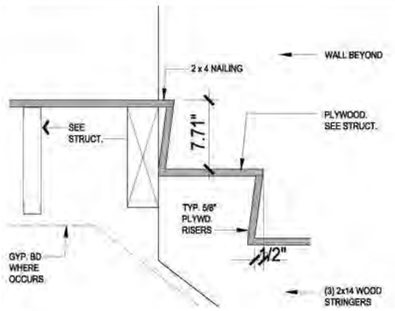
FLOOR-CLG. ASSEMBLY
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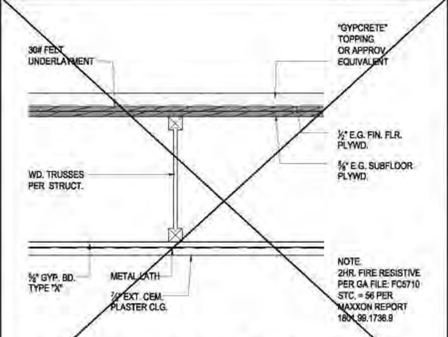
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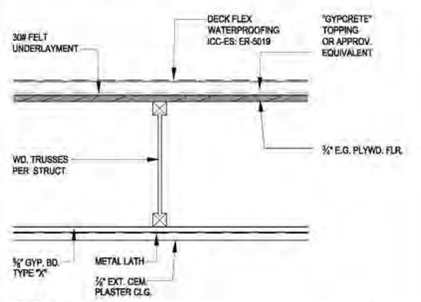
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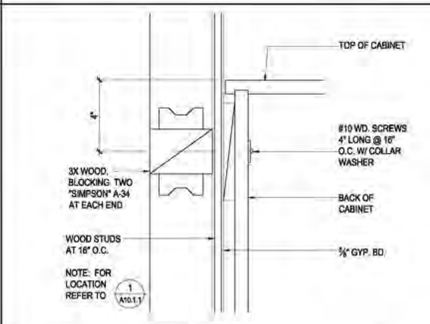
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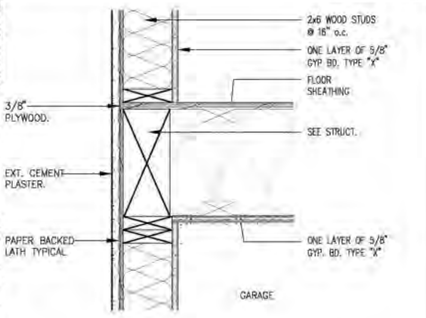
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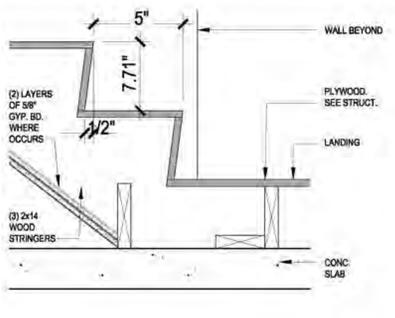
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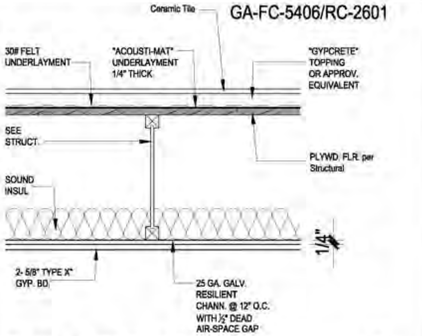
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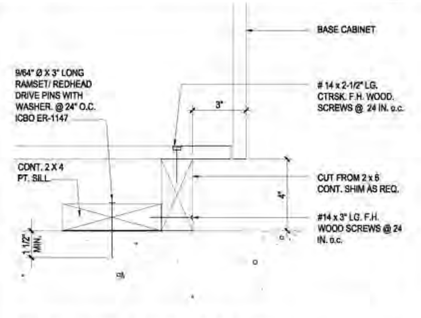
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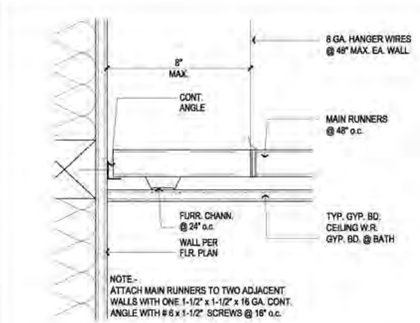
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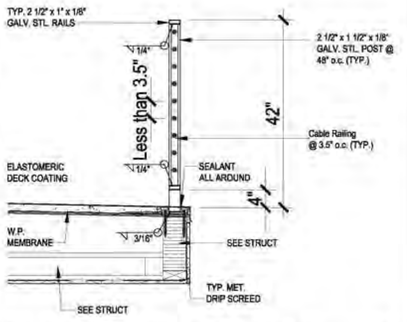
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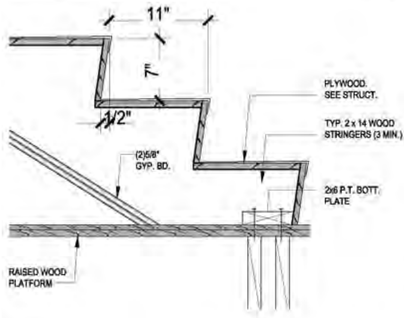
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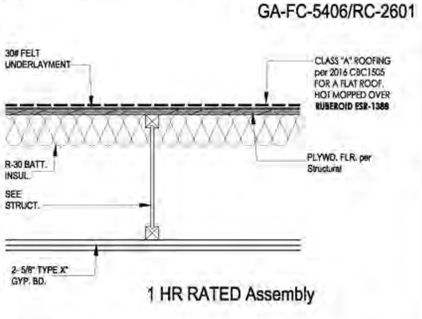
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RAILING ANCHORAGE-Cable
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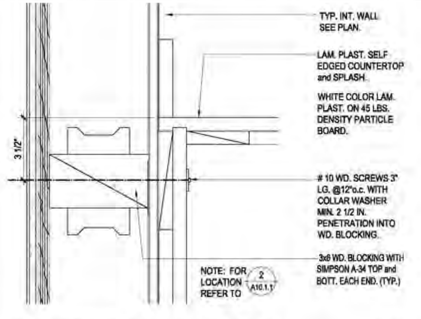


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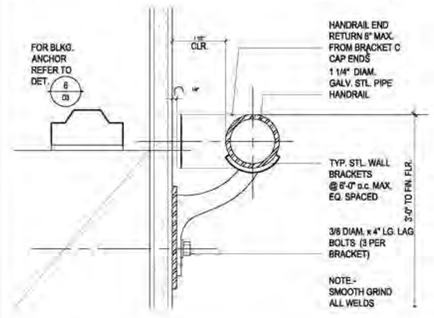


1 HR RATED Assembly

ROOF-CLG. ASSEMBLY
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CABINET ANCHORAGE
SCALE: 3" = 1'-0" — 5



HANDRAIL
SCALE: 6" = 1'-0" — 1

Torres + Trevilla Architects Cell: (619) 779-3026, 3030 Wilson Street 4th Flr. San Diego, CA 92101 e-mail: addesigns@gmail.com

ArkdDesigns

WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104

Two New 4 Story Dwellings and One 4 Story Duplex

This set of plans and specifications shall be kept on the job at the issuance of a permit during which work authorized by these plans is in progress, and shall be made available to City officials when requested for inspection. It is unlawful to modify or alter the approved plans and specifications without authorization of the Building Official. The intending use of these plans and specifications is limited to the structure or project for the location of any City, County, State, or Federal laws, not restrictions.

PERMIT ISSUED

10/25/2024, 10:07:11 AM
PRJ-1102231
Reunja Robinson

Architectural Details

REVISIONS:

Drawn: Jose Perez
Checked: Jose Perez
Date: 10/10/23

Prepared by: JOSE PERZ
526 Date Ave
Chula Vista CA 91910
PH:(619)-779-3026
signature

sheet type: D
sheet no: 4

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF GAMA ENGINEERING AND WHERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GAMA ENGINEERING, INC.

STRUCTURAL CONCRETE

1. THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE AS FOLLOWS, U.N.O.

CONCRETE ELEMENT	f'c
SLAB ON GRADE, FTNG'S & G.B.'s ---------	2500 PSI

2. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150-94, TYPE I OR II.
3. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C 33-94 AND SHALL BE AS DEFINED IN SECTION 1903.3. "A" AGGREGATES FOR LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C 330-89. STRUCTURAL LIGHT WEIGHT CONCRETE SHALL HAVE A DENSITY RANGE OF 110 TO 115 PCF.
4. ADMIXTURES PER CBC SECT. 1903.6 MAY BE USED WITH PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
5. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C 94-94 AND PER SECT. 1903.9 - MIXING & PLACING OF CONCRETE.
6. MINIMUM CONCRETE COVER (IN INCHES) FOR REINFORCING STEEL IN NONPRESTRESSED CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

LOCATION	MIN. COVER (IN.)
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ------------------------------	3
B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER BAR -----------------------------	2
#5 BARS, 5/8 INCH WIRE, AND SMALLER ----------------	1-1/2
C. NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:	
#14 AND #18 BARS -------------------------------	1-1/2
#11 AND SMALLER --------------------------------	1
PRIMARY REINFORCEMENT, STIRRUPS, TIES OR SPIRALS ---------	1-1/2"

7. SLEEVES, PIPES AND CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOOTINGS, GRADE BEAMS, PILE CAPS OR TIE BEAMS UNLESS SHOWN IN APPROVED BY STRUCTURAL ENGINEER AND SHOWN IN STRUCTURAL DETAILS.
8. ALL SLEEVES THROUGH BEAMS, GIRDERS AND FOUNDATION WALLS SHALL BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, SLEEVING SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
9. CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3- 1/2 " THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN ONE THIRD OF THE SLAB THICKNESS.
10. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH (U.N.O.)
11. FRAMING CONTRACTOR TO VERIFY LOCATION OF HOLDOWNS PRIOR TO POURING OF CONCRETE FOUNDATIONS.
12. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.

STRUCTURAL WOOD

1. SAWN LUMBER SHALL BE DOUGLAS FIR- LARCH CONFORMING TO THE 2021 IBC STANDARD 23-1 AND ANSI/NFoPA NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (AND SUPPLEMENT), AND SHALL BE GRADE MARKED BY EITHER WCLIB OR WWPA.
2. SAWN STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS (U.N.O):

MEMBERS	GRADE
2x WALL STUDS @ 16"	D.F. #2
2x FLOOR JOISTS & ROOF RAFTERS	D.F. #2
BEAMS & HEADERS (4x, 6x, 8x)	D.F. #2
POSTS (4x, 6x, 8x)	D.F. #2

4. ALL SILLS PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PREASSURE TREATED W/ ANCHOR BOLTS PER SHEARWALL SCHEDULE. ELSEWHERE, INSTALL 5/8" Ø x 10" L-BOLTS PLACED WITHIN 12" MAX. (4-1/2" MIN.) FROM EACH END OR SPLICE, WITH 60" MAX. SPACING, MIN. 2 ANCHOR BOLTS PER EACH PANEL.
5. SILL PLATES OF INTERIOR, NON-BEARING, NON-SHEAR WALLS MAY BE FASTENED TO A CONCRETE SLAB USING HILTI X-U LOW VELOCITY POWDER-ACTUATED SHOT PINS (ICC #-2269). CONCRETE SLAB IS TO BE NORMAL WEIGHT CONCRETE AND CURED AT LEAST 7 DAYS. PLACE FASTENERS 6" FROM ENDS OF SILL AND AT 36" (MAX.) SPACING BETWEEN.
6. AND PLYWOOD SHEATHING AND ORIENTED STRAND BOARD (OSB) SHALL CONFORM TO: U.S. PRODUCT STANDARDS PSI-95 OR PS2-92, APA PERFORMANCE STANDARD PRP 108, AND CBC STANDARD 23-2. U.N.O., THE MINIMUM GRADES AND SPAN INDEXES SHALL BE:

USE	MIN. GRADE	SPAN RATING
ROOFS:	APA-RATED CDX PLYWOOD SHEATHING OR OSB, EXP. I	24" MIN
FLOORS:	APA-RATED STURD-1-FLOOR PLYWD SHEATHING (T&G) OR OSB, EXP. I	24" MIN.
WALLS:	APA RATED SHEATHING OR OSB, EXP. I, PER SHEARWALL SCHEDULE	(N/A)

7. LVL, PSL, AND LSL ENGINEERED WOOD MEMBERS SHALL BE PER I-LEVEL TRUSS JOIST WEYERHAEUSER (ESR 1387); MICROLLAMS, PARALLAMS, AND TIMBERSTRAND RESPECTIVELY. NOTE: VERSALA-LAM FROM BOISE CASCADE MAY BE USED AS AN ALTERNATE OPTION OF SAME GRADE OR BETTER (ESR-1040)

PRODUCT BY I-LEVLE	GRADE
PARALLAM (PSL)	2.0 E, Fb=2,900 psi, Fv=290 psi
MICROLLAM (LVL)	1.9 E, Fb=2,600 psi, Fv=285 psi
TIMBERSTRAND (LSL RIM BOARD)	1.3 E, Fb=1,700 psi, Fv=400 psi

PRODUCT BY BOISE CASCADE	GRADE
VERSA-LAM 3100 (LVL)	2.0 E, Fb=2,900 psi, Fv=285 psi
VERSA-LAM 2400 (LVL)	1.7 E, Fb=2,400 psi, Fv=285 psi
VERSA-LAM 2400 (LVL RIM BOARD)	1.4 E, Fb=1,800 psi, Fv=400 psi

8. WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE FOLLOWING STANDARDS:

MANUFACTURER	ICC NUMBER
I-LEVEL JOIST BY WEYERHAEUSER	ESR 1153
BCI JOIST BY BOISE CASCADE	ESR 1336

9. FRAMING ANCHORS, POST CAPS, COLUMN BASES, CLIPS, AND OTHER CONNECTORS SPECIFIED ON DRAWINGS SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE" OR "USP STRUCTURAL CONNECTORS". ALL CONNECTORS TO BE FULLY NAILED OR BOLTED AS SPECIFIED PER MANUFACTURER.
10. BARS AND PLATES SHALL CONFORM TO ASTM A36. BOLTS, UNLEADED BOLTS, WASHERS AND DRIFT BOLTS SHALL CONFORM TO ASTM A 307.
11. NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 563, GRADE A.
12. ALL BOLT HEADS (MACHINE AND LAG) AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS, U.N.O.
13. MACHINE BOLT (THRU-BOLT) HOLES IN WOOD SHALL BE DRILLED A MAXIMUM 1/32" LARGER THAN THE NOMINAL BOLT DIAMETER
14. LEAD HOLES FOR LAG SCREWS GREATER THAN 3/8" dia SHALL BE BORED AS FOLLOWS: 40 % - 70% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. CLEARANCE HOLES FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. LAG SCREWS SHALL BE INSERTED BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.
15. NAILING OF SAWN MEMBERS SHALL CONFORM TO THE CBC TABLE 2304.9.1, U.N.O. ON THE STRUCTURAL DETAILS.
16. NAILS HOLES SHALL BE PRE-DRILLED WHEN NECESSARY TO PREVENT SPLITTING.
17. CUSTOM STEEL HARDWARE CONNECTORS FOR WOOD OR GLUED LAMINATED TIMBER SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A 36. WELDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1-2000.
18. HORIZONTAL DIAPHRAGM NAILING AND PANEL SHEARWALLS SHALL CONFORM TO 2016 CBC. NOMENCLATURE IS DEFINED AS FOLLOWS (PER DETAILS):
    BN = BOUNDARY NAILING AT DIAPHRAGM BOUNDARIES, AND AT EDGES OF OPENINGS
    EN = EDGE NAILING, AT CONTINUOUS PANEL EDGES
    FN = FIELD NAILING, AT INTERMEDIATE FRAMING MEMBERS
19. WHERE DIAPHRAGM BLOCKING IS SPECIFIED FOR ROOFS OR FLOORS, USE 2x4 FLAT BLOCKING WITH 'Z' CLIPS, U.N.O.
20. HORIZONTAL SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, AND THE FACE GRAIN (LONG DIRECTION) OF SHEATHING SHALL BE PERPENDICULAR TO SUPPORT MEMBERS.
21. SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP. FOR CANTILEVERED WOOD MEMBERS, CONSULT WITH PROJECT STRUCTURAL ENGINEER.
22. PROVIDE DOUBLE 2x STUDS TO SUPPORT ALL BEAMS, UNLESS POSTS ARE SPECIFIED ON THE PLANS.
23. DOUBLE BLOCK UNDER ALL POSTS. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, UNLESS OTHERWISE SPECIFIED.
24. TOP PLATES OF ALL WOOD STUD WALLS SHALL BE 2-2x (SAME WIDTH AS STUDS), LAP 48" (MIN.), WITH AT LEAST 12-16d NAILS AT EACH SIDE OF LAP AND NOT MORE THAN 6" BETWEEN NAILS (SEE PLANS IF STRAPS ARE REQUIRED).
25. NOTCHING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY PER NDS SECTION 3.2.3.2, DETAILED AND APPROVED BY THE ENGINEER. HOLES DRILLED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST.
26. MOISTURE CONTENT OF SAWN LUMBER AT TIME OF PLACEMENT SHALL NOT EXCEED 19%

CONCRETE BLOCK MASONRY

1. MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C-90 GRADE N. W/ AN ULTIMATE COMPRESSIVE STRENGTH - f'm = 1500 PSI.
2. MORTAR MIX SHALL BE ONE PART CEMENT, 3 PARTS SAND, 1/4 HYDRATED LIME OR LIME PUTTY BY VOLUME; WATER CONTENT SHALL BE THE MINIMUM REQUIRED FOR WORKING CONSISTENCY; MORTAR SHALL BE TYPE "S", UNLESS NOTED OTHERWISE.
3. GROUT MIX SHALL BE ONE PART CEMENT, 3 PARTS SAND, 2 PARTS PEA GRAVEL BY VOLUME. THE 28 DAYS ULTIMATE STRENGTH OF THE GROUT SHALL BE 2000 PSI.
4. GROUT MIX SHALL BE SOLID GROUTED, UNLESS NOTED OTHERWISE ON PLANS.
5. CONTINUOUS DEPUTY INSPECTION IS NOT REQUIRED, UNLESS NOTED OTHERWISE.
6. FIRST COURSE OF BLOCKS ABOVE OPENINGS SHALL BE LINTEL/BOND BEAM UNITS.
7. MAXIMUM GROUT LIFT SHALL NOT EXCEED 5'-0' IN ONE DAY UNLESS PROPER PROCEDURES OF HIGH LIFT GROUTING OF THE GOVERNING AGENCIES ARE FOLLOWED. VIBRATE ALL GROUT LIFTS.
8. MASONRY SHALL BE CLEAN AND FREE OF ALL SUBSTANCES THAT MAY IMPAIR BOND.
9. BOND BEAM TYPE UNITS SHALL BE USED FOR ALL HORIZONTAL REINFORCING STEEL.
10. VERTICAL COLD JOINTS ARE NOT ALLOWED UNLESS NOTED OTHERWISE ON THE DRAWINGS.
11. HORIZONTAL CONSTRUCTION JOINTS: WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUT POUR MUST BE STOPPED A MINIMUM 1 1/2 " BELOW THE TOP OF THE UPPER UNIT.
12. CONTRACTOR SHALL ADEQUATELY BRACE ALL MASONRY WALLS UNTIL FLOOR AND/OR ROOF FRAMING HAS BEEN ERECTED COMPLETELY.

REINFORCING STEEL

1. DEFORMED BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM A 615-94:
   GRADE 40 - #3 AND SMALLER & GRADE 60 - #4 AND LARGER
2. DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH CBC SEC. 1907 & OTHER SECTIONS ACCORDING TO APPLICATION.
3. VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOT GREATER THAN 192 BAR DIAMETERS (SEE DETAILS FOR OTHER REQ'TS).
4. WALLS, PILASTERS AND COLUMNS SHALL BE DOWELED TO THEIR SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE AND SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS (U.N.O.)
5. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
6. REINFORCING STEEL DETAILING, BENDING, AND PLACING SHALL BE IN ACCORDANCE WITH THE CRSI "MANUAL OF STANDARD PRACTICE", LATEST EDITION.
7. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.

STRUCTURAL STEEL AND WELDING

1. ALL STRUCTURAL STEEL SHALL CONFORM TO AND BE IDENTIFIED IN ACCORDANCE WITH 2021 CBC STANDARD 22-1. STEEL FABRICATOR TO BE LICENSED BY THE APPROPRIATE MUNICIPALITY.
2. MATERIAL AND WORKMANSHIP FOR FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST EDITION OF THE "CODE OF STANDARD PRACTICE", PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
3. STRUCTURAL STEEL FOR THE FOLLOWING SHAPES INDICATED SHALL CONFORM TO THE FOLLOWING GRADES:

SHAPE	ASTM / GRADE	Fy (ksi)
WIDE FLANGE (W)	A 992	50-65
PLATES, ANGLES AND CHANNELS	A 36	36
RECTANGULAR TUBES	A 500 B	46
PIPES	A 53 B	35

4. BOLTS OF THE TYPE AND USE INDICATED SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS (U.N.O.):

TYPE	USE	BOLTS
MACHINE BOLTS & ANCHOR BOLTS	AS SPECIFIED	A 307 GRADE A
HIGH STRENGTH	AS SPECIFIED	A 325

5. NUTS SHALL CONFORM TO ASTM A 563-88a, HEX GRADE A.
6. ALL WELDING SHALL CONFORM TO THE PROVISIONS OF AWS D1.1-00, 'STRUCTURAL WELDING CODE -STEEL' OF THE AMERICAN WELDING SOCIETY. ELECTRODES SHALL BE TYPE E70-T6, UNLESS NOTED OTHERWISE BY PROJECT STRUCTURAL ENGINEER.
7. ALL WELDING OF STRUCTURAL STEEL SHAPES SHALL BE ELECTRIC-ARC PROCESS BY QUALIFIED AND CERTIFIED WELDERS, APPROVED BY THE GOVERNING AGENCY. CONTINUOUS DEPUTY INSPECTION REQUIRED FOR FIELD WELDING.
8. ALL WELDING OF REINFORCING STEEL SHALL CONFORM TO THE PROVISIONS OF AWS D1.4-00, "STRUCTURAL WELDING CODE - REINFORCING STEEL".
9. STEEL MEMBERS TO BE GALVANIZED SHALL BE COATED IN ACCORDANCE WITH ASTM A 123 WITH A MINIMUM OF 2.5 OUNCES ZINC PER SQ. FT.
10. SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
11. STEEL SHALL BE COATED WITH A SHOP-APPLIED PRIMER. FIELD PAINTING TO BE PROVIDED TO TOUCH UP ANY DAMAGED PAINT ON SHAPES, BOLTS, AND WELDS.
12. HIGH-STRENGTH NON-SHRINK GROUT SHALL BE PLACED IMMEDIATELY AFTER COLUMN IS PLUMBED. CONTRACTOR SHALL NOT LOAD COLUMN ANCHOR BOLTS BEFORE PLACEMENT OF NON-SHRINK GROUT.

OFFSITE FABRICATION

1. SPECIAL INSPECTION IS REQUIRED FOR FABRICATION OF MEMBERS AND ASSEMBLIES DONE IN A SHOP OF A FABRICATOR WHICH IS NOT APPROVED BY INSPECTION SERVICES. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO AND APPROVED BY THE INSPECTION SERVICES.
2. SPECIAL INSPECTOR SHALL VERIFY THAT FABRICATOR MAINTAINS DETAILS FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR FABRICATOR'S SCOPE OF WORK.
3. FABRICATION OF MEMBERS AND ASSEMBLIES DONE IN A FABRICATOR'S SHOP APPROVED BY INSPECTION SERVICES NEED NOT HAVE CONTINUOUS OR PERIODIC SPECIAL INSPECTION. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT THE "CERTIFICATE OF COMPLIANCE' FORM TO INSPECTION SERVICES.
4. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE LOCAL BUILDING JURISDICTION, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
5. FABRICATOR SHALL SUBMIT AN "APPLICATION TO PERFORM OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
6. FABRICATOR SHALL SUBMIT AN "APPLICATION TO PERFORM OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.

NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT or ENGINEER OF RECORD
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

STRUCTURAL GENERAL NOTES

1. ALL CONSTRUCTION, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE PROVISIONS OF THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), WITH THE GOVERNING AGENCY AMENDMENTS AND STANDARDS REFERENCED THEREIN. WHEREVER BUILDING CODE IS REFERENCED IN THE FOLLOWING GENERAL NOTES OR OTHER NOTE SECTIONS, IT SHALL IMPLY THE IBC REFERENCED ABOVE. ALL PROJECTS LOCATED IN THE STATE OF CALIFORNIA SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (CBC) AND REFER TO THE CBC IN LIEU OF THE AFOREMENTIONED IBC.
2. ALL ASTM STANDARDS LISTED HEREIN SHALL BE AS REFERENCED IN THE LATEST ISSUE OF THE ANNUAL BOOK OF STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
3. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF DISCREPANCIES. DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER, ARCHITECT, AND FIELD INSPECTOR. THE ARCHITECT OR STRUCTURAL ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND/OR TYPICAL DETAILS SHOWN ON PLAN, THE TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE.
6. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
7. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.
8. THE CONTRACTORS SHALL PROVIDE AND MAINTAIN ADEQUATE SHORING AND BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION.
9. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, BLOCK-OUTS, etc. SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, etc. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS. IF ANY PIPES, DUCTS, CONDUIT, etc. ARE PLACED THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED (SEE PARAGRAPH 4 ABOVE).
10. THE CONTRACTORS SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTORS SHALL DEFEND, INDEMNIFY, AND HOLD THE STRUCTURAL ENGINEER FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE STRUCTURAL ENGINEER.
11. IF THE CONTRACTOR PROPOSES ANY SUBSTITUTION, NEW CALCULATIONS AND DETAILS MAY HAVE TO BE PREPARED, EXISTING DETAILS MAY HAVE TO BE ALTERED, AND NEW DRAWINGS MAY HAVE TO BE SUBMITTED TO THE BUILDING DEPT. THE CONTRACTOR SHALL PAY THE STRUCTURAL ENGINEER'S FEES TO ALTER THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO PROCESS THE REVISED PLANS REFLECTING ALL SUBSTITUTIONS THROUGH THE APPROPRIATE OFFICE OF ALL GOVERNING AGENCIES.

BASIS OF STRUCTURAL DESIGN

VERTICAL DESIGN:

ROOF DEAD LOAD = 15 PSF — FLOOR DEAD LOAD = 15 PSF — EXT. WALL WEIGHT = 16 PSF
ROOF LIVE LOAD = 20 PSF — FLOOR LIVE LOAD = 40 PSF — INT. WALL WEIGHT = 7 PSF

SEISMIC DESIGN:

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
BUILDING OCCUPANCY CATEGORY - II
SITE CLASS - D
SEISMIC DESIGN CATEGORY - D
SPECTRAL RESPONSE COEFICIENT (SHORT PERIOD), S_{DS} = 0.899
SPECTRAL RESPONSE COEFFICIENT (1-SECOND PERIOD), S_{D1} = 0.472
RESPONCE MODIFICATION COEFFICIENT, R = 6.5
SEISMIC IMPORTANCE FACTOR, I = 1.0
DESIGN BASE SHEAR, $V = C_s W$ = 0.157W (Allowable Stress Design)

WIND DESIGN:

ANALYSIS METHOD: ALTERNATE ALL-HEIGHTS
BASIC WIND SPEED 110 MPH ; EXPOSURE: C
TOPOGRAPHIC FACTOR, Kzt = 1.0
IMPORTANCE FACTOR, Iw = 1.0
VELOCITY PRESSURE, qs = 18.5 PSF

SOILS & FOUNDATION DESIGN:

GEOTECHNICAL REPORT PREPARED BY: C.W. LA MONT COMPANY INC.
SOIL BEARING CAPACITY: 2,500 PSF
PASSIVE PRESSURE: 350 PSF
COEFFICIENT OF FRICTION: 0.35
ACTIVE PRESSURE : 35 PSF (UNRESTRAINED)

NOTES:

1. IN THE EVENT EXCAVATIONS ARE CARRIED TO A DEPTH GREATER THAN REQUIRED, THE ADDITIONAL DEPTH SHALL BE FILLED WITH THE SAME CONCRETE AS THAT USED FOR THE FOOTING, AT NO ADDITIONAL COST TO THE OWNER. NO UNCONTROLLED FILL WILL BE PERMITTED.
2. THE FINISH EXCAVATION FOR FOUNDATIONS SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL REMOVED.
3. ALL SITE GRADING WORK SHALL BE DONE UNDER THE DIRECT OBSERVATION OF THE SOILS ENGINEER.
4. PRIOR TO FOOTING EXCAVATION, SOIL ENGINEER TO REVIEW AND APPROVE IN WRITING THAT FOUNDATION PLANS AND FINAL GRADING PLANS COMPLY WITH THE SOILS REPORT.
5. ALL FILL SOILS SHALL BE NON-EXPANSIVE IN ACCORDANCE WITH THE SOILS REPORT.

TEST AND INSPECTIONS :

1. CONTINUOUS INSPECTION (U.N.O.) SHALL BE PERFORMED BY QUALIFIED SPECIAL INSPECTORS RETAINED BY OWNER AND APPROVED BY THE BUILDING OFFICIAL TO ACT AS A SPECIAL INSPECTOR.
2. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL.
3. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.
4. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE LOCAL JURISDICTION'S BUILDING DEPARTMENT, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
5. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE LOCAL JURISDICTION BUILDING DEPARTMENT, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENTS.
6. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE THE LOCAL JURISDICTION'S BUILDING DEPARTMENT, FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
7. FABRICATOR SHALL SUBMIT AN " APPLICATION TO PERFORM OFF-SITE FABRICATION" TO THE INSPECTOR SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
8. FABRICATOR SHALL SUBMIT A "CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.
9. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT OF RECORD OR, ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
10. WHERE MATERIALS OR ASSEMBLIES ARE REQUIRED BY THE BUILDING CODE TO BE LABELED, SUCH MATERIALS AND ASSEMBLIES SHALL BE LABELED BY AN AGENCY APPROVED BY THE LOCAL BUILDING JURISDICTION IN ACCORDANCE WITH SECTION 1703. PRODUCTS AND MATERIALS TO BE LABELED SHALL BE TESTED, INSPECTED AND LABELED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTIONS 1703.5.1 THROUGH 1705.5.3.
    SPECIAL INSPECTION TO BE PROVIDED BY: TESTING SERVICES & INSPECTION, INC. - (619) 234-9904 .
    BUSINESS LICENCE NUMBER: B1986003101

LIST OF SPECIAL INSPECTIONS REQUIRED:

THE SPECIAL INSPECTOR SHALL, IN ACCORDANCE WITH CBC CHAPTER 17, INSPECT THE FOLLOWING STRUCTURAL WORK:

1. SOILS AND FOUNDATION:
   DURING EARTHWORK EXCAVATION, GRADING, AND FILLING OPERATIONS TO SATISFY REQUIREMENTS OF CBC TABLE 1705.6. PRIOR TO PLACING AND REINFORCING STEEL, THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SOIL BEARING SURFACES.
2. STEEL COMPONENTS AND WELDING:
   FABRICATION OF STEEL COLUMNS BASE PLATES PER PLAN
   * NOTES: a. WELDS DONE IN A FABRICATORS SHOP APPROVED BY INSPECTIONS SERVICES NEED NOT HAVE CONTINUOUS OR PERIODIC SPECIAL INSPECTION. AT COMPLETION, THE APPROVED FABRICATOR MUST SUBMIT A "CERTIFICATE OF COMPLIANCE" IN ACCORDANCE FORM TO INSPECTION SERVICES.
   b. SPECIAL INSPECTIONS IS REQUIRED FOR WLEDS DONE IN A SHOP OF A FABRICATOR WHICH IS NOT APPROVED BY INSPECTION SERVICES.
3. WOOD:
   SHEAR WALL PLYWOOD EDGE NAILING FOR SHEAR WALLS WITH NAILING 4" ON-CENTER OR LESS.
4. MASONRY RETAINING WALLS (CONTINUOUS LEVEL 1 SPECIAL INSPECTION):
   1. CONTINUOUS INSPECTION OF PROPORTIONS OF SITE-PREPARED MORTAR.
   2. CONTINUOUS INSPECTION OF CONSTRUCTION OF MORTAR JOINTS.
   3. CONTINUOUS INSPECTION OF LOCATION OF REINFORCEMENT.
   4. CONTINUOUS INSPECTION OF SIZE AND LOCATION OF STRUCTURAL ELEMENTS.
   5. CONTINUOUS INSPECTION OF TYPE, SIZE AND LOCATION OF ANCHORS INCLUDING ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.
   6. CONTINUOUS INSPECTION OF SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.
   7. CONTINUOUS INSPECTION TO ENSURE THAT GROUT SPACE IS CLEAN.
   8. CONTINUOUS INSPECTION OF PROPORTIONS OF SITE-PREPARED GROUT
   9. CONTINUOUS INSPECTION OF GROUT PLACEMENT AND COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENTS.
   10. CONTINUOUS INSPECTION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS.
   11. PERIODIC INSPECTION OF COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS.

CONTRACTOR'S STATEMENT OF RESPONSIBILITY:

THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY FOR CONSTRUCTION OF ITEMS LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS PRIOR TO THE COMMENCEMENT OF WORK.

1. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
2. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. ACKNOWLEDGEMENT OF THE PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.
4. IDENTIFICATION AND QUALIFICATINS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

CONSULTANT:
GAMA Engineering Inc.
STRUCTURAL CONSULTANTS
38 THIRD AVENUE, SUITE C
CHULA VISTA, CA 91910
PH: (619) 254-8548
FAX: (619) 489-0464

ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
JUAN L. GARCIA
NO. 72060
EXP. 06/30/24
CIVIL
STATE OF CALIFORNIA

PROJECT:

WILSHIRE DWELLINGS
3416-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

ISSUE DATES:

1	P.C. CORRECTIONS:	04-08-19
2	P.C. CORRECTIONS:	06-28-19
3	P.C. CORRECTIONS:	07-03-19
4		
5		

PROJECT NUMBER: 18-168

DATE: 12-21-18

SHEET:

STRUCTURAL NOTES

SN1

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF GAMA ENGINEERING AND WHERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GAMA ENGINEERING, INC.

ABBREVIATIONS

AB	ANCHOR BOLT	L	ANGLE
ABV	ABOVE	LB	LAG BOLT
ADJ	ADJACENT	Lb (#)	POUND (S)
ALT	ALTERNATE	LDGR	LEDGER
AFF	ABOVE FINISHED FLOOR	LG	LONG (ITUDINAL)
APPROX	APPROXIMATE (LY)	LTWT	LIGHT WEIGHT
ARCH	ARCHITECTURAL	MAS	MASONRY
@	AT	MAT'L	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLK	BLOCKING	MB	MACHINE BOLT
BM	BEAM	MECH	MECHANICAL
BN	BOUNDARY NAILING	MEZZ	MEZZANINE
BRG	BEARING	MF	MOMENT FRAME
BTM (B)	BOTTOM	MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
C	CAMBER (ED)	MISC	MISCELLANEOUS
CANT	CANTILEVER	MTL	METAL
CIP	CAST-IN-PLACE	(N)	NEW
CL	CENTERLINE	NO. (#)	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
COL	COLUMN	OWJ	OPEN WEB JOISTS
CONC	CONCRETE	P/C	PRECAST CONCRETE
CONN	CONNECTION	PERP (⊥)	PERPENDICULAR
CONT	CONTINUOUS	PCF	POUNDS PER CUBIC FEET
CTR	CENTER (ED)	PL	PLATE
d	PENNY (NAILS)	PLY	PLYWOOD
DBL	DOUBLE	PSF	POUNDS PER SQUARE FEET
DEPT	DEPARTMENT	PSI	POUNDS PER SQUARE INCH
DF	DOUGLAS FIR	PT	PRESSURE TREATED
DIA	DIAMETER	P/T	POST-TENSIONED
DIAG	DIAGONAL	QTY	QUANTITY
DIAPH	DIAPHRAGM	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCEMENT
DN	DOWN	REQ'D	REQUIRED
DO	DITTO (REPEAT)	RJ	ROOF JOIST
DP	DEEP (DEPTH)	RO	ROUGH OPENING
DWG	DRAWING	RR	ROOF RAFTER
EA	EACH	SCH	SCHEDULE
EF	EACH FACE	SW	SHEARWALL
ELEV	ELEVATION	SHT	SHEET
EMBD	EMBED (MENT)	SIM	SIMILAR
EN	EDGE NAILING	SIMP	SIMPSON
EW	EACH WAY	SKWD	SKEW(ED)
EXSTG (E)	EXISTING	SPEC	SPECIFICATIONS
EXT	EXTERIOR	SQ	SQUARE
FF	FINISHED FLOOR	SS	SELECT STRUCTURAL
FIN	FINISH (ED)	STD	STANDARD
FLG	FLANGE	STGR	STAGGER(ED)
FLR	FLOOR	STRUCT	STRUCTURAL
FN	FIELD NAILING	T&B	TOP AND BOTTOM
FND	FOUNDATION	T&G	TONGUE AND GROOVE
FRM'G	FRAME (ING)	THK	THICK
FT	FEET	THRD	THREAD(ED)
FTG	FOOTING	TN	TOE NAIL
GA	GAUGE	TOF	TOP OF FOOTING
GALV	GALVANIZE (D)	TOL	TOP OF LEDGER
GB	GRADE BEAM	TOW	TOP OF WALL
GLB	GLUE LAMINATED BEAM	TOP	TOP OF PARAPET
HD	HOLD DOWN	TS	TUBE STEEL
HDR	HEADER	TYP	TYPICAL
HGR	HANGER	UNO	UNLESS NOTED OTHERWISE
HORZ (H)	HORIZONTAL	VERT (V)	VERTICAL
HT	HEIGHT	VIF	VERIFY IN FIELD
IN (")	INCHES	W	STEEL WIDE FLANGE
INT	INTERIOR	W/	WITH
JST	JOIST	WD	WOOD
K	KIPS (1000)	WT	WEIGHT
KSI	KIPS PER SQUARE INCH	WWF	WELDED WIRE FABRIC

FASTENING SCHEDULE : TABLE 2304.9.1

	CONNECTION	
1.	JOIST TO SILL OR GIRDER, TOENAIL	3–8d
2.	BRIDGING TO JOIST, TOENAIL EACH END	2–8d
3.	1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2–8d
4.	WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3–8d
5.	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2–16d
6.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" (406 mm) O/C 3–16d PER 16" (406 mm)
7.	TOP PLATE TO STUD, END NAIL	2–16d
8.	STUD TO SOLE PLATE	4–8d, TOENAIL OR 2–16d, END NAIL
9.	DOUBLE STUDS, FACE NAIL	16d AT 24" (610 mm) O/C
10.	DOUBLE TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPLICE	16d AT 16" (406 mm) O/C 8–16d
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TOP PLATE, TOENAIL	3–8d
12.	RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" (152 mm) O/C
13.	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2–16d
14.	CONTINUOUS HEADER, TWO PIECES	16d AT 16" (406 mm) O/C ALONG EACH EDGE
15.	CEILING JOISTS TO PLATE, TOENAIL	3–8d
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4–8d
17.	CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3–16d
18.	CEILING JOISTS TO PARALLEL RAFTER, FACE NAIL	3–16d
19.	RAFTER TO PLATE, TOENAIL	3–8d
20.	1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	2–8d
21.	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3–8d
22.	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3–8d
23.	BUILT-UP CORNER STUDS	16d AT 24" (610 mm) O/C
24.	BUILT-UP GIRDER AND BEAMS	20d AT 32" (813 mm) O/C AT TOP AND BOTTOM STAGGERED AND 2–20d FACE NAILS AT ENDS AND AT EACH SPLICE
25.	2" PLANKS	16d AT EACH BEARING
26.	COLLAR TIE TO RAFTER, FACE NAIL	3–10d
27.	JACK RAFTER TO HIP, TOE NAIL	3–10d
28.	ROOF RAFTER TO 2X RIDGE BOARD, TOE NAIL OR FACE NAIL	2–16d
29.	JOIST TO BAN JOIST, FACE NAIL	3–16d
30.	LEDGER STRIP, FACE NAIL	3–16d
31.	WOOD STRUCTURAL PANELS AND PARTICLEBOARD[8] : SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) 1/2" AND LESS 15/32"– 3/4" 7/8"– 1" 1 1/8" –1 1/4" SINGLE FLOOR COMBINATION SUBFLOOR–UNDERLAYMENT (TO FRAMING): 3/4" AND LESS 7/8" –1" 1 1/8" –1 1/4"	 6d [3] 8d[4] OR 6d[5] 8d [5] 10d[4] OR 8d[5] 6d [5] 8d [5] 10d[4] OR 8d[5]
32.	PANEL SIDING (TO FRAMING) : 1/2" AND LESS 5/8"	6d [6] 8d [6]
33.	FIBERBOARD SHEATHING[7] : 1/2" 25/32"	NO. 11 GA[9] 6d NO. 16 GA[9] NO. 11 GA[9] 8d NO. 16 GA[9]
34.	INTERIOR PANELING 1/4" 3/8"	4d [10] 6d [11]

FOOTNOTES:

1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2325.1. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK.
4. COMMON.
5. DEFORMED SHANK.
6. CORROSION–RESISTANT SIDING NAIL.
7. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
8. CORROSION–RESISTANT ROOFING NAILS WITH 7/16–INCH–DIAMETER HEAD AND 1 1/2–INCH LENGTH FOR 1/2–INCH SHEATHING AND 1 3/4–INCH FOR 25/35–INCH SHEATHING.
9. CORROSION–RESISTANT STAPLES WITH NOMINAL 7/16–INCH CROWN AND 1 1/8–INCH LENGTH FOR 1/2–INCH SHEATHING AND 1 1/2–INCH LENGTH FOR 25/32–INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
10. CASING OR FINISH NAILS SPACED 6 IN's ON PANEL EDGES, 12 IN AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMIDIATE SUPPORTS.
12. FOR ROOF SHEATHING, 8d NAILS MIN. REQUIRED FOR WOOD STRUCTURAL PANELS.
13. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
14. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED AT 4" O.C. AT EDGES, 8d AT INTERMEDIATE SUPPORTS.
15. FASTENERS SPACED AT 4" O.C. EDGES, 8" AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATH.
16. FASTENERS SPACED 4 " O.C. AT EDGES, 8" AT INTERMEDIATE SUPPORTS.

SHEARWALL SCHEDULE

MARK	PLYWOOD TYPE	ALLOW. LOAD (PLF)	PLYWOOD NAILING	5/8" DIA. SILL PLATE ANCHOR BOLT SPACING @ FOUNDATION	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THCK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1–1/2"LONG, 7/16" HEAD @ 6" O/C	48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	3/8" CDX PLYWOOD	260	8d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	3/8" CDX PLYWOOD	350	8d @ 4" O.C. E.N. & 12 O/C F.N.	32" O.C.	16d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	3/8" STRUCTURAL I RATED PLYWOOD *	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	24" O.C.	16d @ 3" O.C.	A35 @ 8" O/C OR LTP4 @ 12" O.C.
4	3/8" STRUCTURAL I RATED PLYWOOD *	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	16" O.C.	16d @ 2" O.C. OR 3/8"dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD *	870	10d @ 2" O.C. E.N. & 12 O/C F.N. (1–1/2" MIN. NAIL PENETRATION)	16" O.C.	16d @ 2" O.C. OR 3/8"dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1330	10d @ 3" O.C. E.N. & 12 O/C F.N. (1–1/2" MIN. NAIL PENETRATION)	12" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	LTP4 @ 5" O.C.

SHEARWALL SCHEDULE NOTES:

1. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
2. USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
3. 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
5. CONTRACTOR'S OPTION TO USE 5/8" DIA. ALLTHREAD W/ SIMPSON 'SET–XP' EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1–3/4" AT SAME SPACING SHOWN HERE IN.
6. FASTENERS FOR PREASSURE–PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT–DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
7. BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
8. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
9. ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N.
10. SHEARWALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
11. ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO)
12. PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
13. ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1–3/8" MINIMUM, UNO.
14. PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD–DOWN POST.
15. FRAMING SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD JOINTS AND SILL PLATES, AT V= 350>PLF. OR GREATER.*
16. AT ADJOINING PANEL EDGES, 2–2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
17. WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEARWALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3x NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
18. FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
19. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

SIMPSON STRONG WALL SCHEDULE (ESR–1679)

A	SSW18X7 w/	SSWAB1x30HS A.B'S PER MFR.
B	SSW24X7 w/	SSWAB1x30HS A.B'S PER MFR.

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL WALL HEIGHT NEEDED BEFORE ORDERING MANUFACTURED WALLS.
2. PROVIDE ALL ANCHORAGE REQUIREMENTS PER WALL MANUFACTURER
3. REFERENCE STRUCTURAL DETAILS FOR TOP & BOTTOM CONNECTION

FOOTING SCHEDULE

MARK	SIZE (WIDTH X LENGTH)	MINIMUM DEPTH (U.N.O.)	REINFORCING STEEL
F1	3'–6" X 3'–6"	2'–0"	(5) #5 EA. WAY @ BOTTOM
F2	4'–6" X 4'–6"	2'–0"	(6) #5 EA. WAY @ BOTOM
F3	3'–0" X 5'–0"	2'–0"	#5 @ 8" O/C EA. WAY @ BOTTOM

HOLD–DOWN SCHEDULE

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2–2X	MSTC40	6	4X4 DF #2	HDU2
2	2–2X	MSTC52	7	4X4 DF #2	HDU4
3	2–2X	MSTC66	8	4X4 DF #2	HDU5
4	4X4 DF #2	CMST14 w/ (30) 16d NAILS	9	4X4 DF #2	HDU8
5	4X4 DF #2	CMST12 w/ (40) 16d NAILS	10	4X6 DF #2	HDU11

NOTE:
REFERENCE HOLD–DOWN ANCHOR BOLT TABLE ON FOUNDATION PLAN FOR PH & HD SIMPSON HOLD–DOWN ANCHOR BOLT REQUIREMENTS EMBEDED IN CONCRETE.

HOLD–DOWN ANCHOR BOLT TABLE

MODEL NO.	MIN. EMBED. le	ANCHOR BOLT TYPE AND/OR MODEL NO.	5
HDU2	12 5/8"	SSTB16	1,4
HDU4	16 5/8"	SSTB20	1,4
HDU5	20 5/8"	SSTB24	1,4
HDU8	24 7/8"	SSTB28	1,4
HDU11	24"	SB1x30	2

1 ANCHOR BOLT INDICATED ARE SSTB ANCHORS BASED ON SINGLE CONCRETE POUR, FOR DOUBLE POURS "le" MUST INCREASE PER "SIMPSON" REQUIREMENTS.

2 PLACE 1/2" X 3" SQ. PL. WASHER W/ DBL NUT AT END OF ALL–THREAD ROD. ALLOW A 15 DEG. MAX. BEND @ TOP OF CONC. FOR EXTERIOR FOOTING APPLICATIONS AND A 1–3/4" MIN EDGE DISTANCE.

3 REFRENCE TYPICAL HOLD–DOWN DETAIL 16/SD1 TO NEW CONC. FOOTING.

4 WHERE HOLDWNS ARE TO BE APPLIED ON (E) CONCRETE, EPOXY ALL–THREAD RODS PER STRUCTURAL A.B. RETRO–FIT DETAIL PER PLAN.

5 ALL HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

SHEATHING SCHEDULE

ROOF:	15/32" THICK APA RATED SHAETHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.
FLOOR:	23/32" APA–RATED STURD–1–FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.
DECK:	23/32" APA–RATED STURD–1–FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

INTERIOR NON–BEARING HEADER SPANS

SIZE	ALLOWABLE SPAN
4 x 4 DF #2	FOR SPANS UP TO 5'–0"
4 x 6 DF #2	FOR SPANS UP TO 8'–0"
4 x 8 DF #2	FOR SPANS UP TO 12'–0"
4 x 10 DF #2	FOR SPANS UP TO 14'–0"

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STATE OF CALIFORNIA

PROJECT:

WILSHIRE DWELLINGS

3418-3416-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

10/28/2024, 10:07:11 AM
PRJ-1106231
Rachelle Robinson

ISSUE DATES:
1 P.C. CORRECTIONS: 04-08-19
2 P.C. CORRECTIONS: 06-28-19
3 P.C. CORRECTIONS: 07-03-19
4
5

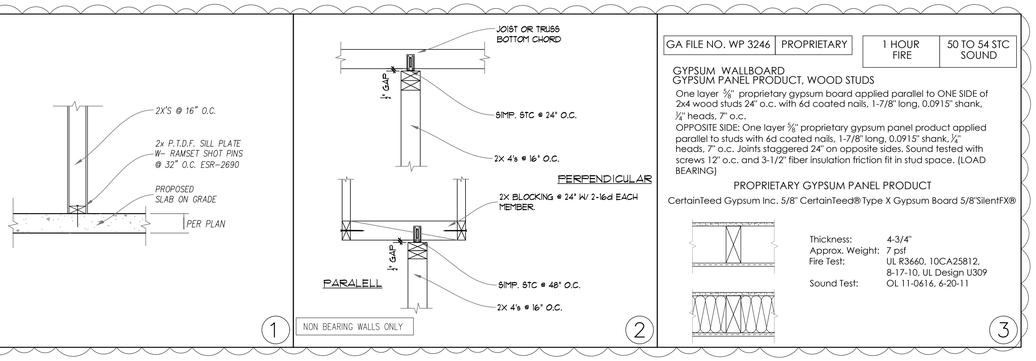
PROJECT NUMBER: 18-168

DATE: 12-21-18

SHEET:
STRUCTURAL SCHEDULES

SN2

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF GAMA ENGINEERING AND WHERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GAMA ENGINEERING, INC.



GA FILE NO. WP 3246	PROPRIETARY	1 HOUR FIRE	50 TO 54 STC SOUND

GYPSUM WALLBOARD
GYPSUM PANEL PRODUCT, WOOD STUDS

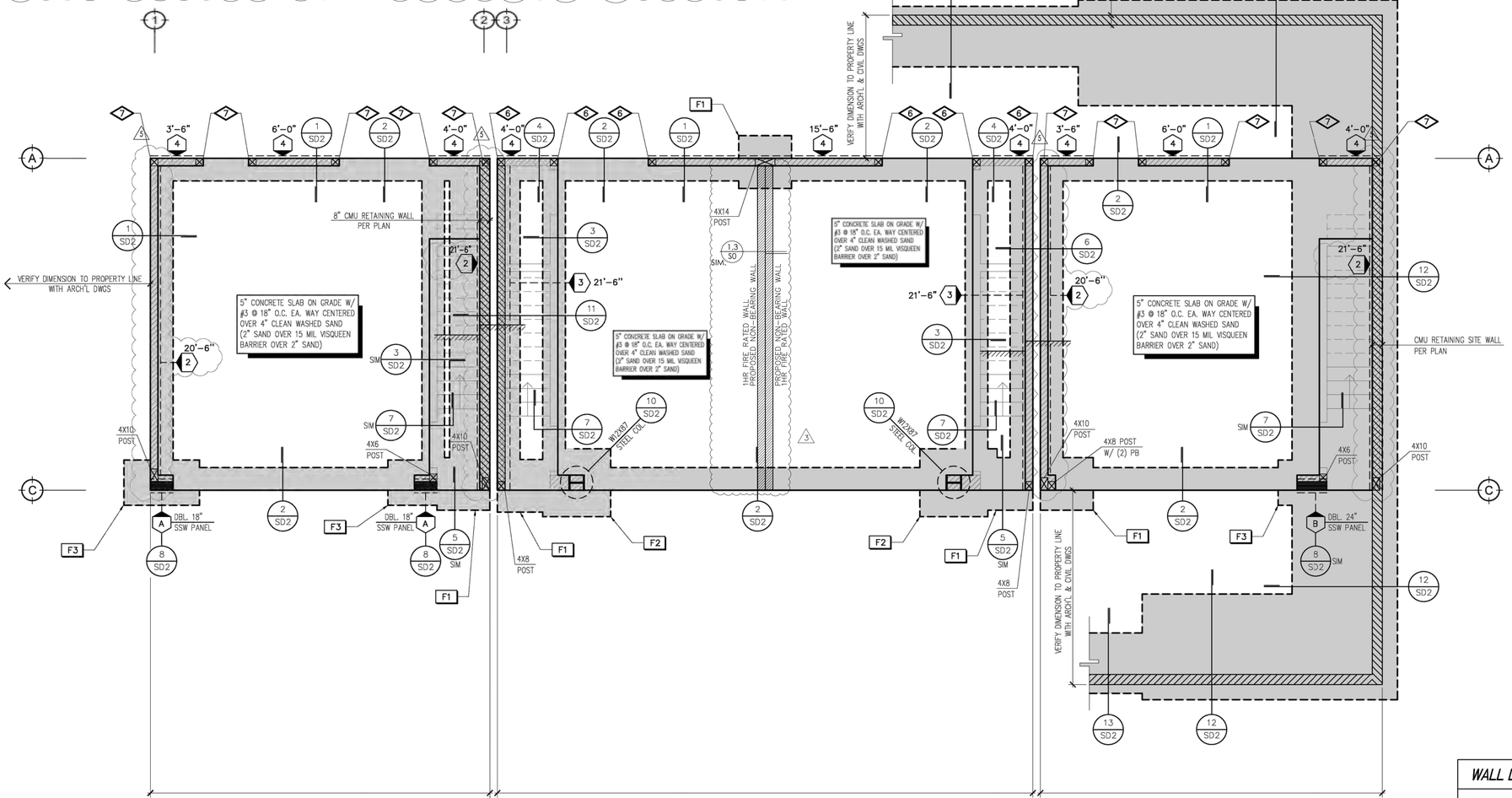
One layer ⅝" proprietary gypsum board applied parallel to ONE SIDE of 2x4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, ½" heads, 7" o.c.
OPPOSITE SIDE: One layer ⅝" proprietary gypsum panel product applied parallel to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, ½" heads, 7" o.c. Joints staggered 24" on opposite sides. Sound tested with screws 12" o.c. and 3-1/2" fiber insulation friction fit in stud space. (LOAD BEARING)

PROPRIETARY GYPSUM PANEL PRODUCT

CertainTeed Gypsum Inc. 5/8" CertainTeed® Type X Gypsum Board 5/8"SilentFX®

Thickness: 4-3/4"
Approx. Weight: 7 psf
Fire Test: UL R3660, 10CA25812, 8-17-10, UL Design U309
Sound Test: OL 11-0616, 6-20-11

3



FOUNDATION PLAN

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

WALL LEGEND

	3X4 D.F. #2 STUD WALL @ 16" O/C, TYP.
	2X4 D.F. #2 STUD WALL @ 16" O/C, TYP.

FOUNDATION NOTES

1. REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS, THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION: A. ALL PERIMETER AND INTERIOR DIMENSIONS NOT SHOWN.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
4. ⊠ INDICATES POST PER PLAN.
5. (X) INDICATES SHEARWALL TYPE (SEE SHEARWALL SCHEDULE ON SN2)
6. <X> INDICATES HOLDOWN TYPE (SEE HOLDOWN SCHEDULE ON SN2)
7. REF. SHEETS SN1 & SN2 FOR GENERAL NOTES & SCHEDULES.

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PROJECT:

WILSHIRE DWELLINGS

3414-3416-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

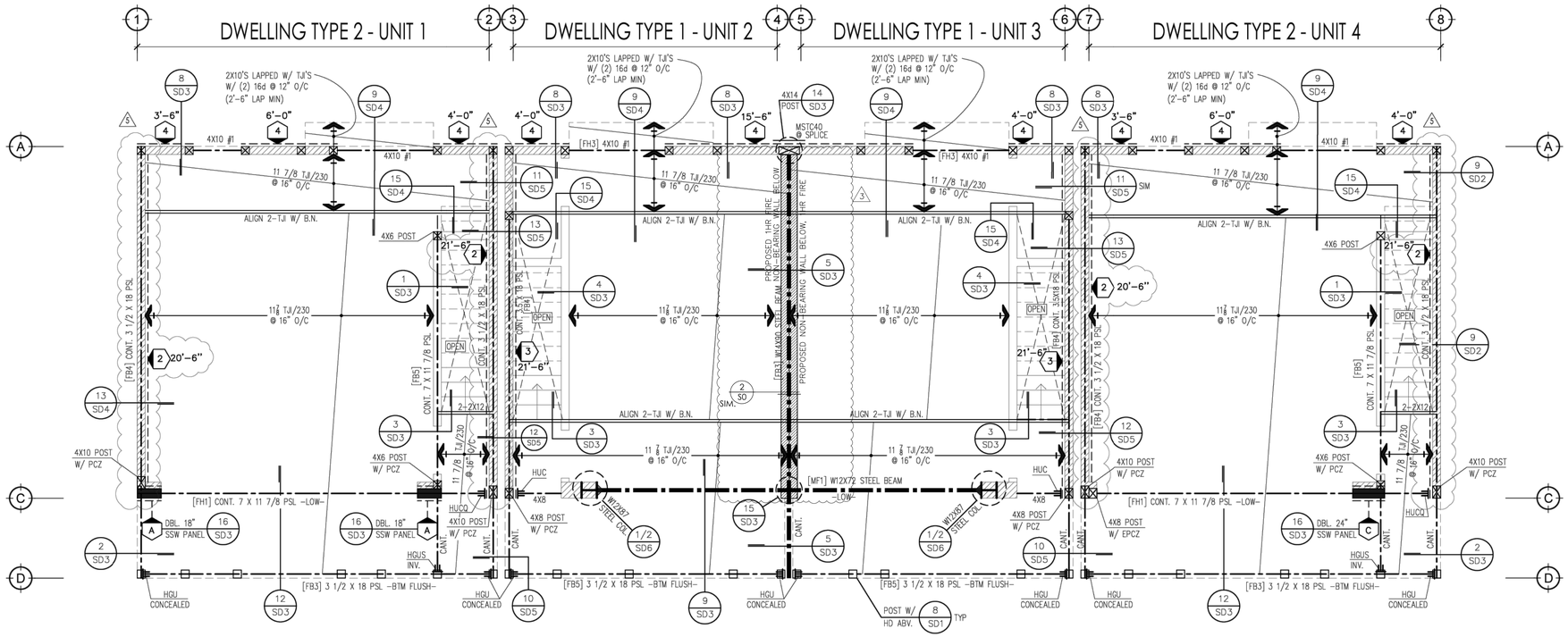
ISSUE DATES:
1 P.C. CORRECTIONS: ~~04-08-19~~
2 P.C. CORRECTIONS: ~~06-28-19~~
3 P.C. CORRECTIONS: ~~07-03-19~~
4 FIELD REVISION: ~~08-20-24~~
5 FIELD REVISION: ~~06-13-25~~
3 12-18-2025

PROJECT NUMBER: 18-168

DATE: 12-21-18

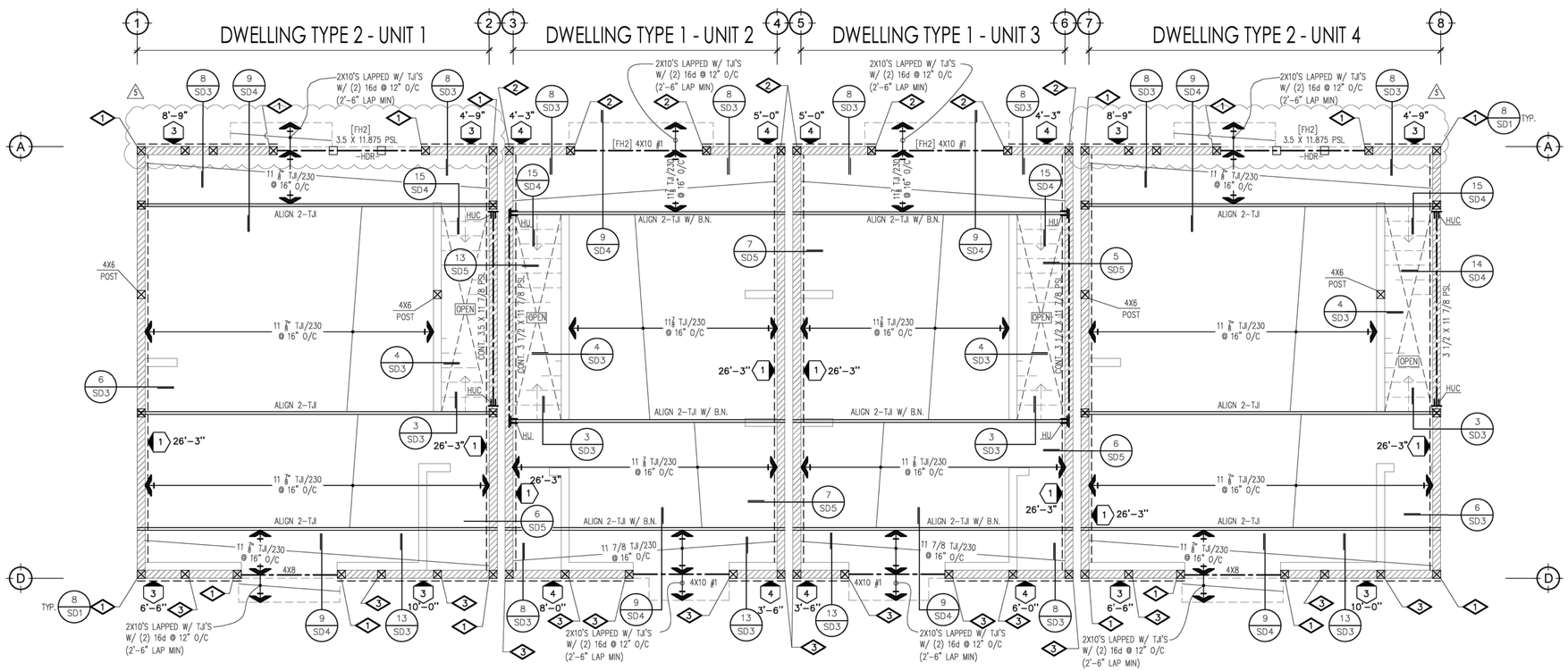
SHEET:
STRUCTURAL FOUNDATION PLAN DWELLING -TYPE 1 & 2 (UNITS 1,2,3 &4)

S0



1ST FLOOR FRAMING PLAN - UNITS 1, 2, 3, AND 4

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



2ND FLOOR FRAMING PLAN - UNITS 1, 2, 3, AND 4

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

WALL LEGEND

	3X4 D.F. #2 STUD WALL @ 16" O/C, TYP.
	2X4 D.F. #2 STUD WALL @ 16" O/C, TYP.

FRAMING NOTES

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   A. ALL DIMENSIONS NOT SHOWN.
   B. ALL OPENINGS NOT SHOWN.
   C. ALL NON-BEARING WALLS NOT SHOWN.
3. UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4. PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
5. INSTALL TJI'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
6. ⊠ INDICATES 4X4 DF #2 POST TYPICAL, UNO.
7. ⊢ INDICATES SIMPSON BEAM HANGER PER PLAN.
8. (X) INDICATES SHEARWALL TYPE (SEE SHEARWALL SCHEDULE ON SN2.)
9. <X> INDICATES HOLDOWN TYPE (SEE HOLDOWN SCHEDULE ON SN2.)
10. REF. SHEETS SN1 & SN2 FOR GENERAL NOTES & SCHEDULES.

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PROJECT:

WILSHIRE DWELLINGS

3414-3416-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

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5	FIELD REVISION: 06-13-25
3	12-18-2025

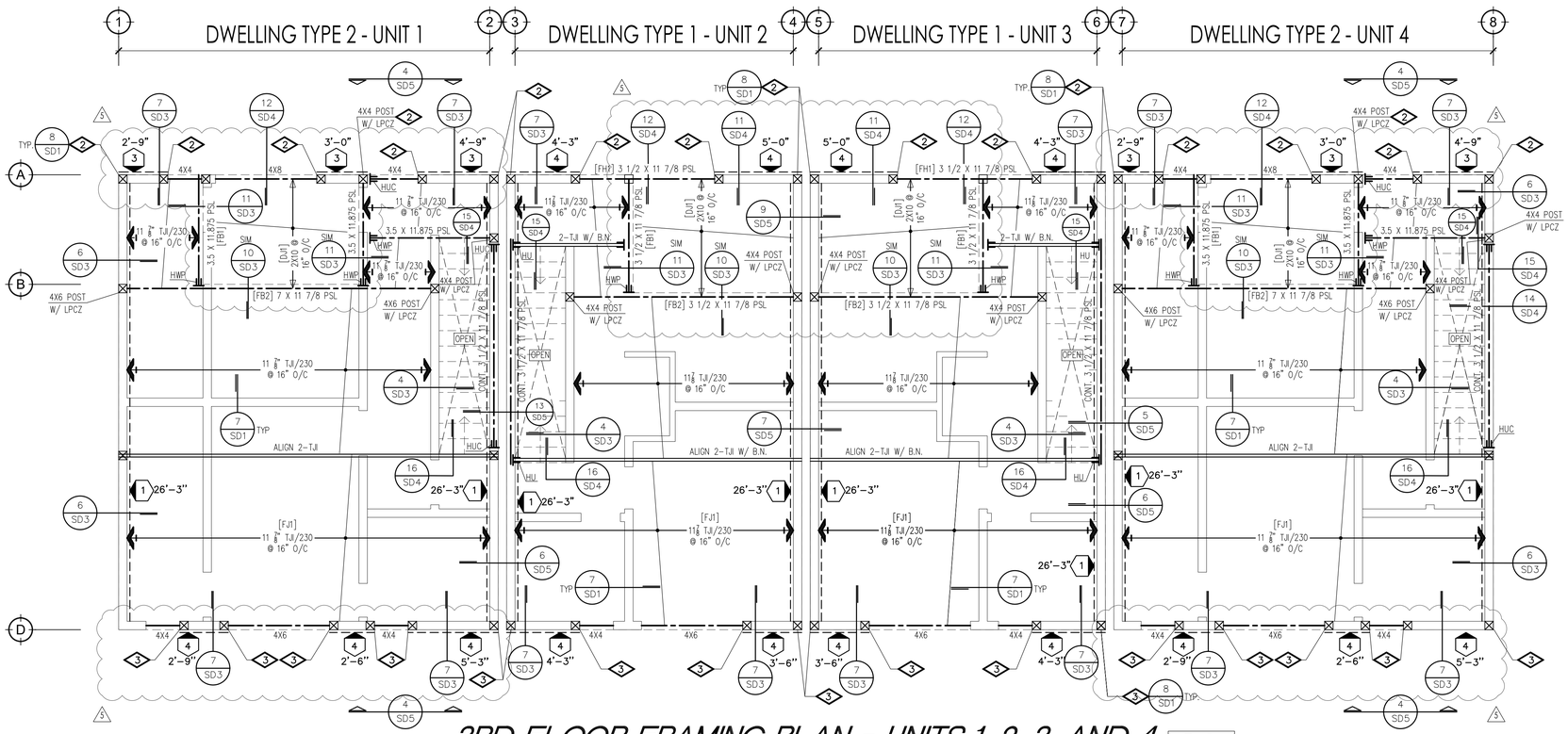
PROJECT NUMBER: 18-168

DATE: 12-21-18

SHEET:
STRUCTURAL FRAMING PLAN DWELLING -TYPE 1 & 2 (UNITS 1, 2, 3, & 4)

S1

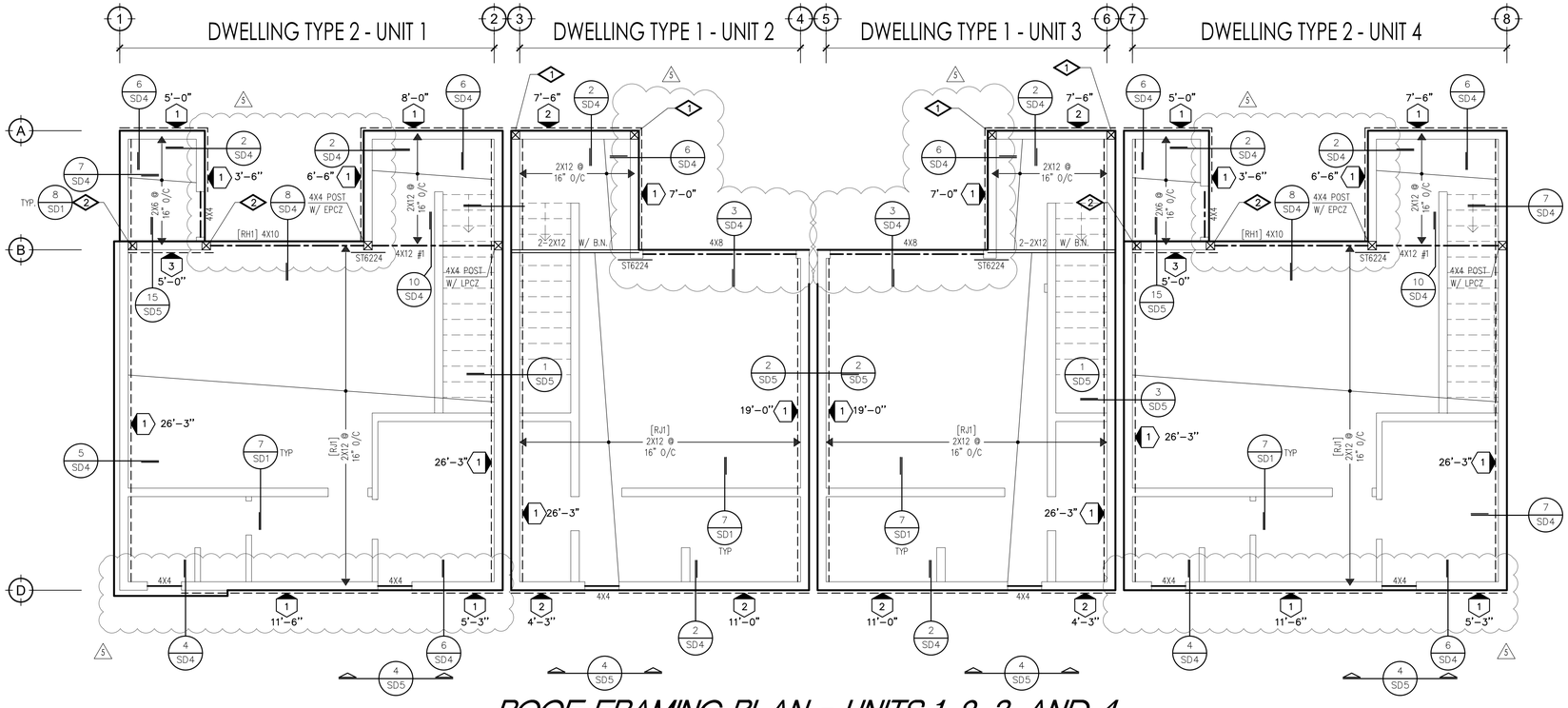
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3RD FLOOR FRAMING PLAN - UNITS 1, 2, 3, AND 4

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

S2



ROOF FRAMING PLAN - UNITS 1, 2, 3, AND 4

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

WALL LEGEND

- 3X4 D.F. #2 STUD WALL @ 16" O/C, TYP.
- 2X4 D.F. #2 STUD WALL @ 16" O/C, TYP.

FRAMING NOTES

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   C. ALL NON-BEARING WALLS NOT SHOWN.
3. UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4. PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
5. INSTALL TJI'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
6. ⊠ INDICATES 4X4 DF #2 POST TYPICAL, UNO.
7. ⊨ INDICATES SIMPSON BEAM HANGER PER PLAN.
8. ⬡X INDICATES SHEARWALL TYPE (SEE SHEARWALL SCHEDULE ON SN2.)
9. ◇X INDICATES HOLDOWN TYPE (SEE HOLDOWN SCHEDULE ON SN2.)
10. REF. SHEETS SN1 & SN2 FOR GENERAL NOTES & SCHEDULES.

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PROJECT:

WILSHIRE DWELLINGS

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PERMIT #: 106231
Rhonda Robinson

ISSUE DATES:

1	P.C. CORRECTIONS:	04-08-19
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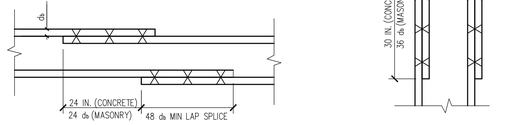
SHEET:
STRUCTURAL FRAMING PLAN
DWELLING - TYPE 1 & 2
(UNITS 1, 2, 3, & 4)

S2

CONCRETE REINFORCING – Fy = 60 ksi									
CONCRETE f'_c (psi)	LAP SPLICE (IN.) – DEFORMED BARS								
	#3*	#4	#5	#6	#7	#8	#9	#10	#11
2500	16	32	39	47	69	78	88	100	110
3000	15	29	36	43	63	72	81	91	101

MASONRY REINFORCING – Fy = 60 ksi									
f'_m = 1500psi (MIN.)	LAP SPLICE (IN.) – DEFORMED BARS								
	#3*	#4	#5	#6	#7	#8	#9	#10	#11
48d_b	18	24	30	36	42	48	54	61	68
72d_b	27	36	45	54	63	72	81	91	102

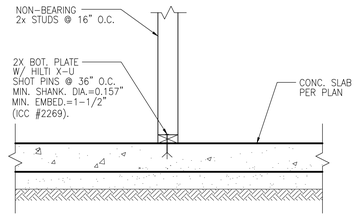
1. ALL SPLICES ARE CLASS B = 1.3 l_b
2. *#3 BARS f_y = 40 ksi
3. d_b = BAR DIAMETER



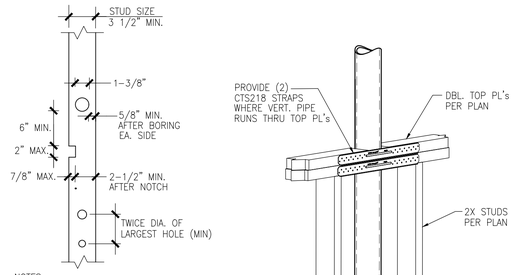
TENSION REINFORCEMENT SPLICE

COMPRESSION REINFORCEMENT SPLICE

TYPICAL REBAR LAP SPLICE 13

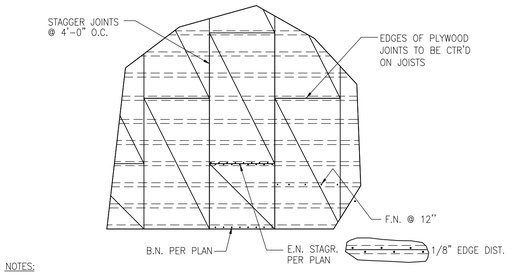


TYPICAL NON-BEARING WALL PARTITION 9



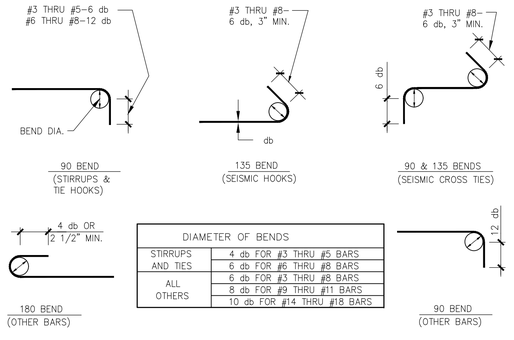
NOTES:
1. FOR 2x6 STUDS, MAX. DIA. BORED HOLE IS 2-3/16" & MAX DEPTH OF EDGE CUT NOTCH IS 1-3/8" & MIN. WIDTH REMAINING AFTER NOTCH IS 4"
2. DO NOT APPLY THIS DETAIL TO STUDS OR POST W/ HOLDOWNS.

TYPICAL STUD NOTCHING, BORING AND PL. SPLICE 5



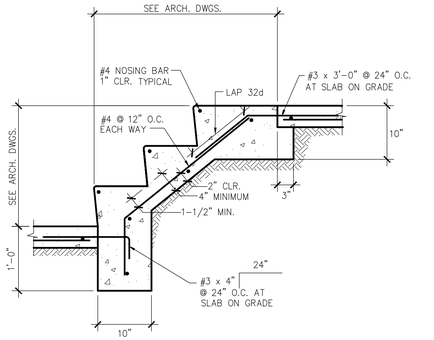
NOTES:
1. ALL CPLYWOOD NAILS SHALL BE COMMON NAILS
   B.N. = BOUNDARY NAILING
   E.N. = EDGE NAILING
   F.N. = FIELD NAILING
2. PLYWOOD SHEATING SHALL BE GLUED TO FLOOR AND ROOF JOIST & T&G GROVE OF ADJ. SHEETS W/ ONE CONT. BEAD OF APA SPEC AFC-01 ADHESIVE

TYPICAL FLOOR AND ROOF SHEATHING LAYOUT 1

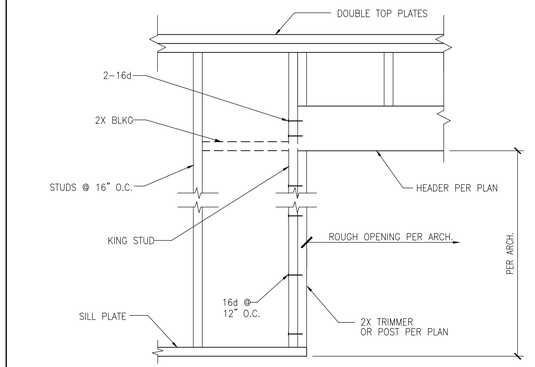


DIAMETER OF BENDS	
STIRRUPS AND TIES	4 db FOR #3 THRU #5 BARS
	6 db FOR #6 THRU #8 BARS
ALL OTHERS	6 db FOR #3 THRU #8 BARS
	8 db FOR #9 THRU #11 BARS
	10 db FOR #14 THRU #18 BARS

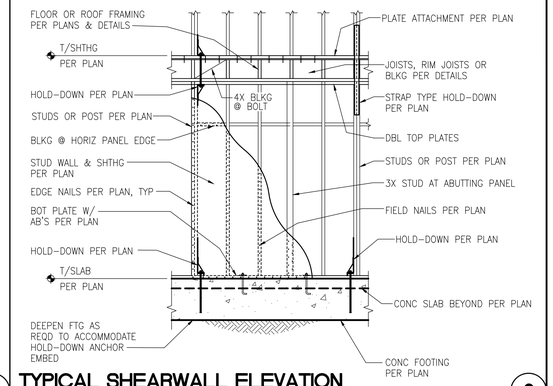
TYPICAL REBAR STANDARD HOOKS 14



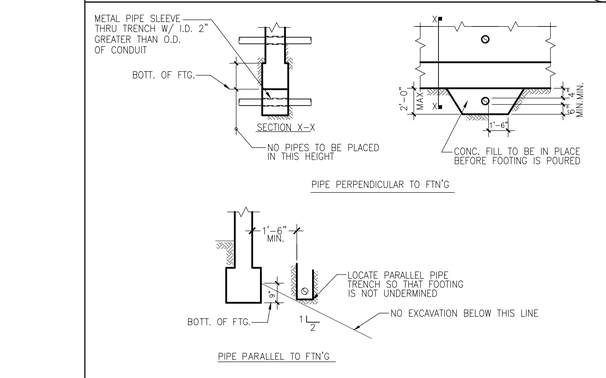
TYPICAL EXTERIOR CONCRETE STAIRS 10



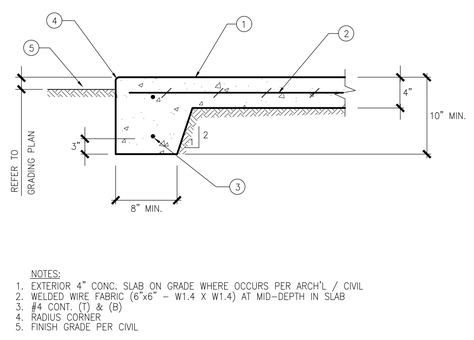
TYPICAL WALL HEADER CONNECTION 6



TYPICAL SHEARWALL ELEVATION 2

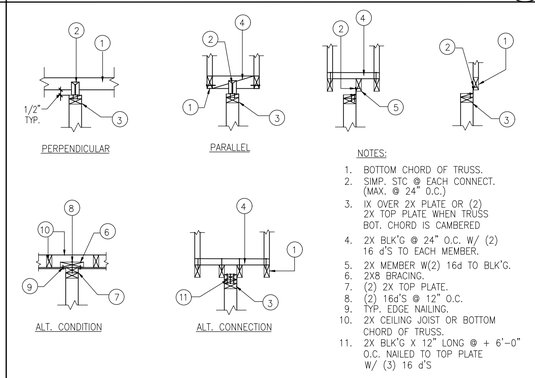


TYPICAL PIPE/TRENCH DETAIL 15



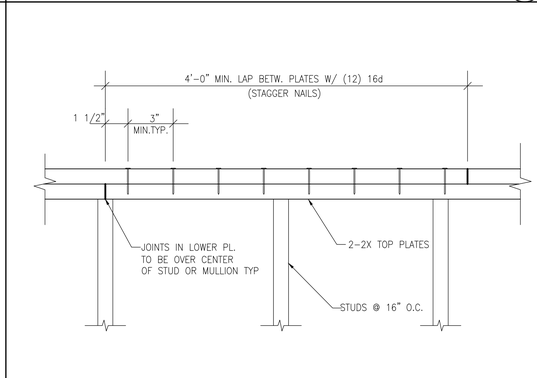
NOTES:
1. EXTERIOR 4" CONC. SLAB ON GRADE WHERE OCCURS PER ARCH'L / CIVIL
2. WELDED WIRE FABRIC (6"x6" – W1.4 X W1.4) AT MID-DEPTH IN SLAB
3. #4 CONT. (T) & (B)
4. RADIUS CORNER
5. FINISH GRADE PER CIVIL

TYPICAL EXTERIOR CONCRETE SLAB ON GRADE 11

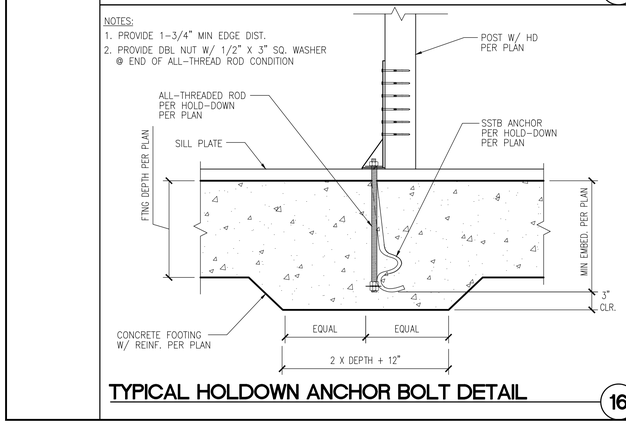


NOTES:
1. BOTTOM CHORD OF TRUSS.
2. SIMP. STC @ EACH CONNECT. (MAX. @ 24" O.C.)
3. IX OVER 2X PLATE OR (2) 2X TOP PLATE WHEN TRUSS BOT. CHORD IS CAMBERED
4. 2X BLK'G @ 24" O.C. W/ (2) 16 d'S TO EACH MEMBER.
5. 2X MEMBER W(2) 16d TO BLK'G.
6. 2X8 BRACING.
7. (2) 2X TOP PLATE.
8. (2) 16d'S @ 12" O.C.
9. TYP. EDGE NAILING.
10. 2X CEILING JOIST OR BOTTOM CHORD OF TRUSS.
11. 2X BLK'G X 12" LONG @ + 6'-0" O.C. NAILED TO TOP PLATE W/ (3) 16 d'S

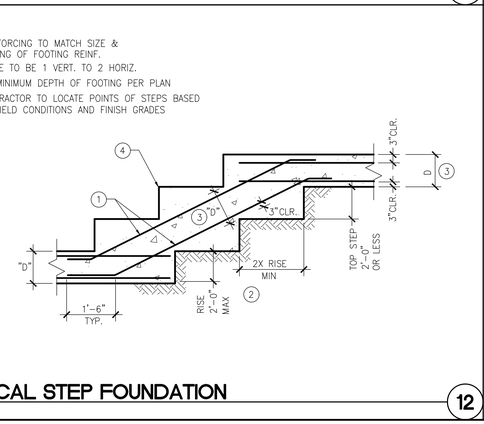
TYPICAL FRAMING TO NON-BEARING WALLS 7



TYPICAL ELEVATION OF PLATE SPLICE 3

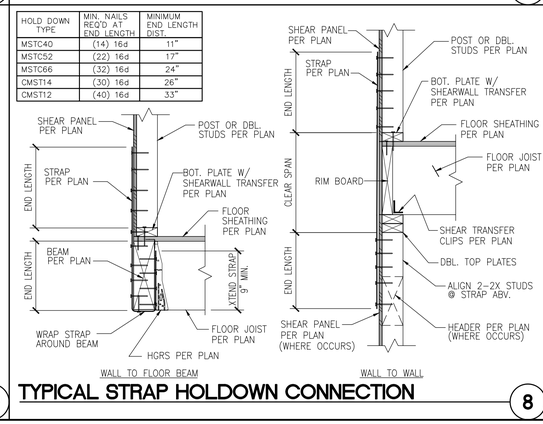


TYPICAL HOLDOWN ANCHOR BOLT DETAIL 16

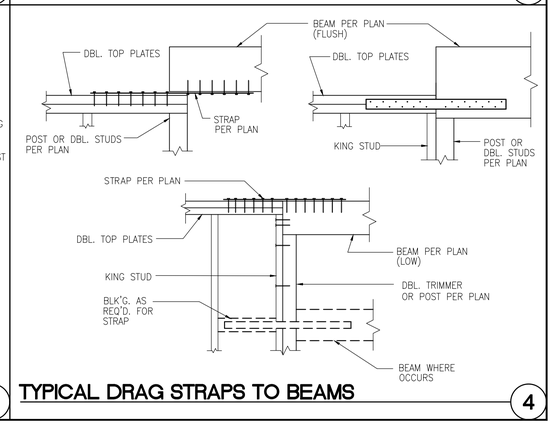


TYPICAL STEP FOUNDATION 12

HOLD DOWN TYPE	MIN. NAILS REQ'D AT END LENGTH	MINIMUM END LENGTH DIST.
MSTC40	(14) 16d	11"
MSTC52	(22) 16d	17"
MSTC66	(32) 16d	24"
CMST14	(30) 16d	26"
CMST12	(40) 16d	33"



TYPICAL STRAP HOLDOWN CONNECTION 8



TYPICAL DRAG STRAPS TO BEAMS 4

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ENGINEER:

REGISTERED PROFESSIONAL ENGINEER
W.D. TAMBO
EXP. 06/30/24
CIVIL
STATE OF CALIFORNIA

PROJECT:

WILSHIRE DWELLINGS

3412-3416-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

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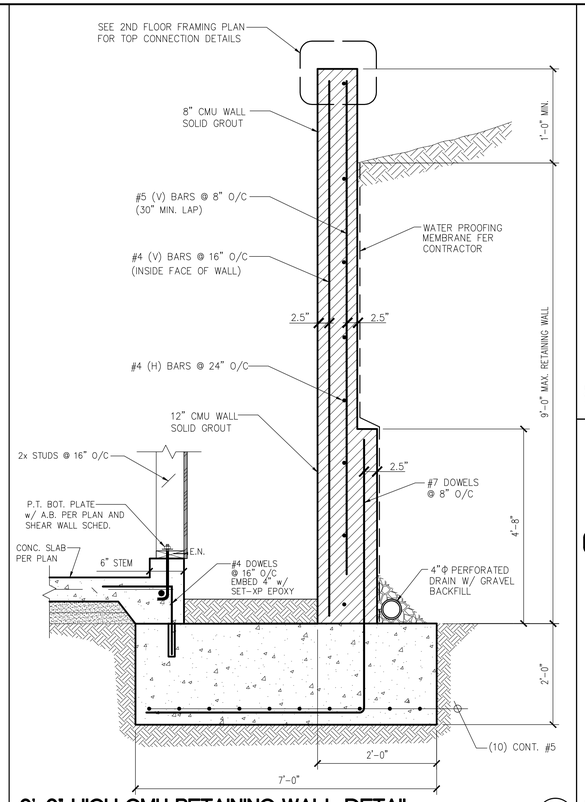
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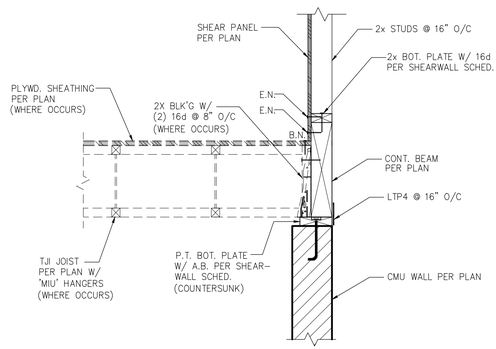
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DETAILS

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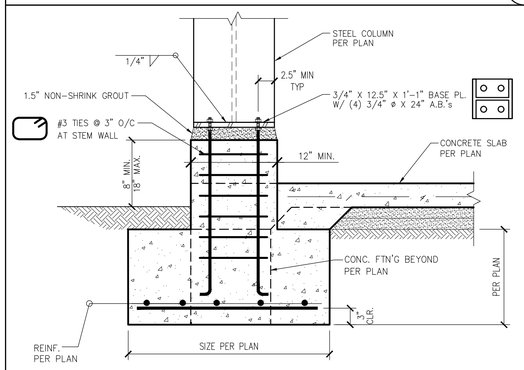
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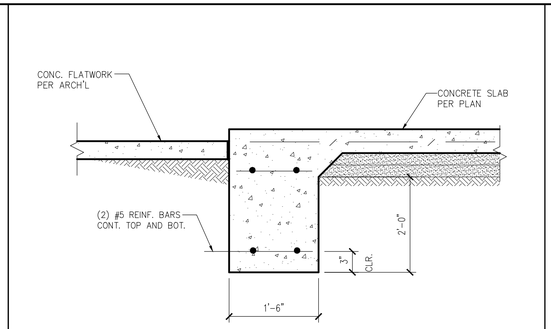
9'-0" HIGH CMU RETAINING WALL DETAIL (12)



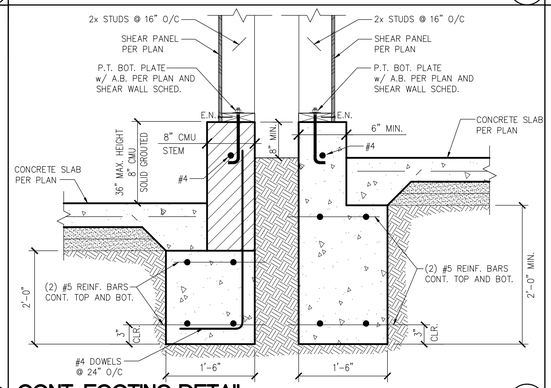
SHEAR TRANSFER DETAIL AT UNIT 4 (9)



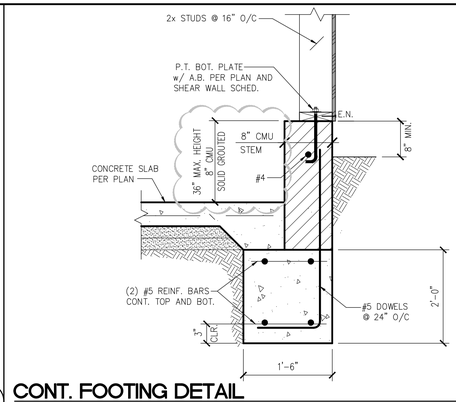
STEEL COLUMN TO FOUNDATION CONNECTION (10)



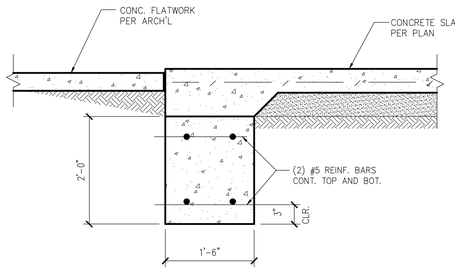
CONT. FOOTING DETAIL (5)



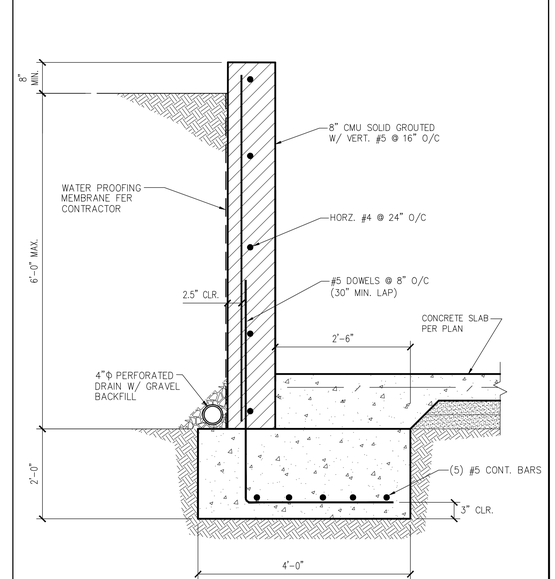
CONT. FOOTING DETAIL (6)



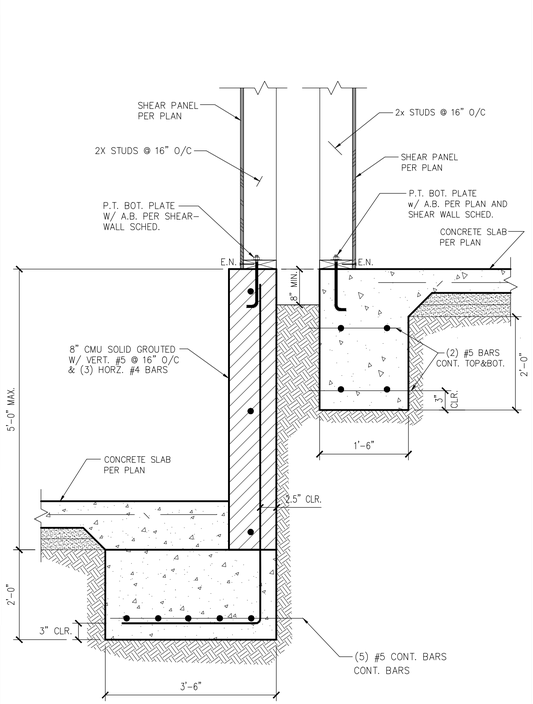
CONT. FOOTING DETAIL (1)



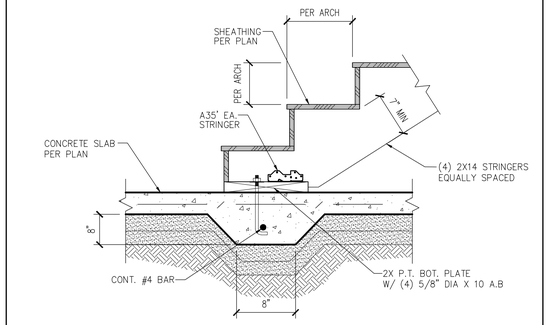
CONT. FOOTING DETAIL (2)



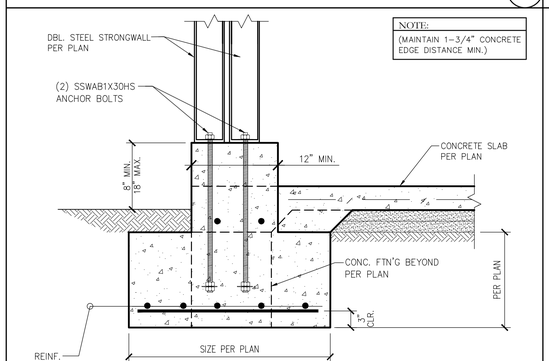
6'-0" HIGH CMU PERIMETER SITE WALL (13)



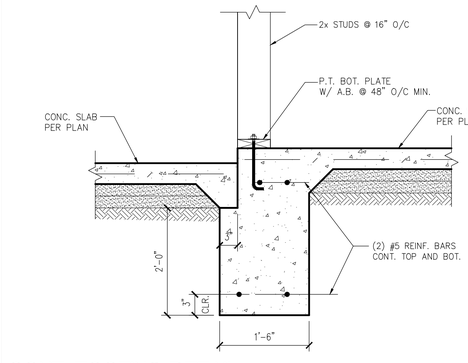
5'-0" HIGH CMU WALL DETAIL (11)



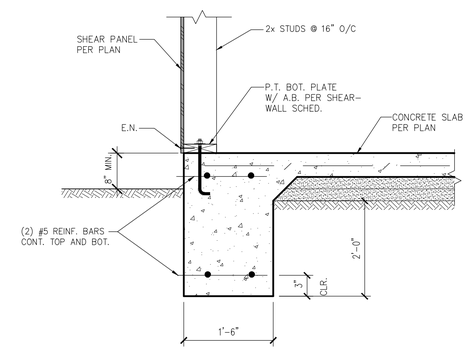
CONNECTION DETAIL AT STAIR LANDING (7)



STRONGWALL TO FOUNDATION CONNECTION (8)



CONT. FOOTING DETAIL (3)



CONT. FOOTING DETAIL (4)

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STATE OF CALIFORNIA

PROJECT:

WILSHIRE DWELLINGS

3417-3416-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

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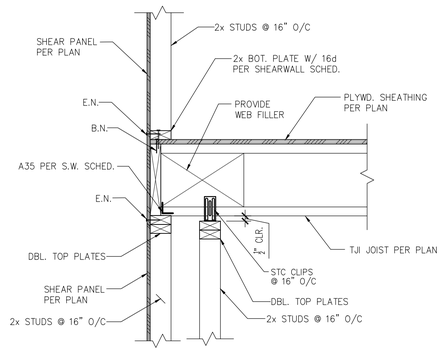
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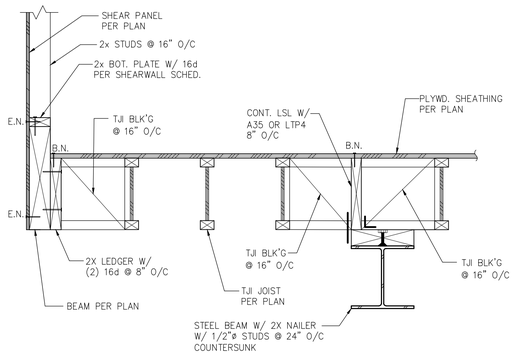
STRUCTURAL DETAILS

SD2

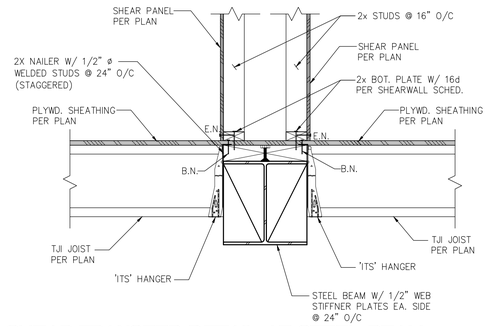
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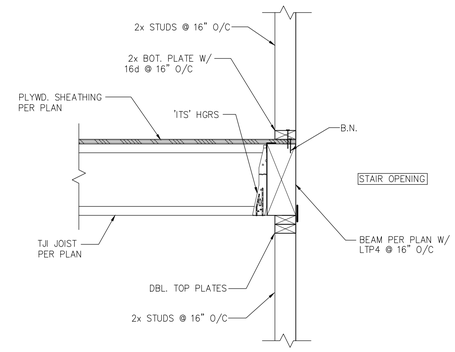
SHEAR TRANSFER DETAIL 13



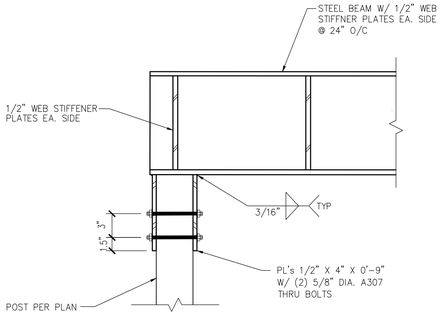
SHEAR TRANSFER DETAIL AT STEEL BEAM 9



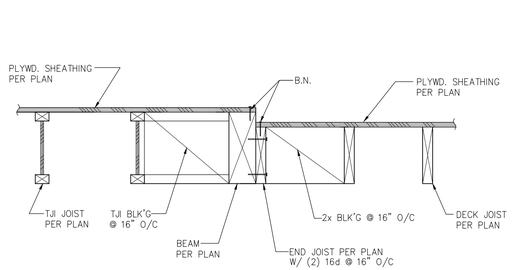
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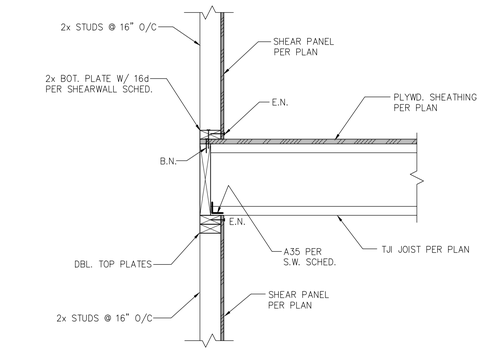
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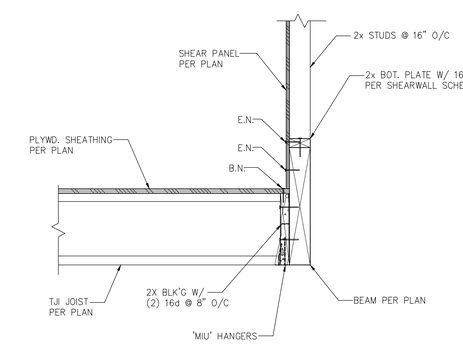
BEAM TO POST CONNECTION DETAIL 14



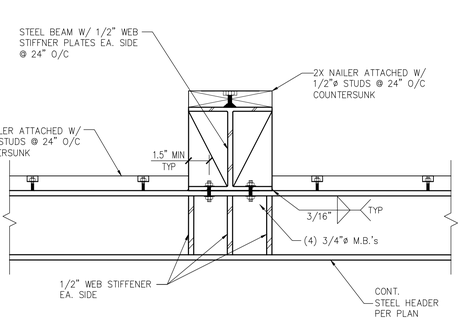
SHEAR TRANSFER DETAIL 10



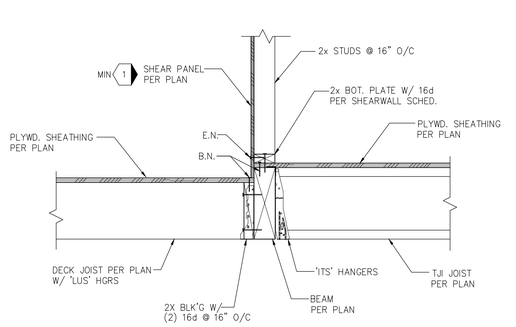
SHEAR TRANSFER DETAIL 6



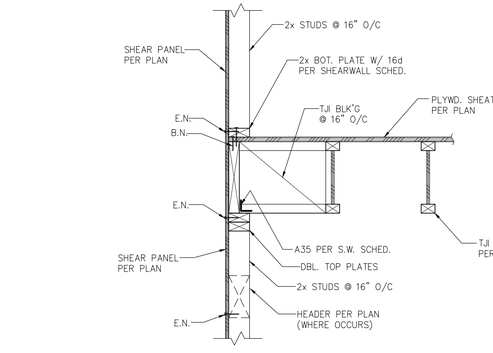
SHEAR TRANSFER DETAIL 2



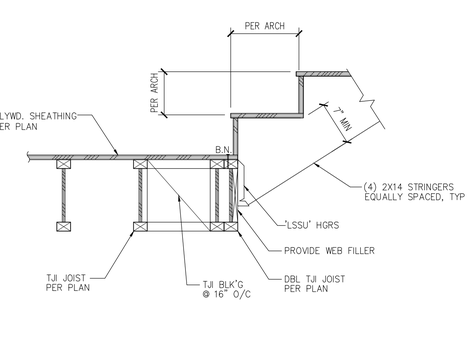
BEAM TO BEAM CONNECTION DETAIL 15



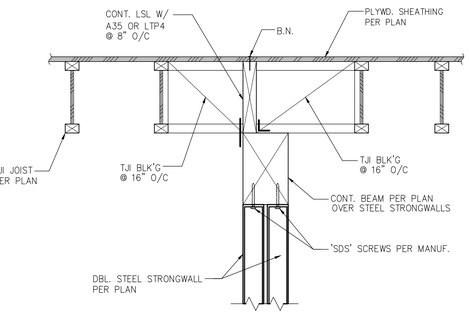
SHEAR TRANSFER DETAIL 11



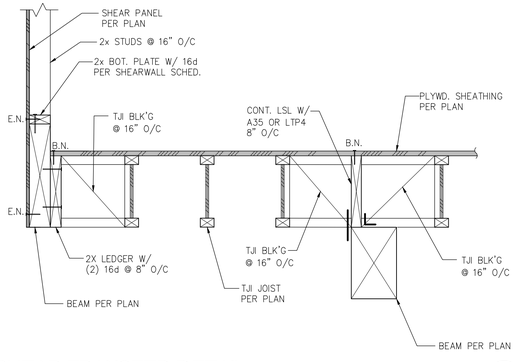
SHEAR TRANSFER DETAIL 7



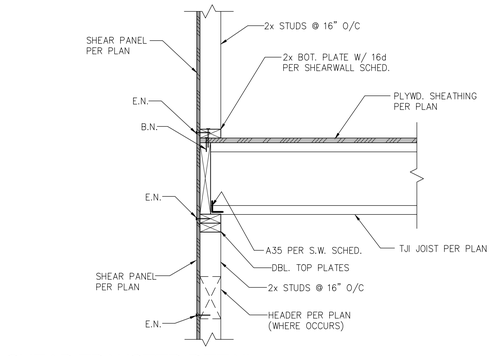
STAIR FRAMING FRAMING DETAIL 3



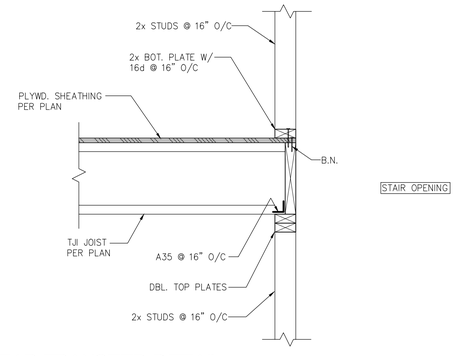
SHEAR TRANSFER DETAIL AT STL STRONGWALL 16



SHEAR TRANSFER DETAIL 12



SHEAR TRANSFER DETAIL 8



SHEAR TRANSFER DETAIL 4

CONSULTANT:
GAMA Engineering
STRUCTURAL CONSULTANTS
Ph: (619) 254-8545
Fax: (619) 489-2464
38 BWD AVENUE, SUITE C
CHULA VISTA, CA 91910

ENGINEER:

REGISTERED PROFESSIONAL ENGINEER STRUCTURAL OPTION RENEWAL 08/31/2024 NO. 72960 EXP. 08/31/24 CIVIL STATE OF CALIFORNIA

PROJECT:

WILSHIRE DWELLINGS

3414-3416-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

The set of plans and specifications shall be kept on the site of the building during the time of construction authorized thereby. It shall be made available to city officials upon request. It is unlawful for any person, firm or corporation to change, modify, or alter such plans or specifications after the building permit has been issued. These plans and specifications SHALL NOT be changed or modified in any way unless City Council approval is obtained in writing. Any City Council approved changes shall be in conformance with all applicable codes and ordinances.

10/23/2024, 10:07:11 AM
PRJ-1106231
Reviewed: Robinson

ISSUE DATES:

1	P.C. CORRECTIONS: 04-08-19
2	P.C. CORRECTIONS: 06-28-19
3	P.C. CORRECTIONS: 07-03-19
4	
5	

PROJECT NUMBER: 18-168

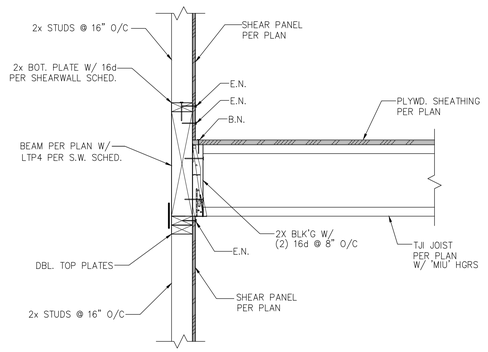
DATE: 12-21-18

SHEET:

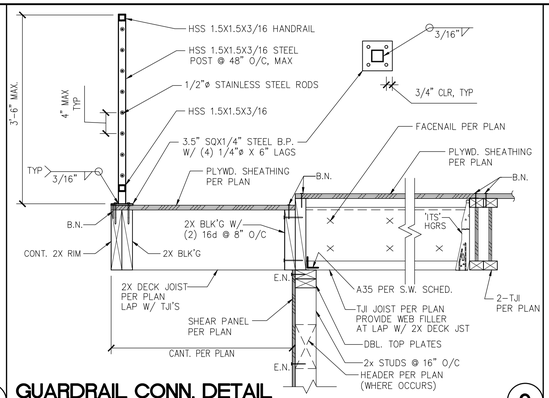
STRUCTURAL DETAILS

SD3

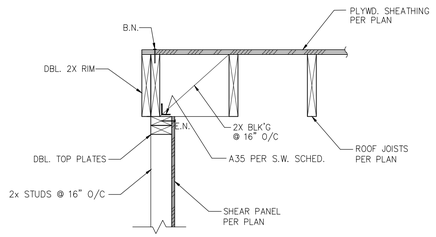
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SHEAR TRANSFER DETAIL 13

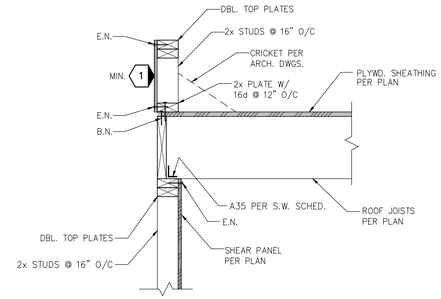


GUARDRAIL CONN. DETAIL 9

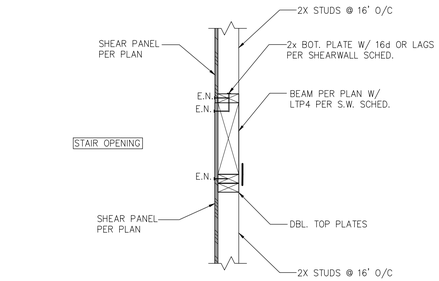


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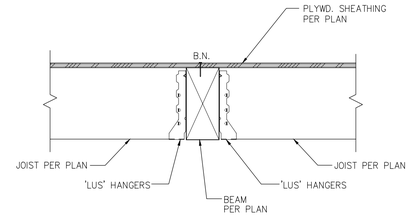
NOTE: ALL CRICKETS AND PARAPET WALLS ARE TO BE VERIFIED W/ ARCH. DWGS. FOR LOCATIONS AND HEIGHTS.



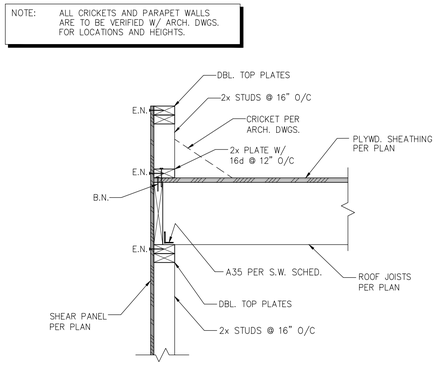
SHEAR TRANSFER DETAIL 1



SHEAR TRANSFER DETAIL 14

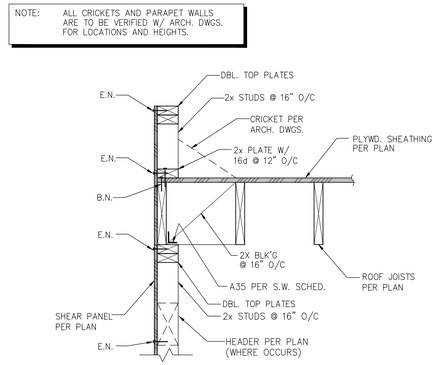


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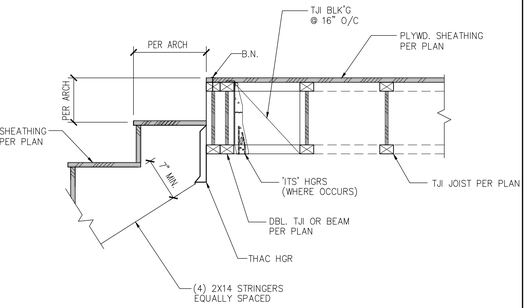
SHEAR TRANSFER DETAIL 6

NOTE: ALL CRICKETS AND PARAPET WALLS ARE TO BE VERIFIED W/ ARCH. DWGS. FOR LOCATIONS AND HEIGHTS.

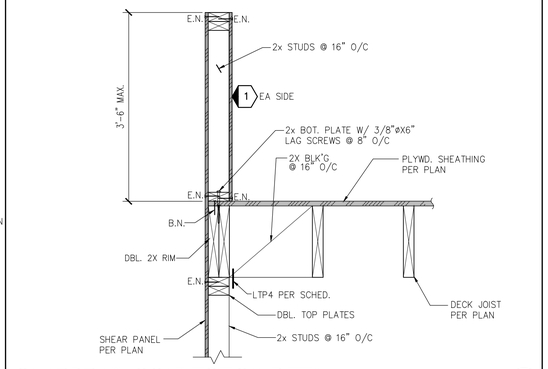


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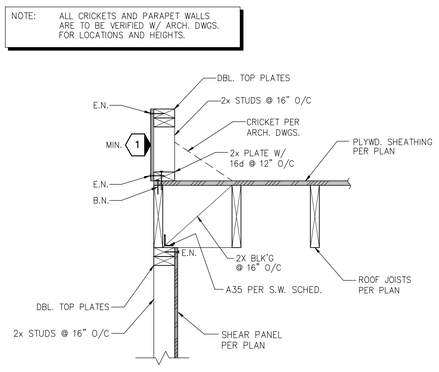
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STAIR STRINGER FRAMING DETAIL 15

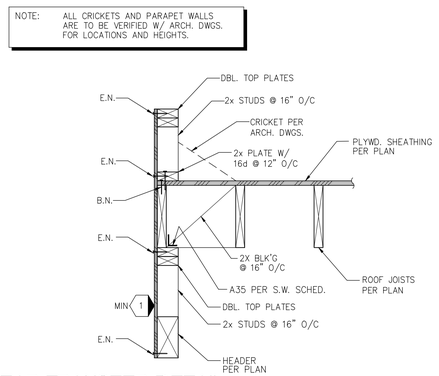


GUARDRAIL CONNECTION DETAIL 11



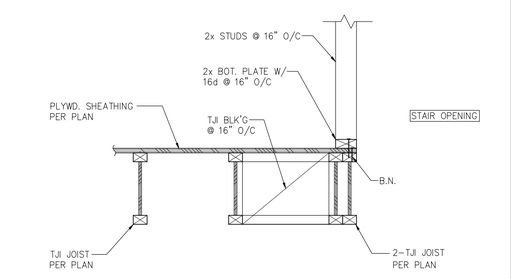
SHEAR TRANSFER DETAIL 7

NOTE: ALL CRICKETS AND PARAPET WALLS ARE TO BE VERIFIED W/ ARCH. DWGS. FOR LOCATIONS AND HEIGHTS.

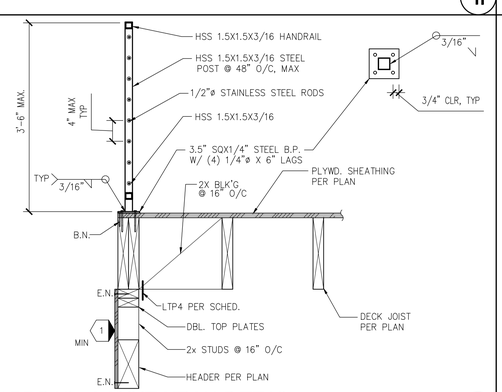


SHEAR TRANSFER DETAIL 3

NOTE: ALL CRICKETS AND PARAPET WALLS ARE TO BE VERIFIED W/ ARCH. DWGS. FOR LOCATIONS AND HEIGHTS.

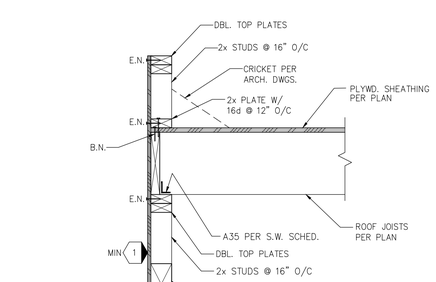


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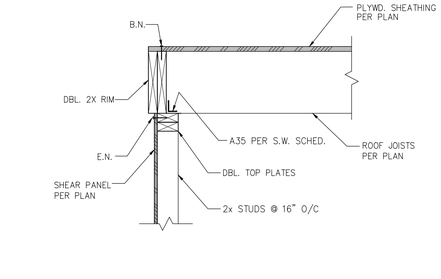


GUARDRAIL CONNECTION DETAIL 12

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SHEAR TRANSFER DETAIL 8



SHEAR TRANSFER DETAIL 4

CONSULTANT:
GAMA Engineering
STRUCTURAL CONSULTANTS
Ph: (619) 254-8545
Fax: (619) 489-2464
38 3RD AVENUE, SUITE C
CHULA VISTA, CA 91910

ENGINEER:

REGISTERED PROFESSIONAL ENGINEER — STRUCTURAL — NO. 32460 EXP. 08/31/24 — CIVIL — STATE OF CALIFORNIA

PROJECT:

WILSHIRE DWELLINGS

3414-3416-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

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10/23/2024, 10:07:11 AM
PRJ-1106231
Rajana Robinson

ISSUE DATES:

1	P.C. CORRECTIONS: 04-08-19
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PROJECT NUMBER: 18-168

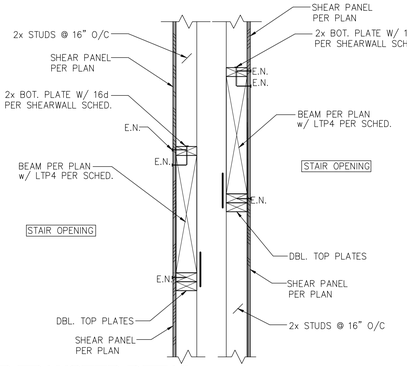
DATE: 12-21-18

SHEET:

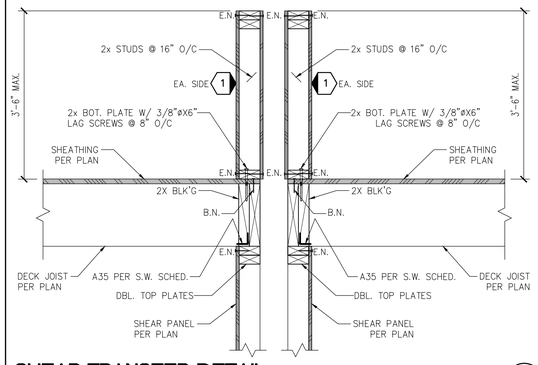
STRUCTURAL DETAILS

SD4

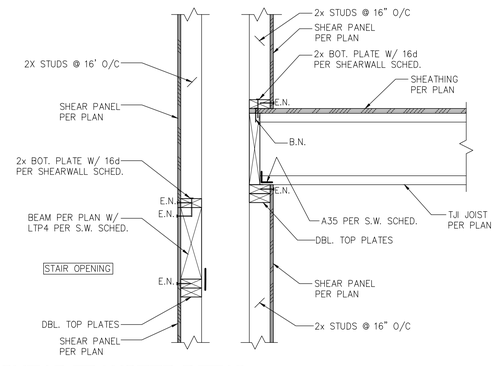
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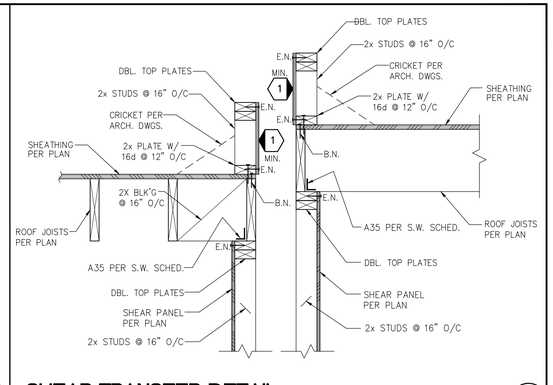
SHEAR TRANSFER DETAIL 13



SHEAR TRANSFER DETAIL 9

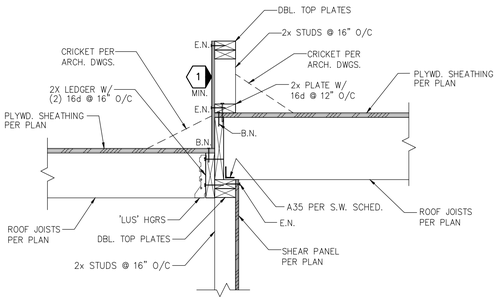


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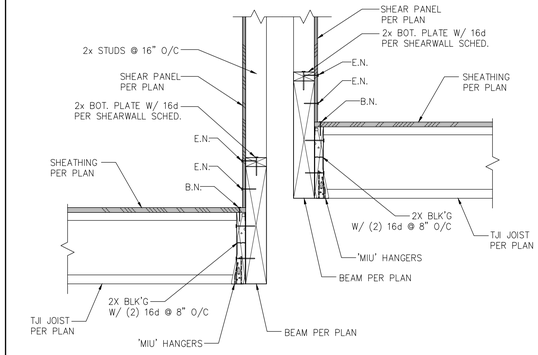


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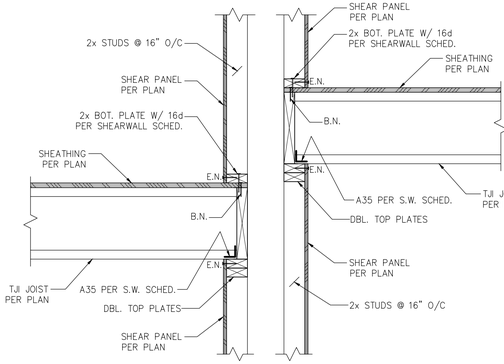
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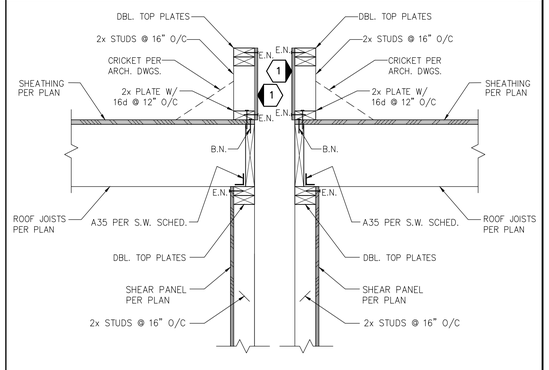
SHEAR TRANSFER DETAIL 14



SHEAR TRANSFER DETAIL 10

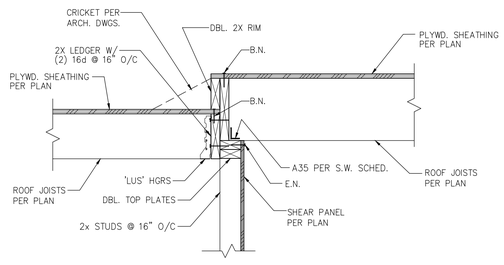


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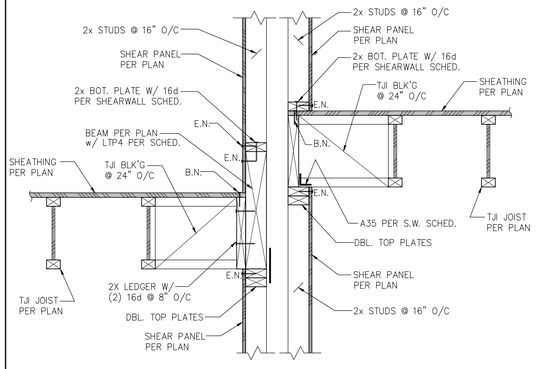


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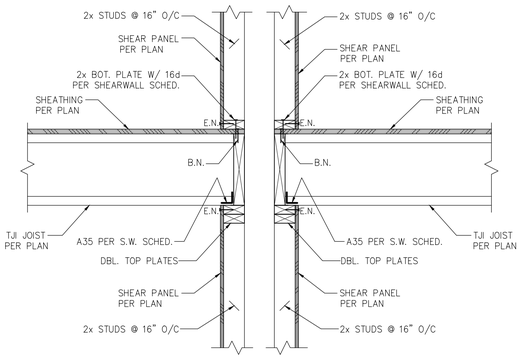
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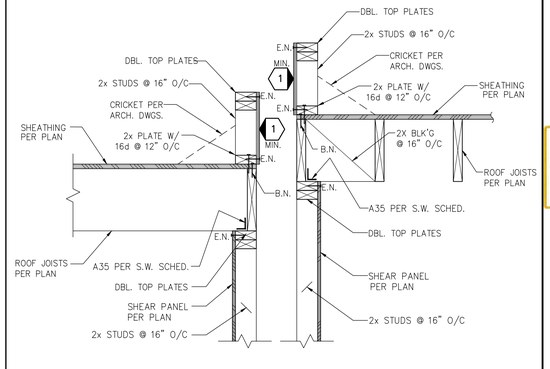
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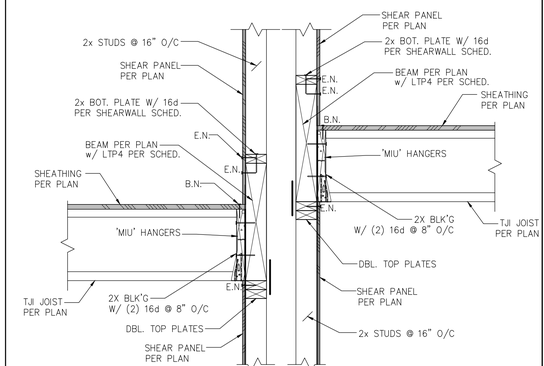
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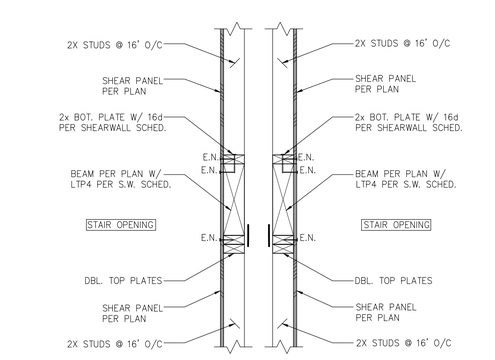
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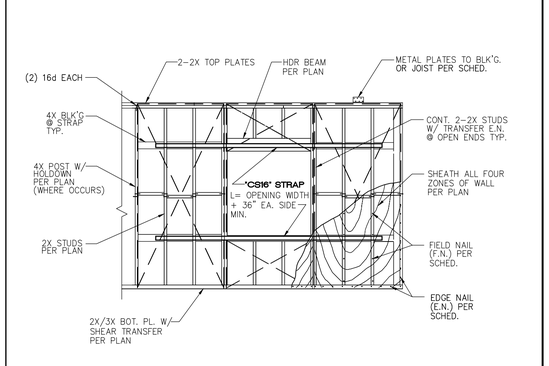
SHEAR TRANSFER DETAIL 3



SHEAR TRANSFER DETAIL 12



SHEAR TRANSFER DETAIL 8



SHEAR TRANSFER AT WINDOW OPENING 4

CONSULTANT:
GAMA Engineering
STRUCTURAL CONSULTANTS
Ph: (619) 254-8545
Fax: (619) 489-3464
38 3RD AVENUE, SUITE C
CHULA VISTA, CA 91910

ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL OPTION
NO. 72460
EXP. 06/30/24
CIVIL
STATE OF CALIFORNIA

PROJECT:

WILSHIRE DWELLINGS

3417-3421 6-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

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10/23/2024, 10:07:11 AM
PRJ-1106231
Rajvee Robinson

ISSUE DATES:
1 P.C. CORRECTIONS: 04-08-19
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PROJECT NUMBER: 18-168

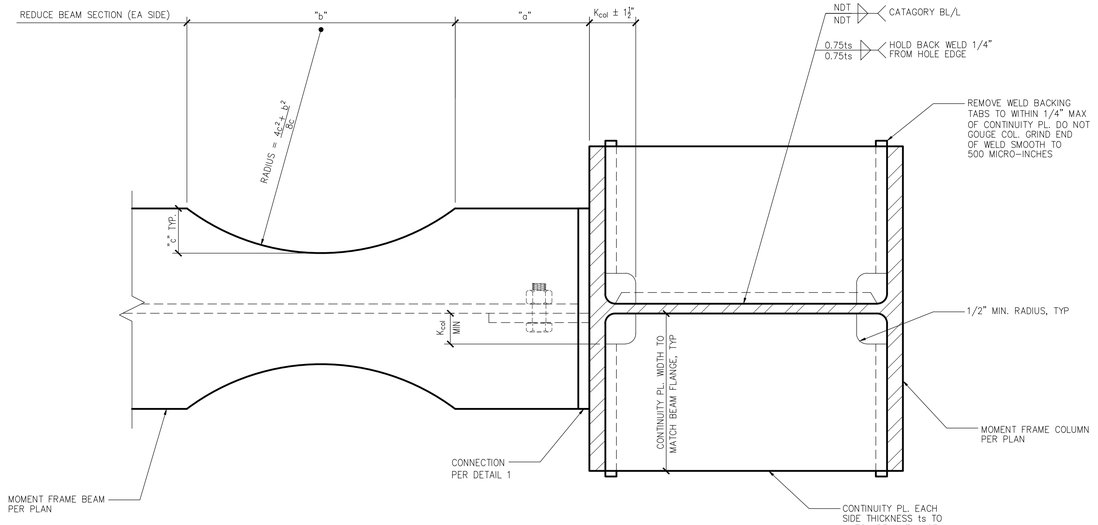
DATE: 12-21-18

SHEET:
STRUCTURAL DETAILS

SD5

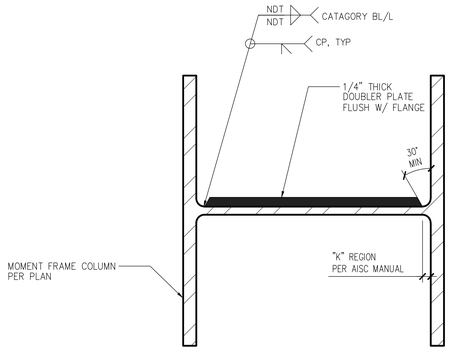
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MOMENT FRAME	LEVEL	BEAM SIZE	a	b	c	RADIUS
MF-1 @ GRIDLINE "C"	1st STORY	W12X72	6.0"	9.0"	2.5"	5.30"
–	–	–	–	–	–	–
–	–	–	–	–	–	–

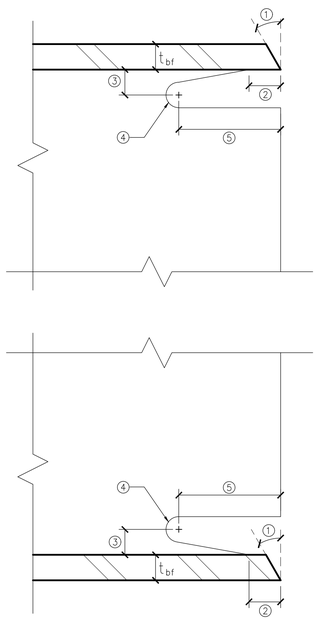


REDUCED BEAM SECTION AND CONTINUITY PLATES DETAIL

2



SINGLE DOUBLER PLATE



WELD ACCESS HOLE

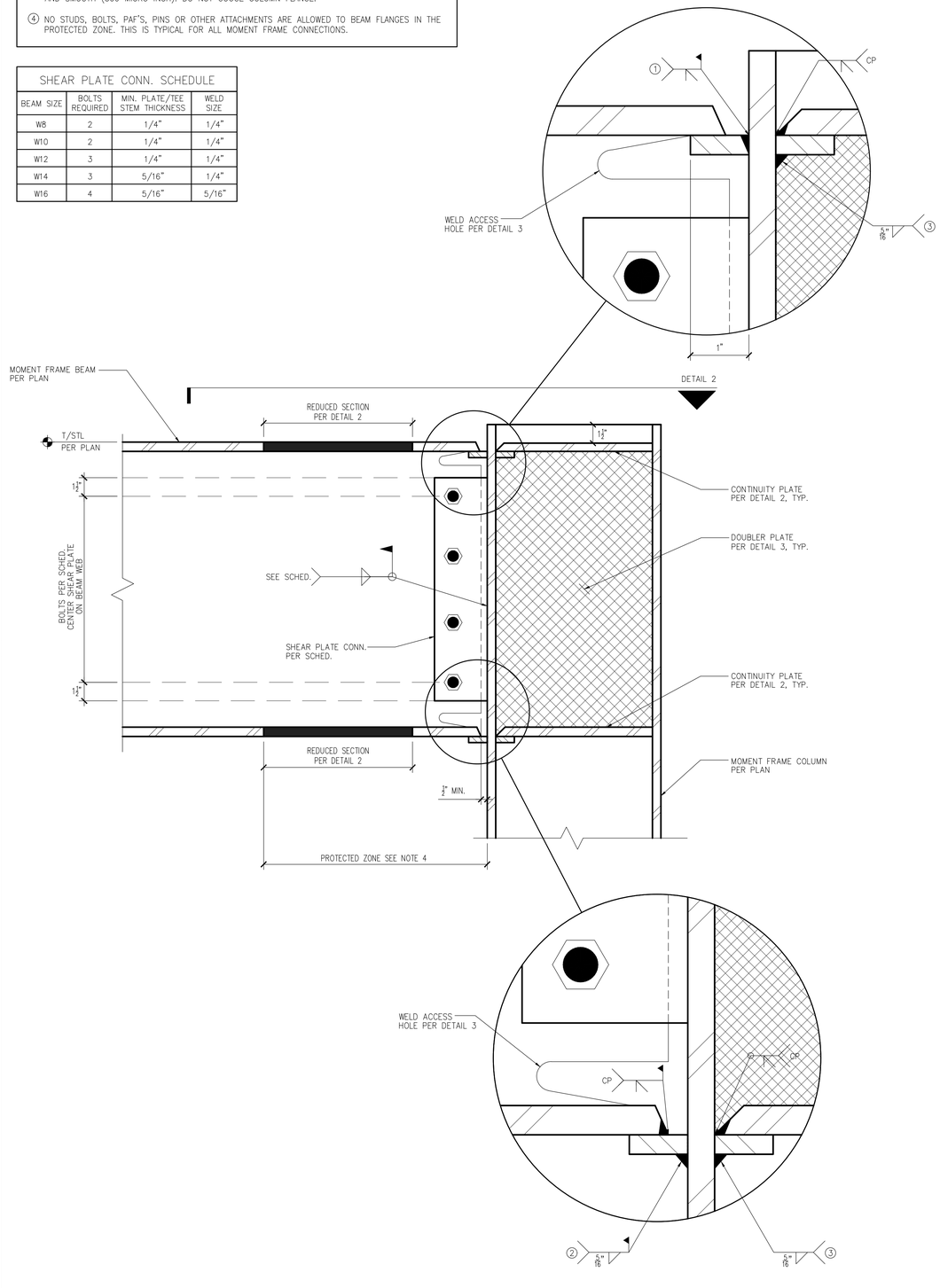
NOTES:
1. BEVEL AS REQUIRED BY AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
2. LARGER OF t_{bf} OR 1/2 INCH.
3. 1" MINIMUM.
4. 3/8" RADIUS.
5. 3 t_{bf} or 1/2 INCH.
6. TOLERANCES SHALL NOT ACCUMULATE TO THE EXTENT THAT THE ANGLE OF THE ACCESS HOLE CUT TO THE FLANGE SURFACE EXCEEDS 25°.
7. AT TOP AND BOTTOM OF DOUBLER PLATE, FILLET WELD TO CONTINUITY PLATE WITH FILLET EQUAL TO THE DOUBLER PLATE THICKNESS.

WELD ACCESS HOLE, AND DOUBLER PLATES DETAIL

3

NOTES:
1. CP GROOVE WELD AT TOP AND BOTTOM FLANGES. AT TOP FLANGE EITHER (1) REMOVE BACKING, BACKGOUGE, AND ADD $\frac{5}{16}$" MIN FILLET WELD, OR (2) LEAVE BACKING IN PLACE AND ADD $\frac{5}{16}$" FILLET UNDER BACKING.
2. AT BOTTOM FLANGE, REMOVE WELD BACKING, BACKGOUGE, AND ADD $\frac{5}{16}$" MIN FILLET WELD.
3. REMOVE WELD TABS TO WITHIN $\frac{1}{4}$" FROM EDGE OF CONTINUITY PLATE, GRIND END OF WELD FLUSH AND SMOOTH (500 MICRO INCH). DO NOT GOUGE COLUMN FLANGE.
4. NO STUDS, BOLTS, PAF'S, PINS OR OTHER ATTACHMENTS ARE ALLOWED TO BEAM FLANGES IN THE PROTECTED ZONE. THIS IS TYPICAL FOR ALL MOMENT FRAME CONNECTIONS.

SHEAR PLATE CONN. SCHEDULE			
BEAM SIZE	BOLTS REQUIRED	MIN. PLATE/TEE STEM THICKNESS	WELD SIZE
W8	2	1/4"	1/4"
W10	2	1/4"	1/4"
W12	3	1/4"	1/4"
W14	3	5/16"	1/4"
W16	4	5/16"	5/16"



SPECIAL MOMENT FRAME-WELDED UNREINFORCED-FLANGE BOLTED WEB (WUF-B) CONNECTION

CONSULTANT:
GAMA Engineering
STRUCTURAL CONSULTANTS
Ph: (619) 254-8545
Fax: (619) 489-2464
38 BMD AVENUE, SUITE C
CHULA VISTA, CA 91910

ENGINEER:

REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL OPTION
NO. 72960
EXP. 08/30/24
CIVIL
STATE OF CALIFORNIA

PROJECT:

WILSHIRE DWELLINGS

341-2316-3418-3420 FLORIDA STREET
SAN DIEGO, CA 92104

This set of plans and specifications must be kept on the site of the work and shall be open to inspection by any person as mandated by State regulations. It shall be made available to City officials upon request. It is unlawful for any person, entity, or other to use these plans and specifications for any other purpose without the written consent of Gama Engineering. IT SHALL NOT be changed or altered in any way. Any changes or alterations made to these plans and specifications will void Gama Engineering's liability and authorization or approval from the City, County or State having jurisdiction shall also be void. Gama Engineering shall be released from any liability resulting from such changes or alterations made to these plans and specifications. Use of these plans and specifications constitutes acceptance of all responsibility by the user and agreement to waive any claims against Gama Engineering as a result of any changes or alterations to these plans and specifications or any portions thereof without limitation or restrictions.

10/23/2024, 10:07:11 AM
PRJ-1106231
Fatima Robinson

ISSUE DATES:
1. P.C. CORRECTIONS: 04-08-19
2. P.C. CORRECTIONS: 06-28-19
3. P.C. CORRECTIONS: 07-03-19
4.
5.

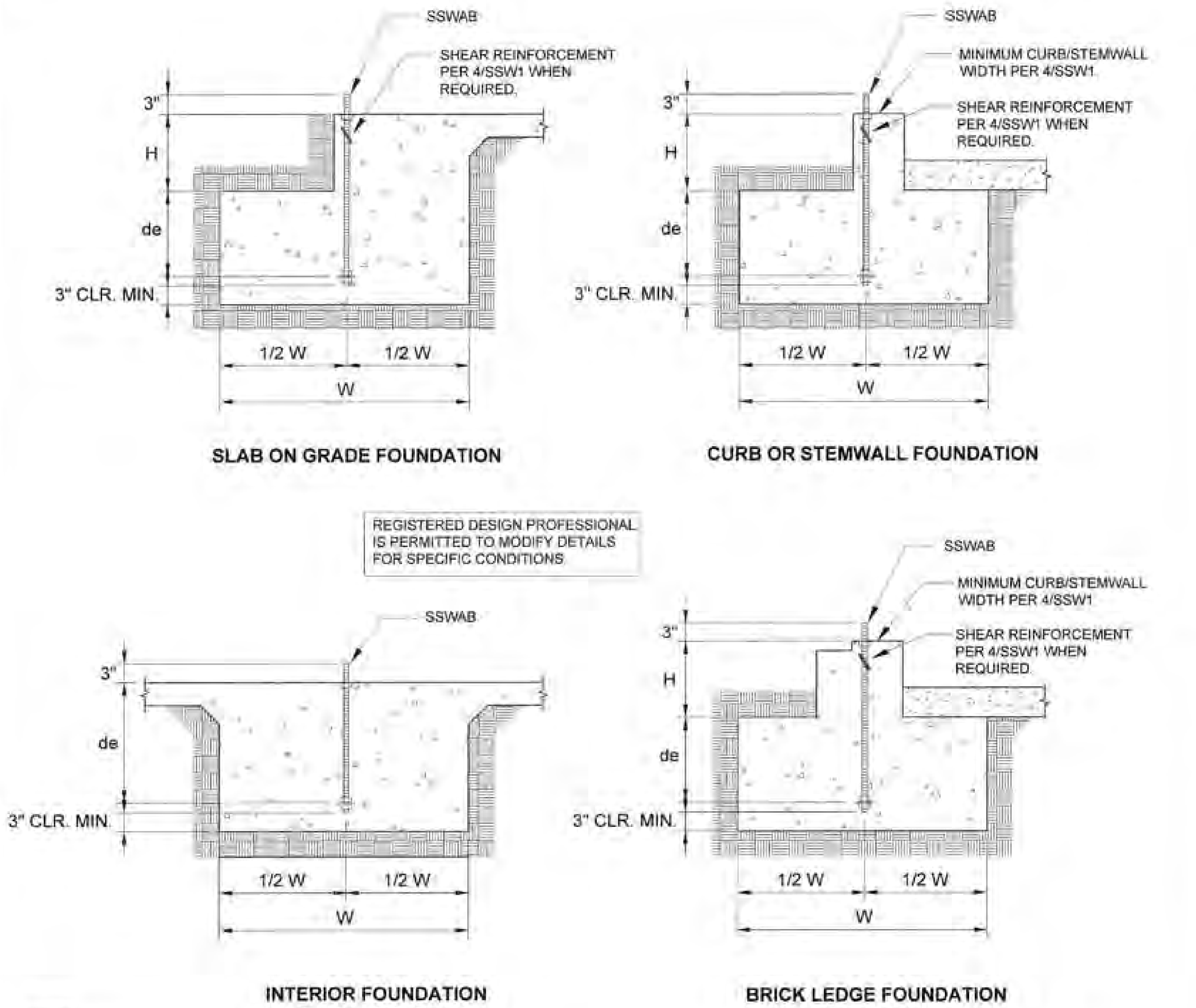
PROJECT NUMBER: 18-168

DATE: 12-21-18

SHEET:

STRUCTURAL DETAILS

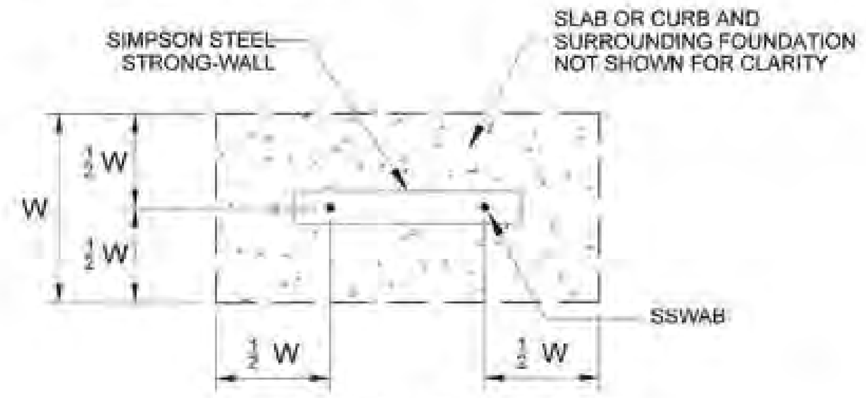
SD6



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

NOTES:
1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = le - de. SEE 5/SSW1 AND 6/SSW1 FOR le.

STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS 1



SEE TABLES BELOW FOR DIMENSIONS

FOUNDATION PLAN VIEW

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB 3/4" W (in)	SSWAB 3/4" de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB 1" W (in)	SSWAB 1" de (in)
SEISMIC	CRACKED	STANDARD	8,800	22	8	16,100	33	11
			9,600	24	8	17,100	35	12
		HIGH STRENGTH	18,500	36	12	33,000	51	17
			19,900	38	13	35,300	54	18
	UNCRACKED	STANDARD	8,800	19	7	15,700	28	10
			9,600	21	7	17,100	30	10
		HIGH STRENGTH	18,300	31	11	32,300	44	15
			19,900	33	11	35,300	47	16
WIND	CRACKED	STANDARD	5,100	14	6	6,200	16	6
			7,400	18	6	11,400	24	8
			9,600	22	8	17,100	32	11
		HIGH STRENGTH	11,400	24	8	21,100	36	12
			13,600	27	9	27,300	42	14
			15,900	30	10	31,800	46	16
			19,900	35	12	35,300	50	17
	UNCRACKED	STANDARD	5,000	12	6	6,400	14	6
			7,800	16	6	12,500	22	8
			9,600	19	7	17,100	28	10
		HIGH STRENGTH	12,500	22	8	21,900	32	11
			14,300	24	8	26,400	36	12
			17,000	27	9	31,500	40	14
			19,900	30	10	35,300	43	15

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/SSW1 FOR de.

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI 2

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 3500 PSI CONCRETE

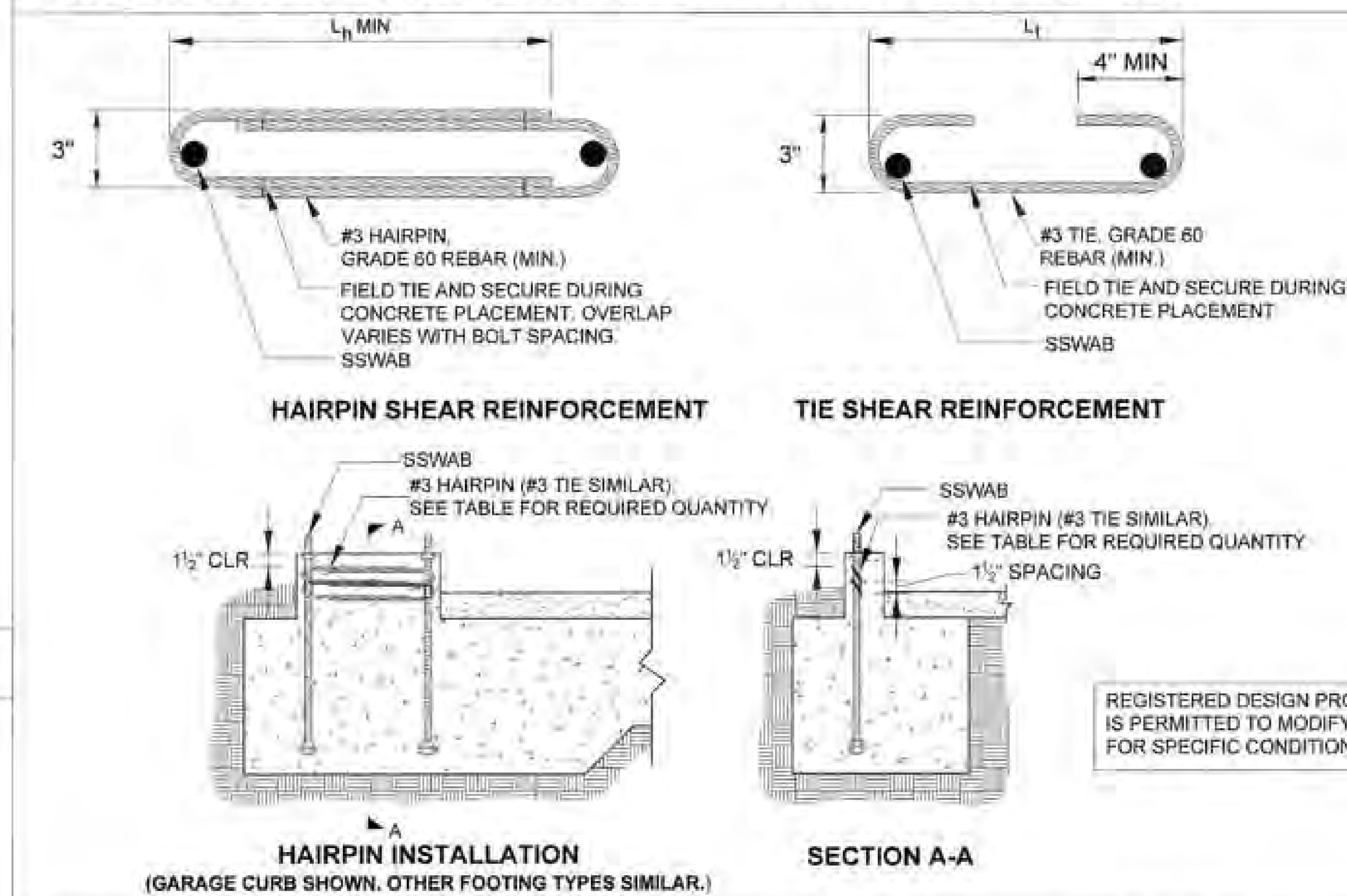
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB 3/4" W (in)	SSWAB 3/4" de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB 1" W (in)	SSWAB 1" de (in)
SEISMIC	CRACKED	STANDARD	9,000	20	7	15,700	29	10
			9,600	21	7	17,100	31	11
		HIGH STRENGTH	18,200	32	11	33,000	46	16
			19,900	34	12	35,300	48	16
	UNCRACKED	STANDARD	8,800	17	6	15,700	25	9
			9,600	19	7	17,100	27	9
		HIGH STRENGTH	18,600	28	10	32,600	40	14
			19,900	30	10	35,300	42	14
WIND	CRACKED	STANDARD	6,000	14	6	7,300	16	6
			7,300	16	6	13,500	24	8
			9,600	20	7	17,100	29	10
		HIGH STRENGTH	11,800	22	8	22,700	34	12
			13,500	24	8	27,400	38	13
			17,000	28	10	32,300	42	14
			19,900	32	11	35,300	45	15
	UNCRACKED	STANDARD	6,000	12	6	7,500	14	6
			7,500	14	6	12,800	20	7
			9,600	17	6	17,100	25	9
		HIGH STRENGTH	12,800	20	7	21,300	28	10
			14,800	22	8	26,000	32	11
			16,900	24	8	31,300	36	12
			19,900	27	9	35,300	39	13

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR4500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB 3/4" W (in)	SSWAB 3/4" de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB 1" W (in)	SSWAB 1" de (in)
SEISMIC	CRACKED	STANDARD	8,700	18	6	16,000	27	9
			9,600	20	7	17,100	29	10
		HIGH STRENGTH	17,800	29	10	32,100	42	14
			19,900	32	11	35,300	45	15
	UNCRACKED	STANDARD	9,100	16	6	15,700	23	8
			9,600	17	6	17,100	25	9
		HIGH STRENGTH	17,800	25	9	32,500	37	13
			19,900	27	9	35,300	39	13
WIND	CRACKED	STANDARD	5,400	12	6	6,800	14	6
			8,300	16	6	11,800	20	7
			9,600	18	6	17,100	26	9
		HIGH STRENGTH	11,600	20	7	21,400	30	10
			13,400	22	8	25,800	34	12
			17,300	26	9	31,000	38	13
			19,900	29	10	35,300	42	14
	UNCRACKED	STANDARD	6,800	12	6	6,800	12	6
			8,500	14	6	12,400	18	6
			9,600	16	6	17,100	23	8
		HIGH STRENGTH	12,400	18	6	21,600	26	9
			14,500	20	7	26,700	30	10
			16,800	22	8	32,200	34	12
			19,900	25	9	35,300	36	12

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM FI554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. SEE 1/SSW1 AND 2/SSW1 FOR W AND de.

SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI 3



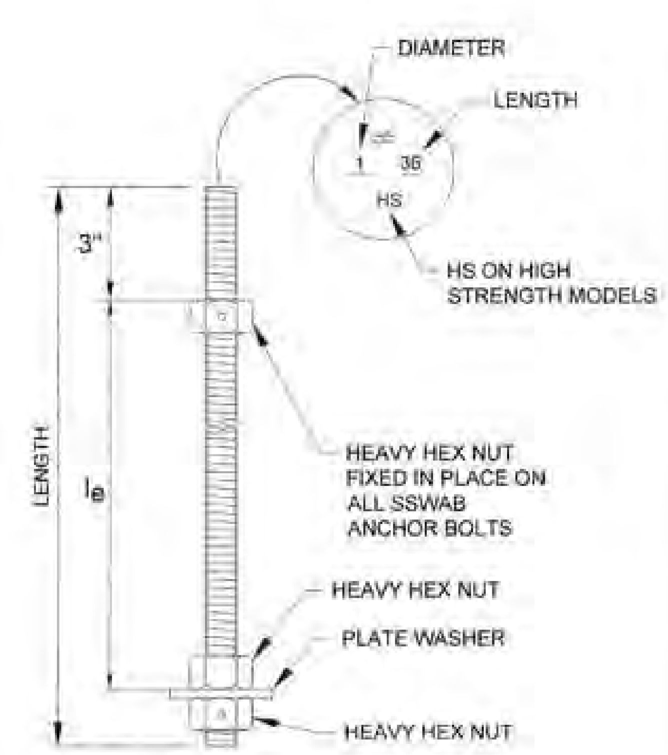
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STEEL STRONG-WALL SHEAR ANCHORAGE

MODEL	L_t OR L_h (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB / STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB / STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD V (lbs.)[6] 6" MIN CURB / STEMWALL UNCRACKED	6" MIN CURB / STEMWALL CRACKED	8" MIN CURB / STEMWALL UNCRACKED	8" MIN CURB / STEMWALL CRACKED
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	-	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	-	1590	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	8[5]	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL			
SSW21	15	(2) #3 HAIRPIN	8[5]	(1) #3 HAIRPIN	6				
SSW24	17	(2) #3 HAIRPIN	8[5]	(1) #3 HAIRPIN	6				

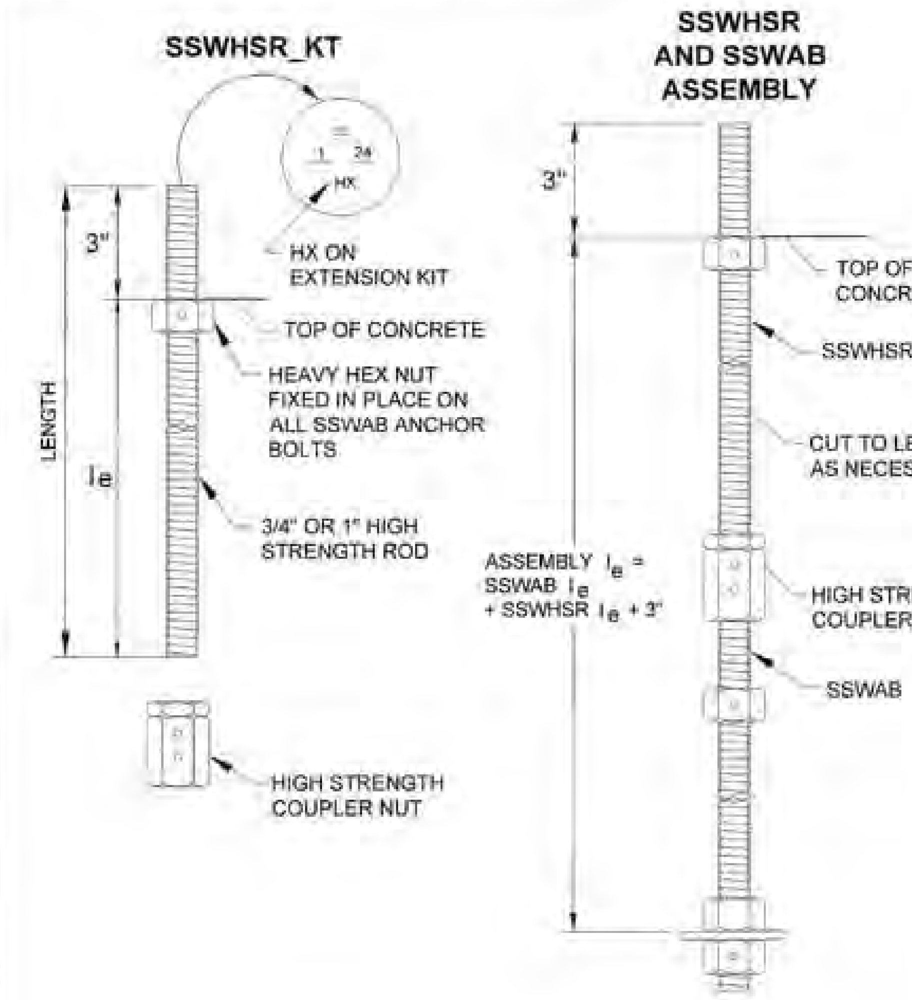
NOTES:
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM f'c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-14 SECTION 17.7.2 AND ACI 318-11 D.8.2.

STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE 4



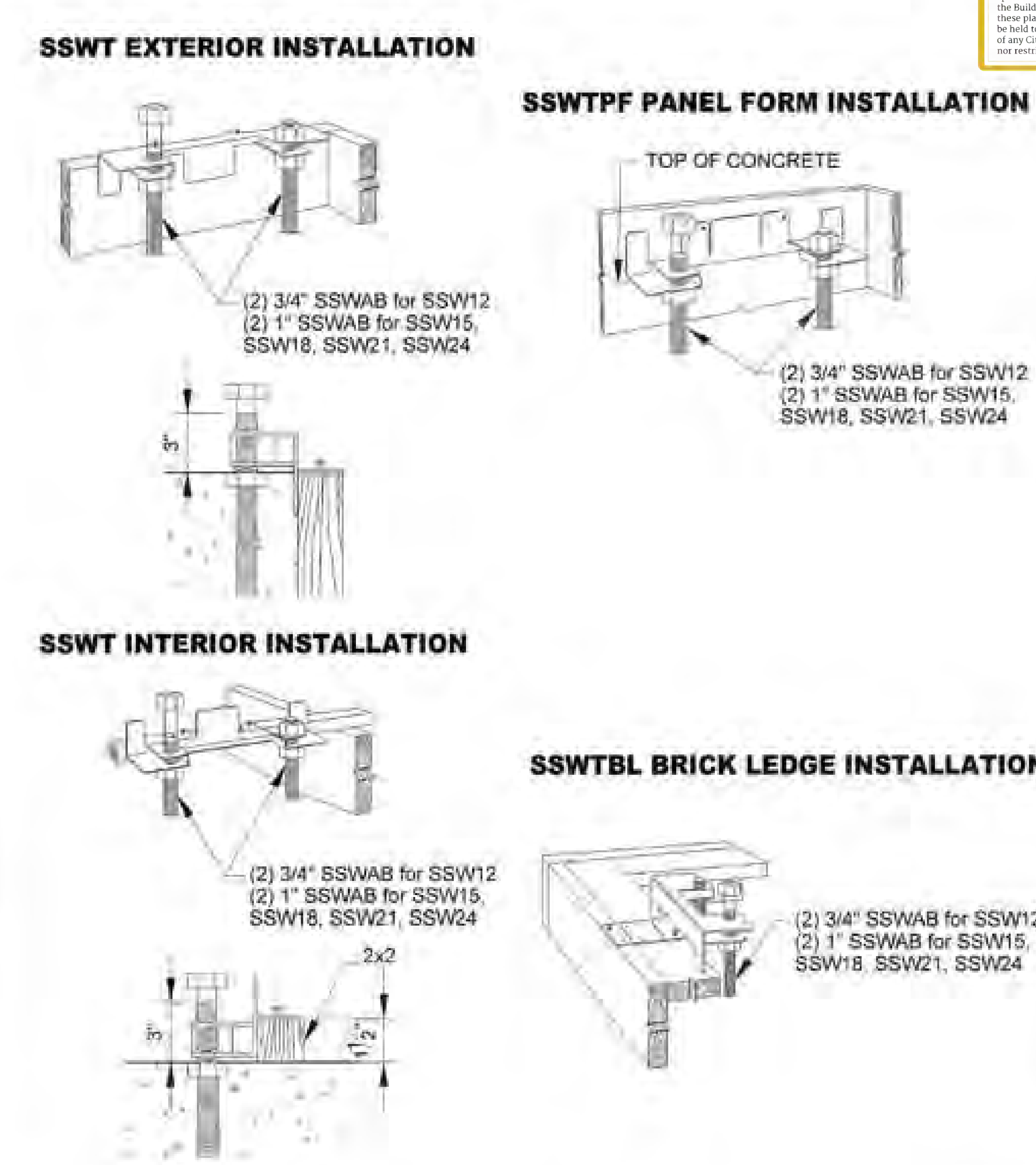
STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	le
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

SSW ANCHOR BOLTS 5



SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	le
12" MODEL	SSWHSR3/4-2KT	3/4"	24"	21"
	SSWHSR3/4-3KT	3/4"	36"	33"
15", 18", 21 AND 24" MODELS	SSWHSR1-2KT	1"	24"	21"
	SSWHSR1-3KT	1"	36"	33"

SSW ANCHOR BOLT EXTENSION 6



SSW ANCHOR BOLT TEMPLATES 7

NO	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS
3	8/08/2016	2015 IBC REVISIONS

REGISTERED PROFESSIONAL ENGINEER JOHN ... GARCIA NO. 72... CIVIL STATE OF CALIFORNIA

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized by these plans is in progress, and shall be made available to City officials upon request. It is unlawful to change, modify, or alter the approved plans and specifications without authorization of the Building Official. The stamping of these plans and specifications SHALL NOT be held to permit nor approve the violation of any City, County, State or Federal laws, nor restrictions.

PERMIT ISSUED

10/25/2024, 10:07:41 AM
PRJ-110623
Raunja Robinson

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE
5956 W. LAS POSITAS BLVD
PLEASANTON, CA 94588
TEL (800) 999-5099

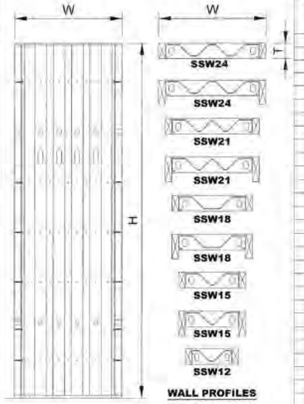
SIMPSON Strong-Tie
THERE IS NO EQUAL

STEEL STRONG-WALL
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

NAME:
DATE: 8-8-2016
SCALE: N.T.S.
CHECKED:
SHEET: **SSW1**
OF SHEETS
JOB NO.

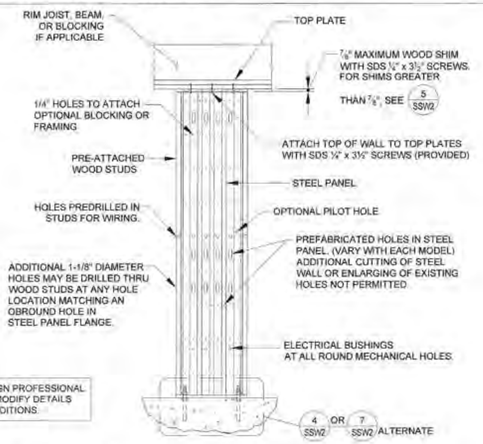
STEEL STRONG-WALL MODELS



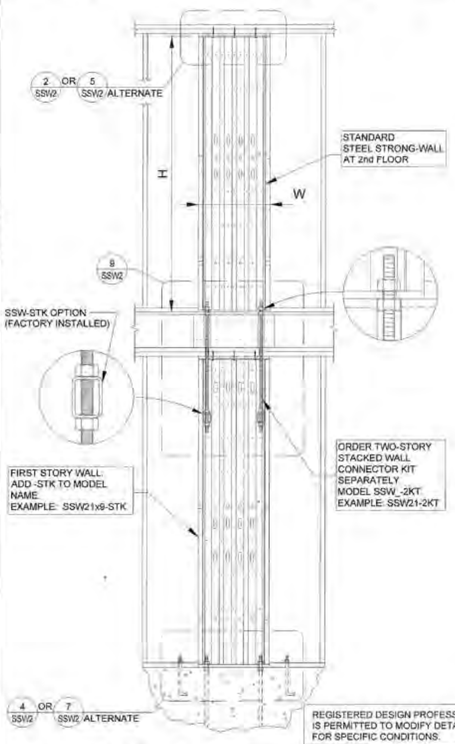
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS[2]	QTY. OF TOP OF WALL SCREWS[1]
SSW12x7	- -	80	3 1/2	(2) 3/4"	4
SSW15x7	- -	80	3 1/2	(2) 1"	6
SSW18x7	- -	80	3 1/2	(2) 1"	9
SSW21x7	- -	80	3 1/2	(2) 1"	12
SSW24x7	- -	80	3 1/2	(2) 1"	14
SSW12x7.4	- -	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	- -	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	- -	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	- -	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	- -	85 1/2	3 1/2	(2) 1"	14
SSW12x8	- -	93 1/4	3 1/2	(2) 3/4"	4
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9	- -	105 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10	- -	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

TABLE NOTES
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

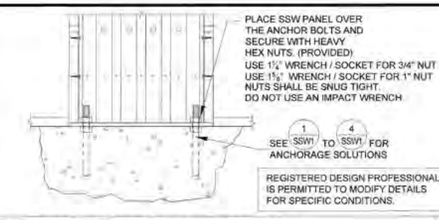
STEEL STRONG-WALL MODELS 1



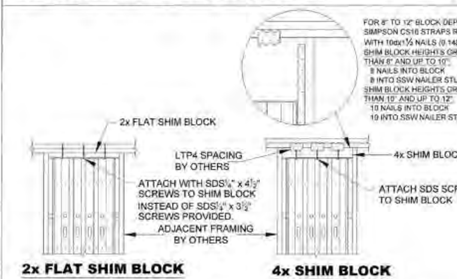
SINGLE-STORY SSW ON CONCRETE 2

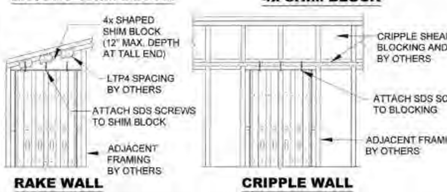


TWO-STORY STACKED 6



STRONG-WALL ON CONCRETE 4

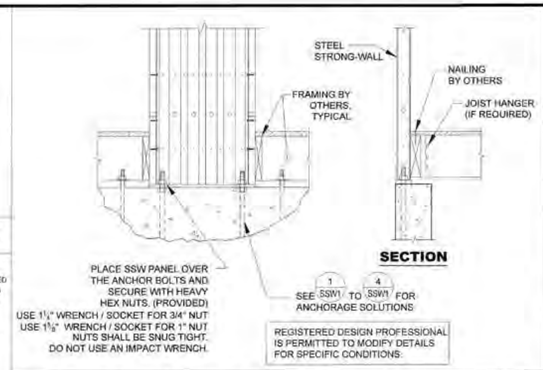




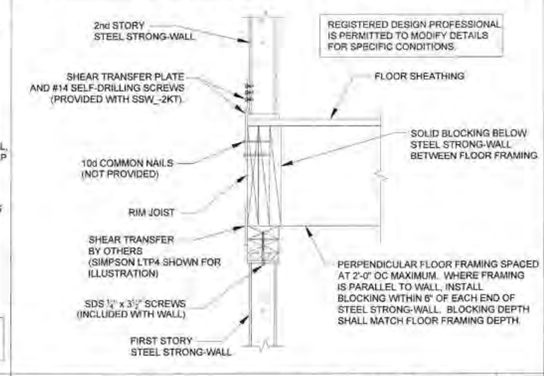
REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

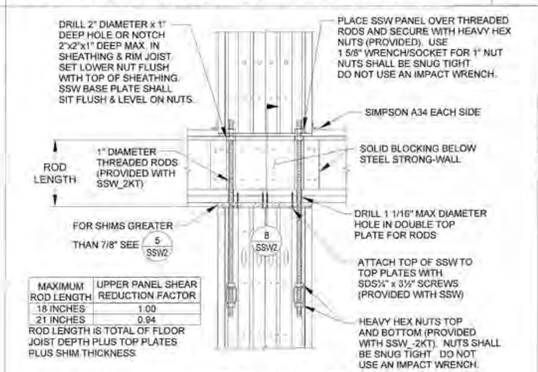
TOP OF WALL HEIGHT ADJUSTMENTS 5



ALTERNATE 1ST FLOOR WOOD FRAMING 7

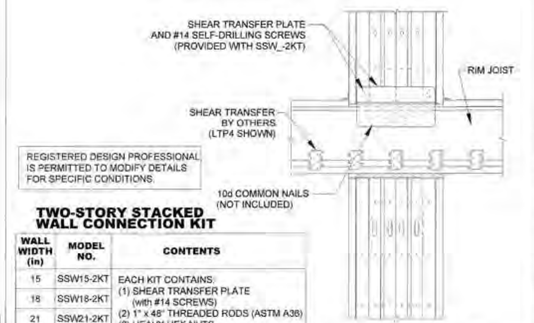


TWO-STORY STACKED FLOOR SECTION 8



MAXIMUM ROD LENGTH	UPPER PANEL SHEAR REDUCTION FACTOR
18 INCHES	1.00
21 INCHES	0.94

ROD LENGTH IS TOTAL OF FLOOR JOIST DEPTH PLUS TOP PLATES PLUS SHIM THICKNESS



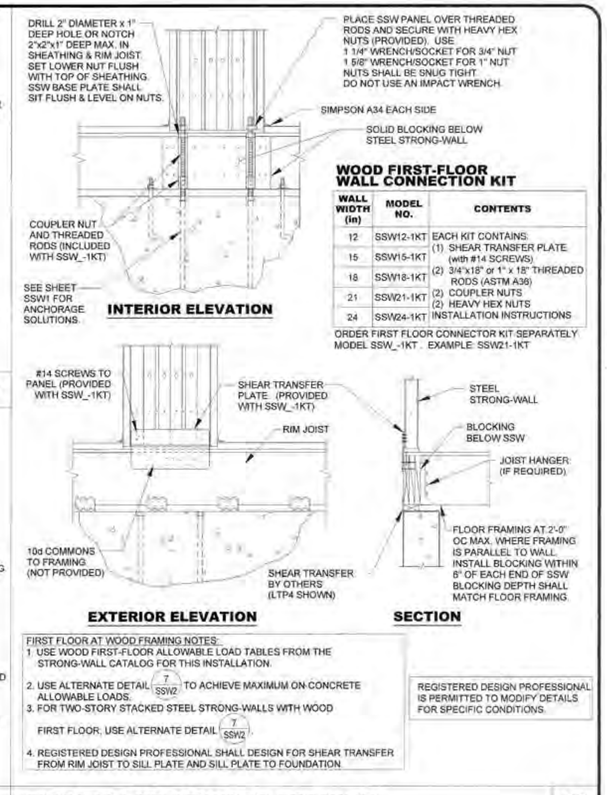
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
15	SSW15-2KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 1" x 48" THREADED RODS (ASTM A36) (8) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	SSW18-2KT	
21	SSW21-2KT	
24	SSW24-2KT	

TWO-STORY STACKED FLOOR FRAMING 9

FIRST FLOOR AT WOOD FRAMING 10



WOOD FIRST-FLOOR WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
12	SSW12-1KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 3/4"x18" or 1" x 18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
15	SSW15-1KT	
18	SSW18-1KT	
21	SSW21-1KT	
24	SSW24-1KT	

ORDER FIRST FLOOR CONNECTOR KIT SEPARATELY. MODEL SSW_-1KT . EXAMPLE: SSW21-1KT

FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7 SSW2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 7 SSW2.
4. REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

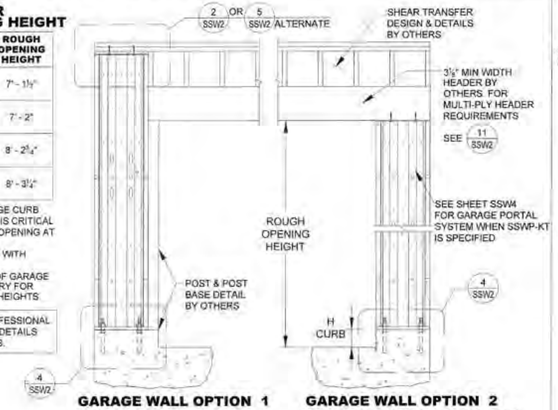
ALTERNATE GARAGE WALL OPTIONS 3

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL No.	H CURB	ROUGH OPENING HEIGHT
SSW12x7	5½"	7" - 1½"
SSW15x7		
SSW18x7	6"	7' - 2"
SSW21x7		
SSW24X7		
SSW12x8	6½"	8' - 2¾"
SSW15x8		
SSW18x8		
SSW21x8	6"	8' - 3¼"
SSW24x8		

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

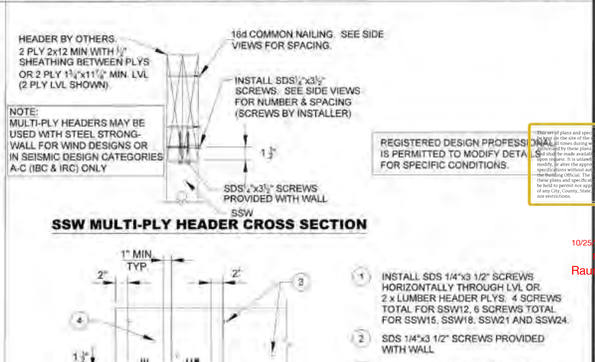
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS.

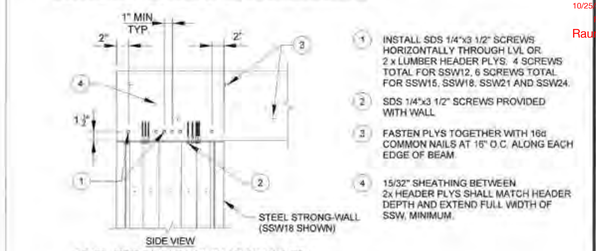
REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

MULTI-PLY HEADERS 11



NOTE:
MULTI-PLY HEADERS MAY BE USED WITH STEEL STRONG-WALL FOR WIND DESIGNS OR IN SEISMIC DESIGN CATEGORIES A-C (IBC & IRC) ONLY

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



NOTES 12

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD. , PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC., PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS
3	8/08/2016	2015 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC.
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL (800) 999-5099

SIMPSON Strong-Tie
THESE S/W EQUAL

STEEL STRONG-WALL FRAMING ENGINEERED DESIGNS

NAME
DATE 8-8-2016
SCALE N.T.S.
CHECKED
SHEET SSW2
OF SHEETS
JOB NO

10/25/2024, 10:07:11 AM
RPJ - 10623
Raunja Robinson

Use of these drawings is subject to the Terms of Use found at www.strongtie.com/engineering_terms_of_use. Any use of these drawings without the express written consent of Simpson Strong-Tie Company, Inc. is strictly prohibited and shall be made available to Simpson Strong-Tie upon request. It is unlawful to change or remove any notice of boilerplate contained on these drawings without the express written consent of Simpson Strong-Tie Company, Inc. The engineer of record is solely responsible for the design of the project in which Simpson Strong-Tie products are to be used and for preparing design drawings that accurately depict the use of Simpson Strong-Tie products. Simpson Strong-Tie Company, Inc. is not responsible for the engineering of projects that incorporate its products and does not provide engineering services to the project engineer of record. It is unlawful to offer for construction or construct any project based on these drawings unless a registered design professional has been employed by the owner of the project to review the drawings and to perform engineering services for the project. Any unauthorized use of these drawings may result in civil and criminal sanctions, including fines and imprisonment. Simpson Strong-Tie Company, Inc. reserves all rights to pursue all available remedies against any party misusing these drawings to the fullest extent permitted by law. Simpson Strong-Tie Company, Inc. shall be held harmless and indemnified by any party misusing these drawings to the fullest extent permitted by law, including reasonable attorneys' fees and costs. This boilerplate shall be governed by the laws of the State of California, without regard to choice of law principles. Any dispute relating to this boilerplate shall be subject to the exclusive jurisdiction of any City, County, State or Federal laws, rules or regulations.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E — (Page 1 of 14)

Project Name: WILSHIRE DWELLING'S - 3414 UNIT 1 — **Calculation Date/Time:** 2023-09-27T16:14:20-07:00
Calculation Description: Title 24 Analysis — **Input File Name:** 3414 Florida Street - UNIT 1.ribd22x

GENERAL INFORMATION					
01	Project Name	WILSHIRE DWELLING'S - 3414 UNIT 1			
02	Run Title	Title 24 Analysis			
03	Project Location	3414 Florida Street			
04	City	San Diego	09	Standards Version	2022
06	Zip code	92104	07	Software Version	EnergyPro 9.2
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	4
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	1775.5	19	Glazing Percentage (%)	18.59%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	Occupancy (#)	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: 223-P019000604A-000-000-0000000-0000 — Registration Date/Time: 2023-09-27 16:30:44 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2023-09-27 16:15:23

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E — (Page 2 of 14)

Project Name: WILSHIRE DWELLING'S - 3414 UNIT 1 — **Calculation Date/Time:** 2023-09-27T16:14:20-07:00
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ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	66.8	44.2	33			
Proposed Design	64.8	38.5	28.5	2	5.7	2.1
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and summ load hour limits are not exceeded.

- Standard Design PV Capacity: 2.61 kWdc
- PV System resized to 2.61 kWdc (a factor of 2.6046 of in house "Standard Design PV" PV sizing)

Registration Number: 223-P019000604A-000-000-0000000-0000 — Registration Date/Time: 2023-09-27 16:30:44 — HERS Provider: CalCERTS Inc.
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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.64	2.88	0.55	5.85	0.09	0.97
Space Cooling	0.21	1.59	0.17	5.12	0.05	0.87
IAQ Ventilation	0.36	3.73	0.35	3.74	0	0
Water Heating	2.6	14.66	0.99	10.01	0.31	3.65
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	2.51	27.16	2.06	23.61	0.45	3.55
Photovoltaics	1.45	44.48	1.55	41.73		
Battery			0	0		
Flexibility						
Indoor Lighting	0.78	8.01	0.78	8.01		
Appl. & Cooking	3.4	23.41	3.39	23.34		
Plug Loads	3.07	12.44	3.07	12.44		
Outdoor Lighting	0.19	1.79	0.19	1.79		
TOTAL COMPLIANCE	8.3	51.35	7.84	47.86		

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	11.72	11.96	0.76	5.97
Net EUI[2]	4.83	4.06	0.77	15.94

Notes:
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.61	N/A	Standard (14-17%)	Fixed	none	true	180	n/a	n/a	>=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater: specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct blaster testing

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BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
WILSHIRE DWELLING'S - 3414 UNIT 1	1775.5	1	3	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
1st,&2nd. Floor 3414 - Uni	Conditioned	New Ducted Heatpump1	1085.5	8	DHW Sys 1	New
3rd,&4th Floor 3414 - Uni	Conditioned	New Ducted Heatpump1	1089	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
New Front Wall	1st.&2nd. Floor 3414 - Un	R-15 Wall	0	Front	28	21	90
New Right Wall	1st.&2nd. Floor 3414 - Un	R-15 Wall	270	Right	144.5	0	90
New Front Wall 2nd. Fl	1st.&2nd. Floor 3414 - Un	R-21 Wall	0	Front	180	63	90
New Right Wall 2nd. Fl	1st.&2nd. Floor 3414 - Un	R-15 Wall	270	Right	216	0	90
New Left Wall 2nd. Fl	1st.&2nd. Floor 3414 - Un	R-15 Wall	90	Left	216	0	90
New Back Wall 2nd. Fl	1st.&2nd. Floor 3414 - Un	R-15 Wall	180	Back	180	56	90

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
New Front Wall 3rd. Fl	3rd.&4th Floor 3414 - Uni	R-15 Wall	0	Front	280	70	90
New Right Wall 3rd. Fl	3rd.&4th Floor 3414 - Uni	R-15 Wall	270	Right	216	0	90
New Left Wall 3rd. Fl	3rd.&4th Floor 3414 - Uni	R-15 Wall	90	Left	216	0	90
New Back Wall 3rd. Fl	3rd.&4th Floor 3414 - Uni	R-15 Wall	180	Back	280	70	90
New Front Wall 4th. Fl	3rd.&4th Floor 3414 - Uni	R-21 Wall	0	Front	180	28	90
New Right Wall 4th. Fl	3rd.&4th Floor 3414 - Uni	R-21 Wall	270	Right	216	0	90
New Left Wall 4th. Fl	3rd.&4th Floor 3414 - Uni	R-21 Wall	90	Left	216	31	90
New Back Wall 4th. Fl	3rd.&4th Floor 3414 - Uni	R-15 Wall	180	Back	280	63	90
Interior Left Wall	1st.&2nd. Floor 3414 - Uni 3rd.&4th Floor 3414 - Uni	R-15 Wall1	n/a	n/a	133	0	n/a
Interior Back Wall	1st.&2nd. Floor 3414 - Uni 3rd.&4th Floor 3414 - Uni	R-15 Wall1	n/a	n/a	28	0	n/a
Interior Roof	1st.&2nd. Floor 3414 - Un	Interior Roof No Attic	n/a	n/a	607.5	n/a	n/a
Interior Roof 2	3rd.&4th Floor 3414 - Uni	Interior Roof No Attic	n/a	n/a	697.5	n/a	n/a
Interior Floor	1st.&2nd. Floor 3414 - Un	Interior Floor No Crawlsp	n/a	n/a	407	n/a	n/a
Interior Floor 2	1st.&2nd. Floor 3414 - Un	Interior Floor No Crawlsp	n/a	n/a	200.5	n/a	n/a
Interior Floor 3	3rd.&4th Floor 3414 - Uni	Interior Floor No Crawlsp	n/a	n/a	697.5	n/a	n/a

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Interior Floor 8	3rd.&4th Floor 3414 - Uni	Interior Floor No Crawlsp	n/a	n/a	672.5	n/a	n/a
New Garage Front Wall	_Garage_	R-0 Wall	0	Front	152	32	90
New Garage Right Wall	_Garage_	R-0 Wall	270	Right	42.7	0	90
New Garage Left Wall	_Garage_	R-0 Wall	90	Left	178	0	90
New Garage Back Wall	_Garage_	R-0 Wall	180	Back	160	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
New Roof	3rd.&4th Floor 3414 - Uni	R-38 + R5 Roof No Attic	0	Front	472.5	0	0.5	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 (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
D - 5	Window	New Front Wall 3rd. Fl	Front	0			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
D - 8	Window	New Back Wall 2nd. Fl	Back	180			1	56	0.3	NFRC	0.23	NFRC	Bug Screen
W - 4	Window	New Front Wall 3rd. Fl	Front	0			1	7	0.3	NFRC	0.23	NFRC	Bug Screen
D - 5.2	Window	New Front Wall 3rd. Fl	Front	0			1	42	0.3	NFRC	0.23	NFRC	Bug Screen

Registration Number: 223-P019000604A-000-000-0000000-0000 — Registration Date/Time: 2023-09-27 16:30:44 — HERS Provider: CalCERTS Inc.
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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 (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
W - 5	Window	New Front Wall 3rd. Fl	Front	0			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
W - 2	Window	New Back Wall 3rd. Fl	Back	180			1	7	0.3	NFRC	0.23	NFRC	Bug Screen
D - 5	Window	New Back Wall 2nd. Fl	Back	180			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
W - 3	Window	New Back Wall 3rd. Fl	Back	180			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
W - 6	Window	New Front Wall 4th. Fl	Front	0			1	7	0.3	NFRC	0.23	NFRC	Bug Screen
W - 7	Window	New Front Wall 4th. Fl	Front	0			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
D - 5	Window	New Back Wall 4th. Fl	Back	180			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
W - 8	Window	New Back Wall 4th. Fl	Back	180			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
D - 9	New Front Wall	21	0.5
D - 3	New Left Wall 4th. Fl	21	0.5

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E — (Page 9 of 14)

Project Name: WILSHIRE DWELLING'S - 3414 UNIT 1 — **Calculation Date/Time:** 2023-09-27T16:14:20-07:00
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SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
New Slab On Grade	1st.&2nd. Floor 3414 - Un	68	0.1	none	0	80%	No
New Garage Slab	_Garage_	407	0.1	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 + R5 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-38	5 / None	0.025	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Sarking/Sheathing: Sheeting Cavity / Frame: R-38 / 2x12 Sheathing / Insulation: R-5 Sheathing Inside Finish: Gypsum Board
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Interior Floor No Crawlsp	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	R-30	None / None	CL032	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking: Cavity / Frame: R-30 / 2x12 Ceiling Below Finish: Gypsum Board
Interior Roof No Attic	Interior Ceiling	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-30	None / None	CL032	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking: Cavity / Frame: R-30 / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

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WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10H22U1 (40 gal, iA15)	Garage	Garage	Garage

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
New Ducted Heatpump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan:1	Air Distribution System 1	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling				Zonally Controlled	Compressor Type	HERS Verification
			Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER / CEER			
Heat Pump System 1	Central split HP	1	HSPF	6.2	18000	42500	EER|CEER	14	11.5	Non-Zonal	Single Speed	Heat Pump System 1 Hers Hpprop

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HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1 hers-hpprop	Required	350	HERS Required	Not Required	Yes	No	Yes	No

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditi-oned Zone	Conditi-oned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1 hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1 hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1 hers-fan

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Estudio75
Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work is authorized thereby. At the completion, said shall be made available to city officials upon request. It is unlawful to change, modify, or alter the approved plans and specifications without authorization of the Building Official. Approval of these plans and specifications SHALL NOT be held to permit noncompliance the violation of any City, County, State, or Federal laws, and ordinances.

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

UNIT 1
3414 Florida Street
San Diego, California 92104

Project Address

T01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3414 UNIT 1 — **Calculation Date/Time:** 2023-09-27T16:14:03-07:00 — (Page 13 of 14)

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HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC fan 1 function:	Required?	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Shim (40)WindNat	80.	(0.3)	Exhaust	No	n/a / n/a	No	Yes	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is complete and complies.

Documentation Author Name: Ricardo Perez — Documentation Author Signature: Ricardo Perez

Company: Estudio75 — Signature Date: 2023-09-27 16:30:13

Address: 4275 Executive Square #200 — CEA/HERS Certification Identification (if applicable): R19-19-30062

City/State/Zip: La Jolla, CA 92037 — Phone: 619-274-2838

CABEC CERTIFIED ENERGY ANALYST

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 certify that the energy 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 design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for the permit application.

Responsible Designer Name: Jose A Perez — Responsible Designer Signature: Jose A. Perez

Company: ArkiDesign Inc — Date Signed: 2023-09-27 16:30:44

Address: 402 W Broadway, 4th Floor — License: n/a

City/State/Zip: San Diego, CA 92101 — Phone: 619-665-0872

Digitally signed by CalCERTS. This digital signature is provided in order to ensure the content of this registered document and to convey my/our registration number responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com!

Registration Number: — Registration Date/Time: — HERS Provider: — CalCERTS Inc.

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RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: WILSHIRE DWELLINGS - 3414 UNIT 1	Building Type: ☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration	Date: 9/27/2023
Project Address: 3414 Florida Street, San Diego	California Energy Climate Zone: CA Climate Zone 07	Total Cond. Floor Area: 1,776	Addition: n/a	# of Units: 1

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Roof	Wood Framed	R 15	2,185	New
Ceiling	Gypsum Board	no insulation	40	New
Slab	Exposed Slab-on-Grade	no insulation	80 Perim = 0'	New
Wall	Wood Framed	R 21	1,58	New
Demising	Wood Framed w/o Cavity Space	R 19	1,584	New
Demising	Wood Framed Ceiling	R 30	1,710	New
Roof	Wood Framed Rafter	R 30	472 Assembly U:	New

FENESTRATION

Total Area: 370 Glazing Percentage: 19.9% Area Weighted Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (W)	148.0	0.300	0.23	none	none	None	New
Rear (S)	159.0	0.300	0.23	none	none	None	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.50 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Heat Cooled Heatpump	Ducted	Ducted	Conditioned	8.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Ef	Distribution	Status
1	Heat Pump	40	3.75	Standard	New

EnergyPro 9.2 by EnergySoft — User Number: 6441 — 50 — Page 12 of 23

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces, household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour), and pool and spa heaters.

Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from this model or any dryer.

Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.

Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 120.3(c). Insulation exposed to weather must be water-retardant and protected from UV light and adhesive tapes. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulated buried below grade must be installed in a waterproof and non-crushable casing or sleeve.

Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to service individual dwelling units must include a source of heat 2.5 x 2.5 x 2.5 ft^3 suitable for the future installation of a heat pump water heater, and meet vent clearance and plumbing requirements, based on the distance between the designated space and the water heater location, and a condensate drain no more than 2' higher than the base of the water heater.

Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials' Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the enforcement agency that the installation meets this requirement.

CMC Compliance. As air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible,3rd Edition, Portions of supply-air and return-air ducts and plenums must be insulated to R-8 or higher. ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) are not required to be insulated. Connections of metal ducts and these type of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used, Building Cavities, air handler support platforms, and plenums designed or constructed with materials other than sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. ducts installed in these spaces must not be compressed.

Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction; connections, and closure; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for; pressure-sensitive tapes, mastics, sealants, and other requirements specified by duct construction.

Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and exhaust shaft vents.

Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water-retardant and solar radiation-resistant coating.

Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a surface area less than or equal to 25 ft^2/100 ft^2 between the inner core and outer vapor barrier.

Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems or supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.

Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two-inch depth or can be one inch if sized per Equation 150.0-A. Clean filter pressure drop and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service. Filter grilles or plates must use gaskets, sealing, or other means to close gaps around the nominal filters to and prevent air from bypassing the filter.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a rated fan efficacy of 0.45 watts per cfm or less, or a commercially installed static pressure probe in the supply plenum. Airflow must be ≥ 300 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high-velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, have a minimum fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.

Ventilation and Indoor Air Quality:

Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.

Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not increased by the whole-dwelling unit ventilation airflow required per § 150.0(o)2C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per § 150.0(o)1Bxiii. CFI ventilation systems must have controls that include an override on ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(o)1C.

Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouse. Single-family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, accessible spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)2-G.

Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonresidential kitchens must have demand controlled exhaust system meeting requirements of § 150.0(o)1Gii enclosed kitchens and bathrooms can use demand controlled or continuous exhaust meeting § 150.0(o)1Giii. Airflow must be measured by the installer per § 150.0(o)1Gv, and rated for sound per § 150.0(o)1Gvi.

Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 7.2 at no less than the minimum airflow rate required by § 150.0(o)1C.

Field Ventilation and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rated and sound requirements per § 150.0(o)1G

Pool and Spa Systems and Equipment:

Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following, in accordance with the Appliance Efficiency Regulations and listed in MAEDBS: an on/off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.

Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.

Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.

Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump, dump flow rate, piping, filters, and valves.

Lighting:

Lighting Controls and Components. All lighting control devices and systems; ballasts, and luminaires must meet the applicable requirements of § 110.9.

Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.

Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that any more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor, control, low voltage setting, or fan speed control.

Lighting integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS installed branch circuits, or a dedicated raceway from the main service to a subpanel that meets the branch circuits in § 150.0(s), at least four branch circuits must be identified and have their source indicated at a single panelboard suitable to be supplied by the ESS. with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supporting a sleeping room receptacle outlet. main panelboard must have a minimum busbar rating of 225 amps. sufficient space must be reserved for a future installation of a system busbar or panelboard/transfer switch and for the main panelboard. with nameplate installed between the panelboard and the switch location to allow the connection of backup power source.

Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: WILSHIRE DWELLING'S - 3414 UNIT 1 — Date: 9/27/2023

System Name: New Ducted Heatpump — Floor Area: 1,776

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	40,000
Total Output (Btuh)	40,000
Output (Btuh/sqft)	27.0
Cooling System	
Output per System	46,000
Total Output (Btuh)	46,000
Total Output (Btuh/sqft)	27.0
Total Output (sqft/Ton)	443.0
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.000

SYSTEM LOAD

		COIL COOLING PEAK			COIL HTG. PEAK	
		CFM	Sensible	Latent	CFM	Sensible
Total Room Loads		366	12,149	1,457	N/A	12,804
Return Ventilated Lighting		0				
Return Air Duct≥		121				153
Return Fan		0				0
Ventilation		0	0	0		0
Supply Fan		0				0
Supply Air Ducts		121				153
TOTAL SYSTEM LOAD		12,391	1,457			13,110

HVAC EQUIPMENT SELECTION

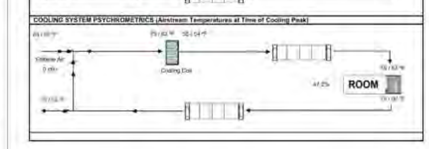
Ducted Heatpump, 46K Btuh/4 Ton	46,000	0	46,192
	0	0	0
Total Adjusted System Output (Adjusted for Peak Design Conditions)	46,000	0	46,192

Note: values above given at AR conditions — TIME OF SYSTEM PEAK: Aug 3 PM — Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



Electric and Energy Storage Ready:

5/6/22

Estudio75
Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

This set of plans and specifications shall not be used in whole or in part for any work at all times during which work authorized by these plans is in progress, unless the Building Official has been given prior request. It is unlawful to change, modify, or alter the approved plans and specifications without authorization of the Building Official. The stamping of these plans and specifications shall NOT be held to permit noncompliance the violation of any City, County, State, or Federal laws, not exceptions.

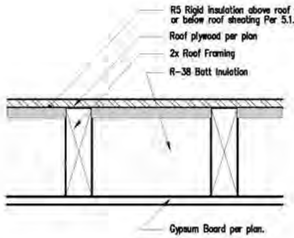
10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

UNIT 1
3414 Florida Street
San Diego, California 92104

Project Address

T02

Rigid foam insulation is usually a qualified vapor barrier. Foam-seal or tape all the sides where the rigid meets timber, because these gaps will facilitate vapor flow



R806.5 Unvented Attic and Unvented Enclosed Rafter Assemblies Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

1. The unvented attic space is completely within the building thermal envelope.
2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
3. Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
4. In California Climate Zones 14 and 16, any air-impermeableinsulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.

4.1. A Class I or Class II vapor retarder shall be installed on the indirectly conditioned space side of all insulation in an unvented attic with air-permeable insulation, for condensation control. See the California Energy Code, Figure 100.1-A -California Climate Zones.

5. Insulation shall be located in accordance with the following:

5.1. Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.No insulation shall be required when roof tiles, wood shingles or wood rate of no more than one perm under the dry cup method is present.

5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.

5.1.2. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Section 5.1.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.

5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the under-side of the structural roof sheathing and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.

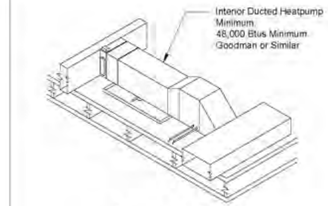
5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45F (7C). For calculation purposes, an interior air temperature of 68F (20C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months. R806.5 Unvented Attic and Unvented Enclosed Rafter Assemblies 5.2. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

TABLE R806.5
INSULATION FOR CONDENSATION CONTROL

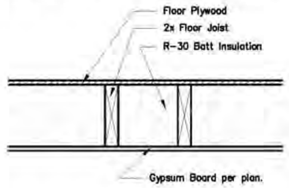
CLIMATE ZONE	MINIMUM RIGID BOARD OR AIR-IMPERMEABLE INSULATION R-VALUE
6-15 the roof only	0 (none required)
3-15	R-5
1 & 2	R-10
16	R-15

a Note: Examples of 'air-impermeable' insulation include polyurethane spray foam and extruded polystyrene rigid foam. The following are not air-impermeable: fiberglass, rock wool and netted or blown cellulose insulation.

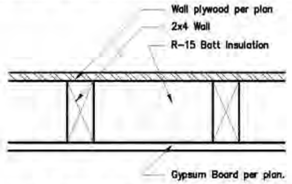
VAULTED CEILING / FLAT ROOF



DUCTED HEATPUMP DETAIL (HERS VERIFICATION REQUIRED)



INSULATION BETWEEN FLOORS

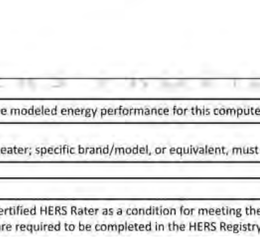


INSULATION AT EXTERIOR WALL

Table 150.0-G Kitchen Range Hood Airflow Rates (cfm) and ASTM E3087 Capture Efficiency (CE) Ratings According to Dwelling Unit Floor Area and Kitchen Range Fuel Type

Dwelling Unit Floor Area (ft^2)	Hood Over Electric Range	Hood Over Natural Gas Range
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN RANGE HOOD CFM



REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.61	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

PV SYSTEMS REQUIRED

Certificate of Product Ratings
Electric Heatpump W.H. 40 Gallons

Rheem - XE40T10H22U0 : XE40T10H22U0

ENERGY STAR Unique ID:	2391220
Brand Name:	Rheem
Model Number:	XE40T10H22U0
Type:	Hybrid/Electric Heat Pump
Fuel:	Electric
Storage Volume (gallons):	40 Gallons
Tank Height (inches):	45.0
Tank Diameter (inches):	18.0
Input Voltage for HPWH:	240
Electric Usage at 125°F outlet temp (kWh/yr):	643
Uniform Energy Factor (UEF):	3.45
First Hour Rating at 125°F outlet temp (gallons/hr):	
Recovery Efficiency per UEF test method (%):	432.00
Max. Amps:	12.0



WATER HEATER

PANASONIC FV-0511VH1
Specification Submittal Data / Panasonic Ventilation Fan/Heater

Description:
Ventilating fan/heater shall be low noise ceiling mount type rated for continuous run. Fan/heater shall be certified by the Home Ventilating Institute (HVI). Heating elements shall be included. Evaluated by Underwriters Laboratories and conform to both UL and cUL safety standards. Fan/heater is not intended for installation over a tub/shower enclosure.

Motor/Blower:
- Enclosed brushless ECM motor technology rated for continuous run
- Fan ventilation rates shall be manually adjustable for 50-80-110 CFM.
- Power rating shall be 120 volts and 60 Hz.
- Motor equipped with thermal cutoff fuse.
- Removable with permanently lubricated plug-in motor.
- Minimum 20 Amp dedicated circuit required.

Housing:
- 26 gauge Zinc-Aluminum-Magnesium (ZAM) housing
- Integrated dual 4" or 6" diameter duct adapter
- Built-in back draft damper.
- Built-in metal flange provides blocking for penetrations through drywall as an Air Barrier, and assists with the decrease in leakage in the building envelope during blower door testing.
- Building Envelope during blower door testing.
- Suitable for installation in ceilings insulated up to R60.
- Adjustable and expandable installation bracket up to 24".

Grille:
- Attractive design using Poly Pro material
- Attaches directly to housing with torsion springs
- Circulation grille with built-in diffuser for higher output velocity and directional heat throw.

Heater:
- 1500W Positive Temperature Coefficient (PTC) heater for greater safety and reliability.
- Heater is self-limiting. As it approaches designed operating temperature, the electrical consumption automatically decreases, which prevents overheating.

Warranty:
- 5 years ECM Motor, 5 years LED, 3 years all other parts.

Architectural Specifications:
Ventilation fan/heater combination shall be ceiling mount, with built-in speed selector. Select from 50/80/110 CFM and no more than <0.3/<0.3/0.7 sone as certified by the Home Ventilating Institute (HVI) at 0.1 static pressure in inches water gauge (w.g.), with 51/82/112 CFM and no more than 0.9/1.0/1.5 sone as certified by HVI at 0.25 w.g., and no less than 53/82/110 CFM at 0.375 w.g. Power Consumption shall be no greater than 4.7/7.7/12 watts at 0.1 w.g., 8.6/13.3/19.0 watts at 0.25 w.g., and 12.3/18.2/26.0 watts at 0.375 w.g. Energy efficiency shall be no less than 10.8/10.4/9.2 CFM/watt at 0.1 w.g. 9.9/8.2/6.9 CFM/watt at 0.25, and 4.3/4.5/4.0 CFM/watt at 0.375 w.g. Power rating shall be 120v/60Hz. Minimum 20 Amp dedicated circuit required. Duct diameter shall be inclusive of an integrated dual 4" or 6" duct adapter. Also suitable for installation in ceilings insulated up to R60. Fan/heater is not intended for installation over a tub/shower enclosure. Fan/heater can be used to comply with ASHRAE 62.2. Heating element power consumption shall be no less than 1500 watts. Fan/Heater shall also include a circulation grille that incorporates a diffuser for higher output velocity and directional heat throw.

Continuous exhaust system:
IAQ fan shall run continuously and has max 1 sone noise level. Continuous exhaust systems require HERS blower door testing to show no more than 0.3 cfm/sq ft leakage base upon the envelope surface area per section 150.0(o)1E BEES. Please note on plans accordingly

WhisperWarm DC FV-0511VH1		4"		4"		4"		
Static Pressure in inches w.g.	0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375
Air Volume (CFM)	115	112	110	80	82	82	55	61	63
Noise (sones)	0.7	1.5	-	<0.3	1.0	-	<0.3	0.8	-
Power Consumption (watts)	12	18.0	26.0	7.7	13.3	19.2	4.5	8.6	12.3
Energy Efficiency (CFM/watt)	9.2	6.9	4	10.4	6.2	4.5	12.5	7.0	4.3
Speed (RPM)	951	1080	1249	776	1000	1173	888	980	1112
Current (amps)	0.24	0.87	0.43	0.14	0.26	0.35	0.15	0.19	0.25
MAR - Current (amps)	0.50								
Power Rating (VAC)	120/60								
Motor Type	ECM								
ENERGY STAR rated	N/A - No ESTAR category for fan/heater								

Industry research indicates static pressure in typical installations ranges from 0.25" to 0.375".
--HVI testing and certification based on 4" duct.



ECM Motor Technology:
When the fan senses static pressure, its speed is automatically increased to ensure that the desired CFM is not compromised, which allows the fan to perform as rated.

IAQ FAN (HERS VERIFICATION REQUIRED)

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Non-standard duct location (any location other than attic) • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Indoor air quality ventilation • Kitchen range hood • Minimum Airflow • Verified Refrigerant Charge • Fan Efficacy Watts/CFM • Verified heat pump rated heating capacity • Duct leakage testing • Ducts located entirely in conditioned space confirmed by duct leakage testing

ENERGY EFFICIENCY HERS VERIFICATION

Estudio75
Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized by these plans is in progress, and shall not be used for any purpose other than those intended. It is unlawful to change, modify, or alter the approved plans and specifications in any manner without the knowledge and consent of the designer. None of these plans and specifications SHALL NOT be held to permit noncompliance the violation of any City, County, State, or Federal laws, non exceptions.

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

UNIT 1
3414 Florida Street
San Diego, California 92104

Project Address

T03

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3416 UNIT 1 — **Calculation Date/Time:** 2023-09-27T17:04:51-07:00 — **(Page 1 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 3416 Florida Street - UNIT 2.ribd22x

GENERAL INFORMATION					
01	Project Name	WILSHIRE DWELLING'S - 3416 UNIT 2			
02	Run Title	Title 24 Analysis			
03	Project Location	3416 Florida Street			
04	City	San Diego	09	Standards Version	2022
06	Zip code	92104	07	Software Version	EnergyPro 9.2
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	4
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	2415.5	19	Glazing Percentage (%)	21.48%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	Occupancy (#)	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: 223-P019300582A00-000-000000000-0000 — Registration Date/Time: 2023-09-27 17:07:48 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2023-09-27 17:05:51

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3416 UNIT 2 — **Calculation Date/Time:** 2023-09-27T17:04:51-07:00 — **(Page 2 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 3416 Florida Street - UNIT 2.ribd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[2] EDR (EDR2efficiency)	Total[3] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[2] EDR (EDR2efficiency)	Total[3] EDR (EDR2total)
Standard Design	32.9	31.3	28.5			
Proposed Design	32.7	31.7	27.5	0.7	0.7	1.4
RESULT[4]: PASS						

[2]Efficiency EDR includes improvements like a better building envelope and more efficient equipment

[3]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

[4]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and summer load hour limits are not exceeded.

- Standard Design PV Capacity: 1.81 kWdc
- PV System resized to 1.81 kWdc (a factor of 1.814) to achieve Standard Design PV: PV scaled

Registration Number: 223-P019300582A00-000-000000000-0000 — Registration Date/Time: 2023-09-27 17:07:48 — HERS Provider: CalCERTS Inc.

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Project Name: WILSHIRE DWELLING'S - 3416 UNIT 2 — **Calculation Date/Time:** 2023-09-27T17:04:51-07:00 — **(Page 3 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 3416 Florida Street - UNIT 2.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.5	2.26	0.50	6.59	0.42	4.31
Space Cooling	0.24	6.49	0.09	3.1	0.15	2.99
IAQ Ventilation	0.3	3.19	0.3	3.19	0	0
Water Heating	1.24	14.18	0.91	10.49	0.3	3.69
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	2.27	26.12	2.24	23.77	0.01	2.35
Photovoltaics	-1.81	-20.12	-1.81	-20.12		
Battery				0		
Flexibility						
Indoor Lighting	0.77	7.91	0.77	7.91		
Appl. & Cooking	3.33	22.23	3.33	22.97		
Plug Loads	2.54	16.87	2.54	16.87		
Outdoor Lighting	0.15	1.83	0.15	1.83		
TOTAL COMPLIANCE	7.66	48.84	7.51	46.26		

Registration Number: 223-P019300582A00-000-000000000-0000 — Registration Date/Time: 2023-09-27 17:07:48 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2023-09-27 17:05:51

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3416 UNIT 2 — **Calculation Date/Time:** 2023-09-27T17:04:51-07:00 — **(Page 4 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 3416 Florida Street - UNIT 2.ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	11.7	11.21	0.49	4.19
Net EUI[2]	4.81	4.31	0.5	10.4

Notes:
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (a in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.81	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater: specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Registration Number: 223-P019300582A00-000-000000000-0000 — Registration Date/Time: 2023-09-27 17:07:48 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2023-09-27 17:05:51

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3416 UNIT 2 — **Calculation Date/Time:** 2023-09-27T17:04:51-07:00 — **(Page 5 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 3416 Florida Street - UNIT 2.ribd22x

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	Number of Ventilation Cooling Systems	Number of Water Heating Systems
WILSHIRE DWELLING'S - 3416 UNIT 2	1415.5	1	1	1	0	1

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	Status
1st,&2nd. Floor 3416 - Un	Conditioned	New Ducted Heatpump1	1060.5	8	DHW Sys 1	New
3rd,&4th Floor 3416 - Uni	Conditioned	New Ducted Heatpump1	855	8	DHW Sys 1	New

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)
New Front Wall 1st. Fl.	1st.&2nd. Floor 3416 - Un	R-15 Wall	0	Front	28	21	90
New Right Wall 1st. Fl.	1st.&2nd. Floor 3416 - Un	R-15 Wall	90	Left	114.5	0	90
New Front Wall 2nd. Fl.	1st.&2nd. Floor 3416 - Un	R-21 Wall	0	Front	140	58	90
New Right Wall 2nd. Fl.	1st.&2nd. Floor 3416 - Un	R-15 Wall	270	Right	216	0	90
New Left Wall 2nd. Fl.	1st.&2nd. Floor 3416 - Un	R-15 Wall	90	Left	216	0	90
New Back Wall 1st. Fl.	1st.&2nd. Floor 3416 - Un	R-15 Wall	180	Back	240	63	90

Registration Number: 223-P019300582A00-000-000000000-0000 — Registration Date/Time: 2023-09-27 17:07:48 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2023-09-27 17:05:51

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Project Name: WILSHIRE DWELLING'S - 3416 UNIT 2 — **Calculation Date/Time:** 2023-09-27T17:04:51-07:00 — **(Page 6 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 3416 Florida Street - UNIT 2.ribd22x

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)
New Front Wall 3rd. Fl.	3rd.&4th Floor 3416 - Uni	R-15 Wall	0	Front	240	87	90
New Right Wall 3rd. Fl.	3rd.&4th Floor 3416 - Uni	R-15 Wall	270	Right	216	0	90
New Left Wall 3rd. Fl.	3rd.&4th Floor 3416 - Uni	R-15 Wall	90	Left	216	0	90
New Back Wall 3rd. Fl.	3rd.&4th Floor 3416 - Uni	R-15 Wall	180	Back	240	63	90
New Front Wall 4th. Fl.	3rd.&4th Floor 3416 - Uni	R-21 Wall	0	Front	240	21	90
New Right Wall 4th. Fl.	3rd.&4th Floor 3416 - Uni	R-21 Wall	270	Right	216	0	90
New Left Wall 4th. Fl.	3rd.&4th Floor 3416 - Uni	R-21 Wall	90	Left	216	31	90
New Back Wall 4th. Fl.	3rd.&4th Floor 3416 - Uni	R-21 Wall	180	Back	240	54	90
Interior Left Wall	1st.&2nd. Floor 3416 - Un	R-15 Wall	n/a	n/a	154	0	n/a
Interior Back Wall	1st.&2nd. Floor 3416 - Un	R-15 Wall	n/a	n/a	28	0	n/a
Interior Roof	1st.&2nd. Floor 3416 - Un	Interior Roof No Attic	n/a	n/a	472.5	n/a	n/a
Interior Roof 2	3rd.&4th Floor 3416 - Uni	Interior Roof No Attic	n/a	n/a	472.5	n/a	n/a
Interior Floor	1st.&2nd. Floor 3416 - Un	Interior Floor No Crawlsp	n/a	n/a	902.5	n/a	n/a
Interior Floor 2	1st.&2nd. Floor 3416 - Un	Interior Floor No Crawlsp	n/a	n/a	116	n/a	n/a
Interior Floor 3	3rd.&4th Floor 3416 - Uni	Interior Floor No Crawlsp	n/a	n/a	472.5	n/a	n/a

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E

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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)
Interior Floor 4	3rd.&4th Floor 3416 - Uni	Interior Floor No Crawlsp	n/a	n/a	582.5	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rad (a in 12)	Roof Reflectance	Roof Emittance	Cool Roof
New Roof	3rd.&4th Floor 3416 - Uni	R-30 + R5 Roof No Attic	0	Front	482.5	0	0:1	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	Exterior Shading
W - 1	Window	New Front Wall 2nd. Fl.	Front	0			1	56	0.3	NFRC	0.23	NFRC	Bug Screen
D - 5	Window	New Back Wall 2nd. Fl.	Back	180			1	63	0.3	NFRC	0.23	NFRC	Bug Screen
W - 2	Window	New Front Wall 3rd. Fl.	Front	0			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
D - 6	Window	New Front Wall 3rd. Fl.	Front	0			1	15	0.3	NFRC	0.23	NFRC	Bug Screen
D - 5	Window	New Back Wall 3rd. Fl.	Back	180			1	63	0.3	NFRC	0.23	NFRC	Bug Screen
W - 1	Window	New Front Wall 4th. Fl.	Front	0			1	63	0.3	NFRC	0.23	NFRC	Bug Screen

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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	Exterior Shading
D - 4	Window	New Back Wall 4th. Fl.	Back	180			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
W - 4	Window	New Back Wall 4th. Fl.	Back	180			1	12	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
D - 3	New Front Wall 4th. Fl.	21	0.3
D - 3	New Left Wall 4th. Fl.	21	0.3

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
New Slab On Grade	1st.&2nd. Floor 3416 - Un	68	0.1	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-15	None / None	0.055	Inside Finish: Gypsum Board; Cavity / Frame: R-15 / 2x6 Exterior Finish: 3 Coat Stucco

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	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 Exterior Finish: 3 Coat Stucco
R-38 + R5 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-38	5 / None	0.025	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Sheathing / Insulation: R-5 Sheathing Inside Finish: Gypsum Board
R-15 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Interior Floor No Crawlsp	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	R-38	None / None	0.031	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Ceiling Below Finish: Gypsum Board
Interior Roof No Attic	Interior Ceiling	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-30	None / None	0.032	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFMS0	CFMS0
Not Required	Not Required	N/A	n/a	n/a

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WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	60	Rheem	XE60T10H22U0 (60 gal. 4kW)	Outside	3rd.&4th Floor 3416 - Uni	3rd.&4th Floor 3416 - Uni

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
New Ducted Heatpump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	ClimBack

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HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling					Compressor Type	HERS Verification
			Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER2 / CEER	Zonally Controlled		
Heat Pump System 1	Central split HP	1	HSPF	8.2	48000	42500	EERSEER	14	11.5	Not Zonal	Single Speed	Heat Pump System 1 has Heating

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1 has Heating	Required	350	Not Required	Not Required	Yes	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1 has Heating	Conditioned space-entirely	Non-Vented	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1 has duct

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HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1 has duct	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.35	HVAC Fan 1 has fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1 has fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Shared IAQ Ventilation	54	0.35	Exhaust	No	n/a / n/a	No	Yes	

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This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized by these plans is in progress, and shall be open to inspection by any officer duly empowered to enforce the provisions of any City, County, State, or Federal laws, and ordinances.

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

Estudio75
Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

UNIT 2
3416 Florida Street
San Diego, California 92104

Project Address

T04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Ricardo Perez	Ricardo Perez
Company: Estudio75	Signature Date: 2023-09-27 17:07:23
Address: 4275 Executive Square #200	CEA/HERS Certification Identification (If applicable): R19-19-30062
City/State/Zip: La Jolla, CA 92037	Phone: 619-274-2838

CABEC CERTIFIED ENERGY ANALYST

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 this building design identified on this Certificate of Compliance.
2. I certify that the energy 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 design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Jose A Perez	Jose A Perez
Company: ArkiDesigns Inc	Date Signed: 2023-09-27 17:07:46
Address: 402 W Broadway, 4th Floor	License: n/a
City/State/Zip: San Diego, CA 92101	Phone: 619-666-0672

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC 400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped. *
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof assemblies minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45 or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(a):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n)1I:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A mechanical damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close like mechanical damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-ii.
§ 150.0(o)1G	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust: nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.(o)1Giii&iv. Airflow must be measured by the installer per §150.0(o)1Giv, and tested for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals,unless per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting, a permanent weatherproof plate or card with operating instructions, and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(c)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water,and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 43 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls:** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k)
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g. living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e)
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n)1:	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(n); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(i):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(i):	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(j):	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: WILSHIRE DWELLING'S - 3416 UNIT 2	Building Type: ☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration	Date: 9/27/2023
Project Address: 3416 Flooda Street San Diego	California Energy Climate Zone: CA Climate Zone 07	Total Cond. Floor Area: 1,416	Addition: n/a	# of Units: 1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall:	Wood Framed:	R-15	2,028		New
Door:	Opaque Door:	-no insulation	42		New
Slab:	Unheated Slab-on-Grade:	-no insulation	88	Perim > 0'	New
Wall:	Wood Framed:	R-21	84		New
Demising:	Wood Framed w/o Crawl Space:	R-38	1,328		New
Demising:	Wood Framed Rafter:	R-30	945		New
Roof:	Wood Framed Rafter:	R-38	383	Add=R-5.0	New

FENESTRATION Total Area: 304 Glazing Percentage: 21.5% New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N):	124.0	0.300	0.23	none	none	N/A	New
Rear (S):	180.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.20 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
New Ducted Heatpump	Ducts	Ducted	Conditioned	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Ef	Distribution	Status
1	Heat Pump	40	3.75	Standard	New

EnergyPro 9.2 by EnergySoft, User# Number: 5441 ID: Page 10 of 22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: WILSHIRE DWELLING'S - 3416 UNIT 2	Date: 9/27/2023
System Name: New Ducted Heatpump	Floor Area: 1,416

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	48,000
Total Output (Btu/h)	48,000
Output (Btuh/sqft)	33.9
Cooling System	
Output per System	48,000
Total Output (Btuh)	48,000
Total Output (Tons)	4.0
Total Output (Btuh/sqft)	33.9
Total Output (sqft/Ton)	353.0
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00
Note: values above given at ARI conditions	

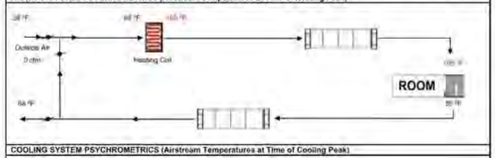
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	496	10,634	1,162	599	11,502
Return Ventilated Lighting		0			0
Return Air Ducts		109			136
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		109			136
TOTAL SYSTEM LOAD		10,847	1,162		11,775

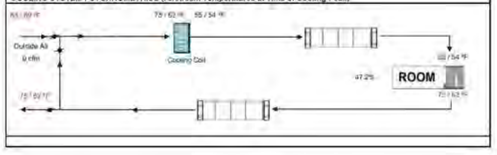
HVAC EQUIPMENT SELECTION

Ducted Heatpump 48K Btuh/ Ton	48,000	0	48,000
Total Adjusted System Output (Adjusted for Peak Design conditions)	48,000	0	48,000
TIME OF SYSTEM PEAK	Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



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Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

UNIT 2
3416 Florida Street
San Diego, California 92104

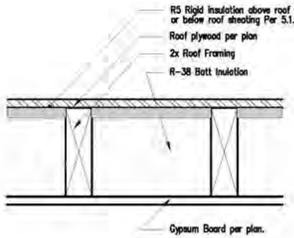
Project Address

T05

All set of plans and specifications shall be kept on the site of the structure of work, and the same shall be available to these plans is in progress, and shall be made available to City officials when required. It is unlawful to change, modify, or alter the approved plans and specifications after the issuance of the Building Permit. For keeping of these plans and specifications SHALL NOT be held to permit suspension the violation of any City, County, State, or Federal laws, or ordinances.

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

Rigid foam insulation is usually a qualified vapor barrier. Foam-seal or tape all the sides where the rigid meets timber, because these gaps will facilitate vapor flow



R806.5 Unvented Attic and Unvented Enclosed Rafter Assemblies Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

1. The unvented attic space is completely within the building thermal envelope.
2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
3. Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
4. In California Climate Zones 14 and 16, any air-impermeableinsulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.

4.1. A Class I or Class II vapor retarder shall be installed on the indirectly conditioned space side of all insulation in an unvented attic with air-permeable insulation, for condensation control. See the California Energy Code, Figure 100.1-A -California Climate Zones.

5. Insulation shall be located in accordance with the following:

5.1. Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.No insulation shall be required when roof tiles, wood shingles or wood rate of no more than one perm under the dry cup method is present.

5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.

5.1.2. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Section 5.1.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.

5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the under-side of the structural roof sheathing and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.

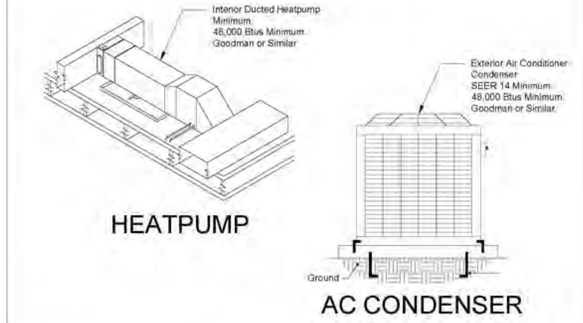
5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45F (7C). For calculation purposes, an interior air temperature of 68F (20C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months. R806.5 Unvented Attic and Unvented Enclosed Rafter Assemblies 5.2. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

TABLE R806.5
INSULATION FOR CONDENSATION CONTROL

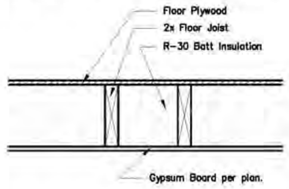
CLIMATE ZONE	MINIMUM RIGID BOARD OR AIR-IMPERMEABLE INSULATION R-VALUE
6-15 the roof only	0 (none required)
3-15	R-5
1 & 2	R-10
16	R-15

a Note: Examples of 'air-impermeable' insulation include polyurethane spray foam and extruded polystyrene rigid foam. The following are not air-impermeable: fiberglass, rock wool and netted or blown cellulose insulation.

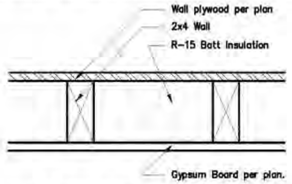
VAULTED CEILING / FLAT ROOF



DUCTED HEATPUMP DETAIL (HERS VERIFICATION REQUIRED)



INSULATION BETWEEN FLOORS

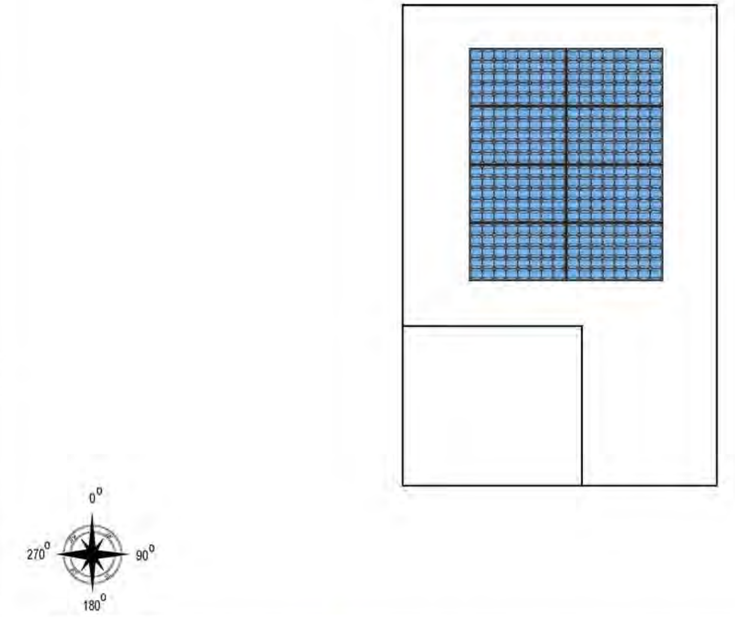


INSULATION AT EXTERIOR WALL

Table 150.0-G Kitchen Range Hood Airflow Rates (cfm) and ASTM E3087 Capture Efficiency (CE) Ratings According to Dwelling Unit Floor Area and Kitchen Range Fuel Type

Dwelling Unit Floor Area (ft^2)	Hood Over Electric Range	Hood Over Natural Gas Range
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN RANGE HOOD CFM



PV SYSTEMS REQUIRED

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.81	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

Certificate of Product Ratings
Electric Heatpump W.H. 40 Gallons

Rheem - XE40T10H22U0 : XE40T10H22U0

ENERGY STAR Unique ID:	2391220
Brand Name:	Rheem
Model Number:	XE40T10H22U0
Type:	Hybrid/Electric Heat Pump
Fuel:	Electric
Storage Volume (gallons):	40 Gallons
Tank Height (inches):	45.0
Tank Diameter (inches):	16.0
Input Voltage for HPWH:	240
Electric Usage at 125°F outlet temp (kWh/yr):	643
Uniform Energy Factor (UEF):	3.45
First Hour Rating at 125°F outlet temp (gallons/hr):	
Recovery Efficiency per UEF test method (%):	432.00
Max. Amps:	12.0



WATER HEATER

PANASONIC FV-0511VH1
Specification Submittal Data / Panasonic Ventilation Fan/Heater

Description:
Ventilating fan/heater shall be low noise ceiling mount type rated for continuous run. Fan/heater shall be certified by the Home Ventilating Institute (HVI). Heating elements shall be included. Evaluated by Underwriters Laboratories and conform to both UL and cUL safety standards. Fan/heater is not intended for installation over a tub/shower enclosure.

Motor/Blower:
- Enclosed brushless ECM motor technology rated for continuous run
- Fan ventilation rates shall be manually adjustable for 50-80-110 CFM.
- Power rating shall be 120 volts and 60 Hz.
- Motor equipped with thermal cutoff fuse.
- Removable with permanently lubricated plug-in motor.
- Minimum 20 Amp dedicated circuit required.

Housing:
- 26 gauge Zinc-Aluminum-Magnesium (ZAM) housing
- Integrated dual 4" or 6" diameter duct adapter
- Built-in back draft damper
- Built-in metal flange provides blocking for penetrations through drywall as an Air Barrier, and assists with fire clearance in leakage in the building envelope during blower door testing.
- Building Envelope during blower door testing.
- Suitable for installation in ceilings insulated up to R60.
- Adjustable and expandable installation bracket up to 24".

Grille:
- Attractive design using Poly Pro material
- Attaches directly to housing with torsion springs
- Circulation grille with built-in diffuser for higher output velocity and directional heat throw.

Heater:
- 1500W Positive Temperature Coefficient (PTC) heater for greater safety and reliability.
- Heater is self-limiting. As it approaches designed operating temperature, the electrical consumption automatically decreases, which prevents overheating.

Warranty:
- 5 years ECM Motor, 5 years LED, 3 years all other parts.

Architectural Specifications:
Ventilation fan/heater combination shall be ceiling mount, with built-in speed selector. Select from 50/80/110 CFM and no more than <0.3/<0.3/0.7 sone as certified by the Home Ventilating Institute (HVI) at 0.1 static pressure in inches water gauge (w.g.), with 51/82/112 CFM and no more than 0.9/1.0/1.5 sone as certified by HVI at 0.25 w.g., and no less than 53/82/110 CFM at 0.375 w.g. Power Consumption shall be no greater than 4.7/7.7/12 watts at 0.1 w.g., 8.6/13.3/19.0 watts at 0.25 w.g., and 12.3/18.2/26.0 watts at 0.375 w.g. Energy efficiency shall be no less than 10.8/10.4/9.2 CFM/watt at 0.1 w.g. 9.9/8.2/6.9 CFM/watt at 0.25, and 4.3/4.5/4.0 CFM/watt at 0.375 w.g. Power rating shall be 120v/60Hz. Minimum 20 Amp dedicated circuit required. Duct diameter shall be inclusive of an integrated dual 4" or 6" duct adapter. Also suitable for installation in ceilings insulated up to R60. Fan/heater is not intended for installation over a tub/shower enclosure. Fan/heater can be used to comply with ASHRAE 62.2. Heating element power consumption shall be no less than 1500 watts. Fan/Heater shall also include a circulation grille that incorporates a diffuser for higher output velocity and directional heat throw.

Continuous exhaust system:
IAQ fan shall run continuously and has max 1 sone noise level. Continuous exhaust systems require HERS blower door testing to show no more than 0.3 cfm/sq ft leakage base upon the envelope surface area per section 150.0(o)1E BEES. Please note on plans accordingly

WhisperWarm DC FV-0511VH1		4"		4"		4"	
Static Pressure in inches w.g.	0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375
Air Volume (CFM)	115	112	110	80	82	82	55	61	63
Noise (sones)	0.7	1.5	-	<0.3	1.0	-	<0.3	0.8	-
Power Consumption (watts)	12	18.0	26.0	7.7	13.3	19.2	4.5	8.6	12.3
Energy Efficiency (CFM/watt)	9.2	6.9	4	10.4	6.2	4.5	12.5	7.0	4.3
Speed (RPM)	951	1080	1249	776	1000	1173	888	980	1112
Current (amps)	0.24	0.87	1.43	0.14	0.26	0.38	0.10	0.19	0.28
Max. Current (amps)	0.50								
Power Rating (VAC)	120/60								
Motor Type	ECM								
ENERGY STAR Certified	N/A - No ESTAR category for fan/heater								

Industry research indicates static pressure in typical installations ranges from 0.25" to 0.375".
--HVI testing and certification based on 4" duct.



ECM Motor Technology:
When the fan senses static pressure, its speed is automatically increased to ensure that the desired CFM is not compromised, which allows the fan to perform as rated.

IAQ FAN (HERS VERIFICATION REQUIRED)

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Non-standard duct location (any location other than attic) • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Indoor air quality ventilation • Kitchen range hood • Minimum Airflow • Verified Refrigerant Charge • Fan Efficacy Watts/CFM • Verified heat pump rated heating capacity • Duct leakage testing • Ducts located entirely in conditioned space confirmed by duct leakage testing

ENERGY EFFICIENCY HERS VERIFICATION

Estudio75
Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized by these plans is in progress, and shall not be altered after the building is open inspect. It is unlawful to change, modify, or alter the approved plans and specifications without the permission of the Building Official. The issuance of these plans and specifications SHALL NOT be build to permit noncompliance the violation of any City, County, State, or Federal laws, not exercised.

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

UNIT 2
3416 Florida Street
San Diego, California 92104

Project Address

T06

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3418 UNIT 3 **Calculation Date/Time:** 2023-09-27T17:18:11-07:00 **(Page 1 of 13)**

Calculation Description: Title 24 Analysis **Input File Name:** 3418 Florida Street - UNIT 3.ribd22x

GENERAL INFORMATION					
01	Project Name	WILSHIRE DWELLING'S - 3418 UNIT 3			
02	Run Title	Title 24 Analysis			
03	Project Location	3418 Florida Street			
04	City	San Diego	09	Standards Version	2022
06	Zip code	92104	07	Software Version	EnergyPro 9.2
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	4
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1415.5	19	Glazing Percentage (%)	21.48%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	Occupancy (#)	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: 223-P[illegible]0000-0000-000 Registration Date/Time: 2023-09-27 17:18:11 HERS Provider: CalCERTS Inc.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3418 UNIT 3 **Calculation Date/Time:** 2023-09-27T17:18:11-07:00 **(Page 2 of 13)**

Calculation Description: Title 24 Analysis **Input File Name:** 3418 Florida Street - UNIT 3.ribd22x

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	34.4	41.9	29.2			
Proposed Design	32.3	37	27.4	2.1	4.9	1.9
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment

[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and summer load hour limits are not exceeded.

- Standard Design PV Capacity: 1.87 kWdc
- PV System resized to 1.87 kWdc (1 factor of 1.878) to achieve Standard Design PV PV kWhdc

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.85	5.83	0.67	4.69	0.18	0.80
Space Cooling	0.22	5.65	0.27	5.14	-0.04	0.51
IAQ Ventilation	0.3	3.19	0.3	3.19	0	0
Water Heating	1.29	14.31	0.97	10.83	0.28	3.48
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	2.65	26.98	2.11	23.85	0.5	3.12
Photovoltaics	-1.87	-17.43	-1.87	-17.43		
Battery		0		0		
Flexibility						
Indoor Lighting	0.83	8.56	0.83	8.56		
Appl. & Cooking	3.43	23.35	3.43	23.3		
Plug Loads	2.54	16.87	2.54	16.87		
Outdoor Lighting	0.15	1.83	0.15	1.83		
TOTAL COMPLIANCE	8.11	50.16	7.51	47.09		

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	11.24	11.41	0.83	6.78
Net EUI[2]	5.32	4.39	0.82	15.21

Notes:
1. Gross EUI is Energy Use Total (loss including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS												
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (a in 12)	Inverter Eff. (%)	Aerosol Solar Access (%)
1.87	N/A	Standard (14-17%)	Fixed	none	true	150.372	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Non-standard duct location (any location other than attic)
• Northeast Energy Efficiency Alliance (NEEA) rated heat pump water heater: specific brand/model, or equivalent, must be known

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.
• Indoor air quality ventilation
• Kitchen range hood
• Minimum Airflow
• Verified Refrigerant Charge
• Fan Efficacy Watts/CFM6
• Verified heat pump rated heating capacity
• Duct leakage testing
• Ducts located entirely in conditioned space confirmed by duct blaster testing

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Project Name: WILSHIRE DWELLING'S - 3418 UNIT 3 **Calculation Date/Time:** 2023-09-27T17:18:11-07:00 **(Page 5 of 13)**

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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	Number of Ventilation Cooling Systems	Number of Water Heating Systems
WILSHIRE DWELLING'S - 3418 UNIT 3	1415.5	1	1	3	0	1

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	Status
1st,&2nd. Floor 3418 - Uni	Conditioned	New Ducted Heatpump1	580.5	8	DHW Sys 1	New
3rd,&4th Floor 3418 - Uni	Conditioned	New Ducted Heatpump1	835	8	DHW Sys 1	New

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)
New Front Wall 1st. Fl.	1st.&2nd. Floor 3418 - Uni	R-15 Wall	0	Front	248	21	90
New Left Wall 1st. Fl.	1st.&2nd. Floor 3418 - Uni	R-15 Wall	90	Left	144.5	0	90
New Front Wall 2nd. Fl.	1st.&2nd. Floor 3418 - Uni	R-21 Wall	0	Front	140	58	90
New Right Wall 2nd. Fl.	1st.&2nd. Floor 3418 - Uni	R-15 Wall	270	Right	216	0	90
New Left Wall 2nd. Fl.	1st.&2nd. Floor 3418 - Uni	R-15 Wall	90	Left	216	0	90
New Back Wall 2nd. Fl.	1st.&2nd. Floor 3418 - Uni	R-15 Wall	180	Back	240	63	90

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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)
New Front Wall 3rd. Fl.	3rd.&4th Floor 3418 - Uni	R-15 Wall	0	Front	248	87	90
New Right Wall 3rd. Fl.	3rd.&4th Floor 3418 - Uni	R-15 Wall	270	Right	216	0	90
New Left Wall 3rd. Fl.	3rd.&4th Floor 3418 - Uni	R-15 Wall	90	Left	216	0	90
New Back Wall 3rd. Fl.	3rd.&4th Floor 3418 - Uni	R-15 Wall	180	Back	240	63	90
New Front Wall 4th. Fl.	3rd.&4th Floor 3418 - Uni	R-21 Wall	0	Front	140	21	90
New Right Wall 4th. Fl.	3rd.&4th Floor 3418 - Uni	R-21 Wall	270	Right	216	21	90
New Left Wall 4th. Fl.	3rd.&4th Floor 3418 - Uni	R-21 Wall	90	Left	216	0	90
New Back Wall 4th. Fl.	3rd.&4th Floor 3418 - Uni	R-15 Wall	180	Back	240	54	90
Interior Right Wall	1st.&2nd. Floor 3418 - Uni<>__Garage__	R-15 Wall1	n/a	n/a	184	0	n/a
Interior Back Wall	1st.&2nd. Floor 3418 - Uni<>__Garage__	R-15 Wall1	n/a	n/a	28	0	n/a
Interior Roof	1st.&2nd. Floor 3418 - Uni	Interior Roof No Attic	n/a	n/a	472.5	n/a	n/a
Interior Roof 2	3rd.&4th Floor 3418 - Uni	Interior Roof No Attic	n/a	n/a	472.5	n/a	n/a
Interior Floor	1st.&2nd. Floor 3418 - Uni	Interior Floor No Crawlsp	n/a	n/a	902.5	n/a	n/a
Interior Floor 2	1st.&2nd. Floor 3418 - Uni	Interior Floor No Crawlsp	n/a	n/a	116	n/a	n/a
Interior Floor 3	3rd.&4th Floor 3418 - Uni	Interior Floor No Crawlsp	n/a	n/a	472.5	n/a	n/a

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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)
Interior Floor 4	3rd.&4th Floor 3418 - Uni	Interior Floor No Crawlsp	n/a	n/a	902.5	n/a	n/a
New Garage Front Wall	__Garage__	R-0 Wall	0	Front	264	0	90
New Garage Right Wall	__Garage__	R-0 Wall	270	Right	42.7	0	90
New Garage Left Wall	__Garage__	R-0 Wall	90	Left	178	0	90
New Garage Back Wall	__Garage__	R-0 Wall	180	Back	264	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
New Roof	3rd.&4th Floor 3418 - Uni	R-38 + R5 Roof No Attic	0	Front	532.5	0	0.5	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	Exterior Shading
W - 1	Window	New Front Wall 2nd. Fl.	Front	0			1	56	0.3	NFRC	0.23	NFRC	Bug Screen
D - 3	Window	New Back Wall 2nd. Fl.	Back	180			1	63	0.3	NFRC	0.23	NFRC	Bug Screen
W - 1	Window	New Front Wall 3rd. Fl.	Front	0			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
D - 1	Window	New Front Wall 3rd. Fl.	Front	0			1	63	0.3	NFRC	0.23	NFRC	Bug Screen

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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	Exterior Shading
D - 5	Window	New Back Wall 3rd. Fl.	Back	180			1	63	0.3	NFRC	0.23	NFRC	Bug Screen
W - 3	Window	New Front Wall 4th. Fl.	Front	0			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
D - 4	Window	New Back Wall 4th. Fl.	Back	180			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
W - 4	Window	New Back Wall 4th. Fl.	Back	180			1	12	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
D - 2	New Front Wall	21	0.5
D - 3	New Right Wall 4th. Fl.	21	0.5

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
New Slab On Grade	1st.&2nd. Floor 3418 - Uni	88	0	none	0	50%	No
New Garage Slab	__Garage__	100	0	none	0	0%	No

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Framer: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.059	Inside Finish: Gypsum Board Cavity / Framer: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.049	Inside Finish: Gypsum Board Cavity / Framer: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 + R5 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	5 / None	0.025	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking: Cavity / Framer: R-38 / 2x12 Sheathing / Insulation: R-5 Sheathing: Inside Finish: Gypsum Board
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.059	Inside Finish: Gypsum Board Cavity / Framer: R-15 / 2x4 Other Side Finish: Gypsum Board
Interior Floor No Crawlsp	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-30	None / None	0.032	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking: Cavity / Framer: R-30 / 2x12 Ceiling Below Finish: Gypsum Board
Interior Roof No attic	Interior Ceiling	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.032	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking: Cavity / Framer: R-30 / 2x12 Ceiling Below Finish: Gypsum Board

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BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	ELA@50Pa
Not Required	Not Required	n/a	n/a	n/a

WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	80	Rheem	XE50T10H22U0 (40 gal. (A1))	ConditZone	__Garage__	__Garage__

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

Registration Number: 223-P[illegible]0000-0000-000 Registration Date/Time: 2023-09-27 17:18:11 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-09-27 17:19:11

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3418 UNIT 3 **Calculation Date/Time:** 2023-09-27T17:18:11-07:00 **(Page 11 of 13)**

Calculation Description: Title 24 Analysis **Input File Name:** 3418 Florida Street - UNIT 3.ribd22x

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
New Ducted Heatpump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER / CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF	8.2	36000	42500	EER/EER	14	11.5	Not Zonal	Single Speed	Heat Pump System 1-heri-ertpump

HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/CEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-heri-ertpump	Required	850	Not Required	Not Required	Yes	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-unvented	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed,unTested	Air Distribution System 1-heri-dist

Registration Number: 223-P[illegible]0000-0000-000 Registration Date/Time: 2023-09-27 17:18:11 HERS Provider: CalCERTS Inc.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3418 UNIT 3 **Calculation Date/Time:** 2023-09-27T17:18:11-07:00 **(Page 12 of 13)**

Calculation Description: Title 24 Analysis **Input File Name:** 3418 Florida Street - UNIT 3.ribd22x

HVAC DISTRIBUTION - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-heri-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-heri-fan

HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-heri-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
1Fans IAQ[illegible]fps	54	0.35	Exhaust	No	n/a	No	Yes	

Registration Number: 223-P[illegible]0000-0000-000 Registration Date/Time: 2023-09-27 17:18:11 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-09-27 17:19:11

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized by these plans is in progress, and shall be open to inspection by officials upon request. It is unlawful to change, modify, or alter the approved plans and specifications without authorization of the Building Official. Violations of these plans and specifications SHALL NOT be held to permit noncompliance the violation of any City, County, State, or Federal laws, or restrictions.

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

Estudio75
Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

UNIT 3
3418 Florida Street
San Diego, California 92104

Project Address

T07

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E

Project Name: WILSHIRE DWELLING'S - 3418 UNIT 3 **Calculation Date/Time:** 2023-09-27T17:18:11-07:00 **(Page 13 of 13)**

Calculation Description: Title 24 Analysis **Input File Name:** 3418 Florida Street - UNIT 3.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Ricardo Perez	Ricardo Perez
Company: Estudio75	Signature Date: 2023-09-27 17:20:36
Address: 4275 Executive Square #200	CEA/HERS Certification Identification (If applicable): R19-19-30062
City/State/Zip: La Jolla, CA 92037	Phone: 619-274-2838

CABEC CERTIFIED ENERGY ANALYST

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 this building design identified on this Certificate of Compliance.
2. I certify that the energy 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 design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Jose A Perez	Jose A Perez
Company: ArkiDesigns Inc	Date Signed: 2023-09-27 17:20:50
Address: 402 W Broadway, 4th Floor	License: n/a
City/State/Zip: San Diego, CA 92101	Phone: 619-666-0672

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com

Registration Number: 223-R19-19342-H3-000-000-000-000-0000 Registration Date/Time: 2023-09-27 17:07:00 HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-09-27 17:18:11

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC 400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped. *
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof assemblies minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45 or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(a):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour), and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i):	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7 outside for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition). Portions of supply-air and return-air ducts and plenums must be insulated to R-8.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A mechanical damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close like motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses.** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-Ciii.
§ 150.0(o)1G	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.(o)1Giiiand/. Airflow must be measured by the installer per §150.0(o)1Giv, and tested for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7 Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting, a permanent weatherproof plate or card with operating instructions, and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(c)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 43 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls:** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g. living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e)
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a designed space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n)1:	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following. Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(n); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(i):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unpressurized 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(n):	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name:	Building Type:	Addition Alone	Date:
WILSHIRE DWELLING'S - 3418 UNIT 3	☑ Single Family ☐ Multi Family	☐ Existing+ Addition/Alteration	9/27/2023
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
3418 Florida Street San Diego	CA Climate Zone 07	1,416	n/a	1

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall: Wood Framed	R-15	2,028		New
Door: Opaque Door	-no insulation	42		New
Slab: Unheated Slab-on-Grade	-no insulation	88	Perim > 0'	New
Wall: Wood Framed	R-21	84		New
Demising: Wood Framed w/o Crawl Space	R-38	1,328		New
Demising: Wood Framed Rafter	R-30	945		New
Roof: Wood Framed Rafter	R-38	383	Addn R-5.0	New

FENESTRATION Total Area: 304 Glazing Percentage: 21.5% New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N):	124.0	0.300	0.23	none	none	N/A	New
Rear (S):	180.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.20 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
New Ducted Heatpump	Ducts	Ducted	Conditioned	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Ef	Distribution	Status
1	Heat Pump	40	3.75	Standard	New

EnergyPro 9.2 by EnergySoft, User Number: 5441 ID: Page 10 of 22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name:	Date:
WILSHIRE DWELLING'S - 3418 UNIT 3	9/27/2023
System Name:	Floor Area
New Ducted Heatpump	1,416

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	48,000
Total Output (Btu/h)	48,000
Output (Btuh/sqft)	33.9
Cooling System	
Output per System	48,000
Total Output (Btuh)	48,000
Total Output (Tons)	4.0
Total Output (Btuh/sqft)	33.9
Total Output (sqft/Ton)	353.0
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00

SYSTEM LOAD

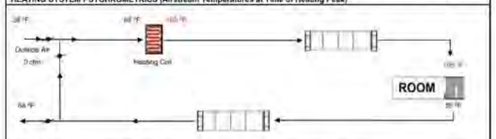
	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	496	10,634	1,162	599	11,502
Return Vented Lighting		0			0
Return Air Ducts		106			136
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		106			136
TOTAL SYSTEM LOAD		10,847	1,162		11,775

HVAC EQUIPMENT SELECTION

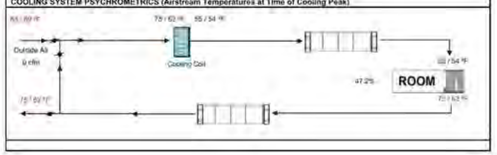
Ducted Heatpump 48K Btuh/ Ton	46,920	0	46,920
Total Adjusted System Output (Adjusted for Peak Design conditions)	46,920	0	46,920
TIME OF SYSTEM PEAK	Aug 3 PM		Jan 7 AM

Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



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UNIT 3
3418 Florida Street
San Diego, California 92104

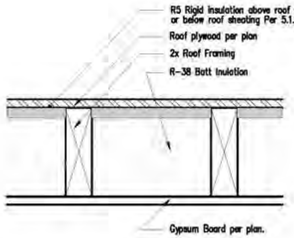
Project Address

T08

All set of plans and specifications shall be kept on the site of the structure of the building for which a permit is obtained for these plans is in progress, and shall be made available to City officials when request. It is unlawful to change, modify, or alter the approved plans and specifications after the issuance of the Building Permit. For meaning of these plans and specifications SHALL NOT be held to permit noncompliance the relative City, County, State, or Federal laws, or ordinances.

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Rigid foam insulation is usually a qualified vapor barrier. Foam-seal or tape all the sides where the rigid meets timber, because these gaps will facilitate vapor flow



R806.5 Unvented Attic and Unvented Enclosed Rafter Assemblies Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

1. The unvented attic space is completely within the building thermal envelope.
2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
3. Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
4. In California Climate Zones 14 and 16, any air-impermeableinsulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.

4.1. A Class I or Class II vapor retarder shall be installed on the indirectly conditioned space side of all insulation in an unvented attic with air-permeable insulation, for condensation control. See the California Energy Code, Figure 100.1-A -California Climate Zones.

5. Insulation shall be located in accordance with the following:

5.1. Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.No insulation shall be required when roof tiles, wood shingles or wood rate of no more than one perm under the dry cup method is present.

5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.

5.1.2. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Section 5.1.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.

5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the under-side of the structural roof sheathing and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.

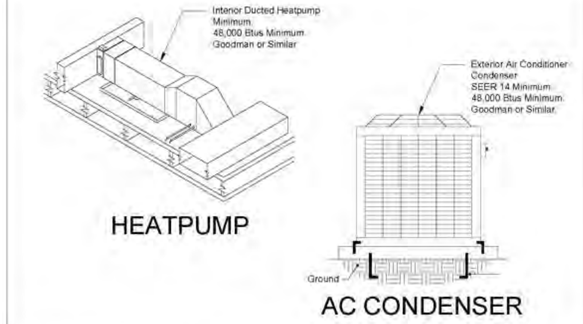
5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45F (7C). For calculation purposes, an interior air temperature of 68F (20C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months. R806.5 Unvented Attic and Unvented Enclosed Rafter Assemblies 5.2. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

TABLE R806.5
INSULATION FOR CONDENSATION CONTROL

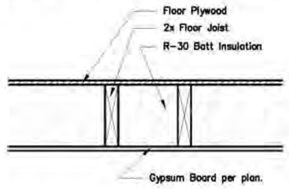
CLIMATE ZONE	MINIMUM RIGID BOARD OR AIR-IMPERMEABLE INSULATION R-VALUE
6-15 the roof only	0 (none required)
3-15	R-5
1 & 2	R-10
16	R-15

a Note: Examples of 'air-impermeable' insulation include polyurethane spray foam and extruded polystyrene rigid foam. The following are not air-impermeable: fiberglass, rock wool and netted or blown cellulose insulation.

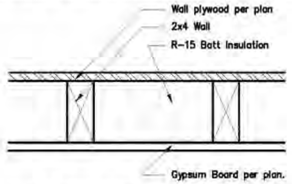
VAULTED CEILING / FLAT ROOF



DUCTED HEATPUMP DETAIL (HERS VERIFICATION REQUIRED)



INSULATION BETWEEN FLOORS



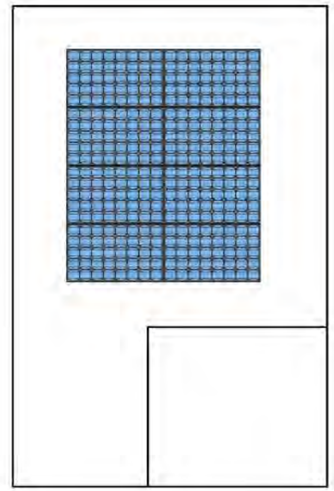
INSULATION AT EXTERIOR WALL

Table 150.0-G Kitchen Range Hood Airflow Rates (cfm) and ASTM E3087 Capture Efficiency (CE) Ratings According to Dwelling Unit Floor Area and Kitchen Range Fuel Type

Dwelling Unit Floor Area (ft^2)	Hood Over Electric Range	Hood Over Natural Gas Range
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN RANGE HOOD CFM





REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.87	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

PV SYSTEMS REQUIRED

Certificate of Product Ratings
Electric Heatpump W.H. 40 Gallons

Rheem - XE40T10H22U0 : XE40T10H22U0

ENERGY STAR Unique ID:	2391220
Brand Name:	Rheem
Model Number:	XE40T10H22U0
Type:	Hybrid/Electric Heat Pump
Fuel:	Electric
Storage Volume (gallons):	40 Gallons
Tank Height (inches):	45.0
Tank Diameter (inches):	18.0
Input Voltage for HPWH:	240
Electric Usage at 125°F outlet temp (kWh/yr):	643
Uniform Energy Factor (UEF):	3.45
First Hour Rating at 125°F outlet temp (gallons/hr):	
Recovery Efficiency per UEF test method (%):	432.00
Max. Amps:	12.0



WATER HEATER

PANASONIC FV-0511VH1
Specification Submittal Data / Panasonic Ventilation Fan/Heater

Description:
Ventilating fan/heater shall be low noise ceiling mount type rated for continuous run. Fan/heater shall be certified by the Home Ventilating Institute (HVI). Heating elements shall be included. Evaluated by Underwriters Laboratories and conform to both UL and cUL safety standards. Fan/heater is not intended for installation over a tub/shower enclosure.

Motor/Blower:
-Enclosed brushless ECM motor technology rated for continuous run
- Fan ventilation rates shall be manually adjustable for 50-80-110 CFM.
- Power rating shall be 120 volts and 60 Hz.
- Motor equipped with thermal cutoff fuse.
-Removable with permanently lubricated plug-in motor.
-Minimum 20 Amp dedicated circuit required.

Housing:
-26 gauge Zinc-Aluminum-Magnesium (ZAM) housing
- Integrated dual 4" or 6" diameter duct adapter
-Built-in back draft damper.
-Built-in metal flange provides blocking for penetrations through drywall as an Air Barrier. Installations with low decrease in leakage in the building envelope during blower door testing.
- Building Envelope during blower door testing.
-Suitable for installation in ceilings insulated up to R60.
-Articulating and expandable installation bracket up to 24".

Grille:
-Attractive design using Poly Pro material
-Attaches directly to housing with torsion springs.
-Circulation grille with built-in diffuser for higher output velocity and directional heat throw.

Heater:
-1500W Positive Temperature Coefficient (PTC) heater for greater safety and reliability.
-Heater is self-limiting. As it approaches designed operating temperature, the electrical consumption automatically decreases, which prevents overheating.

Warranty:
-5 years ECM Motor, 5 years LED, 3 years all other parts.

Architectural Specifications:
Ventilation fan/heater combination shall be ceiling mount, with built-in speed selector. Select from 50/80/110 CFM and no more than <0.3/<0.3/0.7 sone as certified by the Home Ventilating Institute (HVI) at 0.1 static pressure in inches water gauge (w.g.), with 51/82/112 CFM and no more than 0.8/1.0/1.5 sone as certified by HVI at 0.25 w.g., and no less than 53/82/110 CFM at 0.375 w.g. Power Consumption shall be no greater than 4.7/7.7/12 watts at 0.1 w.g., 8.6/13.3/19.0 watts at 0.25 w.g., and 12.3/18.2/26.0 watts at 0.375 w.g. Energy efficiency shall be no less than 10.8/10.4/9.2 CFM/watt at 0.1 w.g. 9.9/8.2/6.9 CFM/Watt at 0.25, and 4.3/4.5/4.0 CFM/Watt at 0.375 w.g. Power rating shall be 120v/60Hz. Minimum 20 Amp dedicated circuit required. Duct diameter shall be inclusive of an integrated dual 4" or 6" duct adapter. Also suitable for installation in ceilings insulated up to R60. Fan/heater is not intended for installation over a tub/shower enclosure. Fan/heater can be used to comply with ASHRAE 62.2. Heating element power consumption shall be no less than 1500 watts. Fan/Heater shall also include a circulation grille that incorporates a diffuser for higher output velocity and directional heat throw.

Continuous exhaust system:
IAQ fan shall run continuously and has max 1 sone noise level. Continuous exhaust systems require HERS blower door testing to show no more than 0.3 cfm/sq ft leakage base upon the envelope surface area per section 150.0(o)1E BEES. Please note on plans accordingly

WhisperWarm DC FV-0511VH1		4"			4"			4"		
Static Pressure in inches w.g.		0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375
Air Volume (CFM)		115	112	110	80	82	82	55	61	63
Noise (sones)		0.7	1.5	-	<0.3	1.0	-	<0.3	0.9	-
Power Consumption (watts)		12	18.0	26.0	7.7	13.8	19.2	4.5	8.6	12.3
Energy Efficiency (CFM/watt)		9.2	6.9	4	10.4	6.2	4.5	12.5	8.6	4.3
Speed (RPM)		951	1080	1249	776	1000	1173	888	980	1112
Current (amps)		0.24	0.37	0.43	0.14	0.28	0.35	0.10	0.19	0.25
MAX. Current (amps)		0.50								
Power Rating (VAC)		120/60								
Motor Type		ECM								
ENERGY STAR rated		N/A - No ESTAR category for fan/heater								

Industry research indicates static pressure in typical installations ranges from 0.25" to 0.375".
--HVI testing and certification based on 4" duct.



ECM Motor Technology:
When the fan senses static pressure, its speed is automatically increased to ensure that the desired CFM is not compromised, which allows the fan to perform as rated.

IAQ FAN (HERS VERIFICATION REQUIRED)

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Non-standard duct location (any location other than attic) • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Indoor air quality ventilation • Kitchen range hood • Minimum Airflow • Verified Refrigerant Charge • Fan Efficacy Watts/CFM • Verified heat pump rated heating capacity • Duct leakage testing • Ducts located entirely in conditioned space confirmed by duct leakage testing

ENERGY EFFICIENCY HERS VERIFICATION

Estudio75
Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

UNIT 3
3418 Florida Street
San Diego, California 92104

Project Address

T09

This set of plans and specifications shall be kept on the site of the structure of work as all times during which work authorized by these plans is in progress, and shall not be changed or altered where same required. It is unlawful to change, modify, or alter the approved plans and specifications after issuance of permit for building without the knowledge of these plans and specifications SHALL NOT be build to permit noncompliance the violation of any City, County, State, or Federal laws, not exercised.

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PRJ-1106231
Raunja Robinson

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E (Page 1 of 14)

Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

GENERAL INFORMATION			
01	Project Name	WILSHIRE DWELLING'S - 3420 UNIT 4	
02	Run Title	Title 24 Analysis	
03	Project Location	3420 Florida Street	
04	City	San Diego	
05	Climate Zone	7	
06	Zip code	92104	
07	Software Version	EnergyPro 9.2	
08	Front Orientation (deg/ Cardinal)	0	
09	Number of Dwelling Units	1	
10	Project Scope	Newly Constructed	
11	Number of Bedrooms	1	
12	Addition Cond. Floor Area (ft²)	0	
13	Number of Stories	4	
14	Existing Cond. Floor Area (ft²)	n/a	
15	Fenestration Average U-factor	0.3	
16	Total Cond. Floor Area (ft²)	3775.5	
17	Glazing Percentage (%)	18.53%	
18	ADU Bedroom Count	n/a	
19	ADU Conditioned Floor Area	n/a	
20	Fuel Type	Natural gas	
21	Occupancy (#)	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: 223-P000000AA-000-000-P000000-0000 — Registration Date/Time: 2023-09-27 16:28:29 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2023-09-27 16:26:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E (Page 2 of 14)

Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

ENERGY DESIGN RATINGS							
	Energy Design Ratings			Compliance Margins			
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	66.8	44.2	33			
Proposed Design	64.8	38.5	28.5	2	5.7	2.1

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment

[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

[3]Building complies when source energy, efficiency, and total compliance margins are greater than or equal to zero and summer load hour limits are not exceeded.

- Standard Design PV Capacity: 2.61 kWdc
- PV System resized to 2.61 kWdc (a factor of 2.6046 of in-house "Standard Design PV" PV sizing)

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E (Page 3 of 14)

Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.64	2.48	0.55	5.85	0.09	0.97
Space Cooling	0.21	1.59	0.17	5.12	0.05	0.87
IAQ Ventilation	0.36	3.73	0.35	3.73	0	0
Water Heating	3.6	14.66	0.99	10.91	0.31	3.65
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	2.51	27.16	2.06	23.61	0.45	3.55
Photovoltaics	1.45	44.48	1.55	41.73		
Battery			0	0		
Flexibility						
Indoor Lighting	0.78	8.01	0.78	8.01		
Appl. & Cooking	3.4	23.41	3.39	23.34		
Plug Loads	3.07	12.44	3.07	12.44		
Outdoor Lighting	0.19	1.79	0.19	1.79		
TOTAL COMPLIANCE	8.3	51.35	7.84	47.86		

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E (Page 4 of 14)

Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	51.72	51.96	0.76	5.97
Net EUI[2]	4.81	4.08	0.73	15.94

Notes:
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.61	N/A	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater: specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct blaster testing

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01E (Page 5 of 14)

Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

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	Number of Ventilation Cooling Systems	Number of Water Heating Systems
WILSHIRE DWELLING'S - 3420 UNIT 4	3775.5	1	1	3	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	Status
1st,&2nd. Floor 3420 - Uni	Conditioned	New Ducted Heatpump 1	1855	8	DHW Sys 1	New
3rd,&4th Floor 3420 - Uni	Conditioned	New Ducted Heatpump 1	1080	8	DHW Sys 1	New

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)
New Front Wall	1st.&2nd. Floor 3420 - Uni	R-15 Wall	0	Front	28	21	90
New Right Wall	1st.&2nd. Floor 3420 - Uni	R-15 Wall	270	Right	143.5	0	90
New Front Wall 2nd. Fl	1st.&2nd. Floor 3420 - Uni	R-21 Wall	0	Front	180	63	90
New Right Wall 2nd. Fl	1st.&2nd. Floor 3420 - Uni	R-15 Wall	270	Right	216	0	90
New Left Wall 2nd. Fl	1st.&2nd. Floor 3420 - Uni	R-15 Wall	90	Left	216	0	90
New Back Wall 2nd. Fl	1st.&2nd. Floor 3420 - Uni	R-15 Wall	180	Back	180	56	90

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Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

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)
New Front Wall 3rd. Fl	3rd.&4th Floor 3420 - Uni	R-15 Wall	0	Front	280	70	90
New Right Wall 3rd. Fl	3rd.&4th Floor 3420 - Uni	R-15 Wall	270	Right	216	0	90
New Left Wall 3rd. Fl	3rd.&4th Floor 3420 - Uni	R-15 Wall	90	Left	216	0	90
New Back Wall 3rd. Fl	3rd.&4th Floor 3420 - Uni	R-15 Wall	180	Back	280	70	90
New Front Wall 4th. Fl	3rd.&4th Floor 3420 - Uni	R-21 Wall	0	Front	280	28	90
New Right Wall 4th. Fl	3rd.&4th Floor 3420 - Uni	R-21 Wall	270	Right	216	0	90
New Left Wall 4th. Fl	3rd.&4th Floor 3420 - Uni	R-21 Wall	90	Left	216	31	90
New Back Wall 4th. Fl	3rd.&4th Floor 3420 - Uni	R-15 Wall	180	Back	280	63	90
Interior Left Wall	1st.&2nd. Floor 3420 - Uni 3rd.&4th Floor 3420 - Uni	R-15 Wall1	n/a	n/a	133	0	n/a
Interior Back Wall	1st.&2nd. Floor 3420 - Uni 3rd.&4th Floor 3420 - Uni	R-15 Wall1	n/a	n/a	28	0	n/a
Interior Roof	1st.&2nd. Floor 3420 - Uni	Interior Roof No Attic	n/a	n/a	607.5	n/a	n/a
Interior Roof 2	3rd.&4th Floor 3420 - Uni	Interior Roof No Attic	n/a	n/a	607.5	n/a	n/a
Interior Floor	1st.&2nd. Floor 3420 - Uni	Interior Floor No Crawlsp	n/a	n/a	407	n/a	n/a
Interior Floor 2	1st.&2nd. Floor 3420 - Uni	Interior Floor No Crawlsp	n/a	n/a	200.5	n/a	n/a
Interior Floor 3	3rd.&4th Floor 3420 - Uni	Interior Floor No Crawlsp	n/a	n/a	607.5	n/a	n/a

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Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

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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)
Interior Floor 4	3rd.&4th Floor 3420 - Uni	Interior Floor No Crawlsp	n/a	n/a	672.5	n/a	n/a
New Garage Front Wall	_Garage_	R-0 Wall	0	Front	152	0	90
New Garage Right Wall	_Garage_	R-0 Wall	270	Right	42.7	0	90
New Garage Left Wall	_Garage_	R-0 Wall	90	Left	178	0	90
New Garage Back Wall	_Garage_	R-0 Wall	180	Back	180	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
New Roof	3rd.&4th Floor 3420 - Uni	R-38 + R5 Roof No Attic	0	Front	672.5	0	0.6	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	Exterior Shading
D - 5	Window	New Front Wall 2nd. Fl.	Front	0			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
D - 8	Window	New Back Wall 2nd. Fl.	Back	180			1	56	0.3	NFRC	0.23	NFRC	Bug Screen
W - 4	Window	New Front Wall 3rd. Fl.	Front	0			1	7	0.3	NFRC	0.23	NFRC	Bug Screen
D - 5	Window	New Front Wall 3rd. Fl.	Front	0			1	42	0.3	NFRC	0.23	NFRC	Bug Screen

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Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

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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	Exterior Shading
W - 5	Window	New Front Wall 3rd. Fl.	Front	0			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
W - 2	Window	New Back Wall 3rd. Fl.	Back	180			1	7	0.3	NFRC	0.23	NFRC	Bug Screen
D - 5	Window	New Back Wall 3rd. Fl.	Back	180			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
W - 3	Window	New Back Wall 3rd. Fl.	Back	180			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
W - 6	Window	New Front Wall 4th. Fl.	Front	0			1	7	0.3	NFRC	0.23	NFRC	Bug Screen
W - 7	Window	New Front Wall 4th. Fl.	Front	0			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
D - 5	Window	New Back Wall 4th. Fl.	Back	180			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
W - 6	Window	New Back Wall 4th. Fl.	Back	180			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
D - 3	New Front Wall	21	0.5
D - 3	New Left Wall 4th. Fl	21	0.5

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Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
New Slab On Grade	1st.&2nd. Floor 3420 - Un	68	0.1	none	0	80%	No
New Garage Slab	_Garage_	407	0.1	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 + R5 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	5 / None	0.025	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Sarking/Sheathing: Cavity Cavity / Frame: R-38 / 2x12 Sheathing / Insulation: R-5 Sheathing Inside Finish: Gypsum Board
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board

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Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Interior Floor No Crawlsp	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-30	None / None	CLG32	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking: Cavity / Frame: R-30 / 2x12 Ceiling Below Finish: Gypsum Board
Interior Roof No Attic	Interior Ceiling	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	CLG32	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking: Cavity / Frame: R-30 / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

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Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 — **Calculation Date/Time:** 2023-09-27T16:25:02-07:00

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WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10H22U1 (40 gal, iA15)	Garage	Garage	Garage

WATER HEATING - HERS VERIFICATION

03	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/3	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
New Ducted Heatpump 1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling				Zonally Controlled	Compressor Type	HERS Verification
			Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER / CEER			
Heat Pump System 1	Central split HP	1	HSPF	6.2	18000	42500	EER|SEER	14	11.5	Non-Zonal	Single Speed	Heat Pump System 1 Hers Hpprog

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Calculation Description: Title 24 Analysis — **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1 hers-hpprog	Required	350	HERS Required	Not Required	Yes	No	Yes	No

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space-entirely	New-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed And Tested	Air Distribution System 1 Aws-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1 hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1 Hers-fan

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This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized thereby is in progress. It is unlawful to change, modify, or alter said approved plans and specifications without authorization of the Building Official. Approval of these plans and specifications SHALL NOT be held to permit noncompliance the relative to any City, County, State, or Federal laws, and regulations.

PERMIT ISSUED

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

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UNIT 4
3420 Florida Street
San Diego, California 92104

Project Address

T10

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-018

Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 **Calculation Date/Time:** 2023-09-27T16:25:03-07:00 **(Page 13 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC fan 1 function:	Required?	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Shim (40)WattsRpt	80.	(0.3)	Exhaust	No	n/a / n/a	No.	hrs-	

Registration Number: 220HVAN0000A4000-0HVA0000-0000 Registration Date/Time: 2023-09-27 16:25:03 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev.20220901 Report Generated: 2023-09-27 16:26:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-018

Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4 **Calculation Date/Time:** 2023-09-27T16:25:03-07:00 **(Page 14 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 3420 Florida Street - UNIT 4.ribd22x

DECLARATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Ricardo Perez	Ricardo Perez
Company: Estudio75	Signature Date: 2023-09-27 16:38:26
Address: 4275 Executive Square #200	CEA/HERS Certification Identification (If applicable): R19-19-30062
City/State/Zip: La Jolla, CA 92037	Phone: 619-274-2838

CERTIFIED ENERGY ANALYST

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 certify that the energy 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 design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for the permit application.

Responsible Designer Name:	Responsible Designer Signature:
Jose A Perez	Jose A Perez
Company: ArkiDesign Inc	Date Signed: 2023-09-27 16:38:38
Address: 402 W Broadway, 4th Floor	License: n/a
City/State/Zip: San Diego, CA 92101	Phone: 619-665-0872

Digitally signed by CalCERTS. This digital signature is promised in order to assure the content of the registered document and to clearly imply registration Provider responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com

Registration Number: 220HVAN0000A4000-0HVA0000-0000 Registration Date/Time: 2023-09-27 16:25:03 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev.20220901 Report Generated: 2023-09-27 16:26:04

RESIDENTIAL MEASURES SUMMARY **RMS-1**

Project Name: WILSHIRE DWELLINGS - 3420 UNIT 4	Building Type: ☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration		Date: 9/27/2023
Project Address: 3420 Florida Street San Diego	California Energy Climate Zone: CA Climate Zone 07	Total Cond. Floor Area: 1,776	Addition: n/a
			No.of Units: 1

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Roof: Wood Framed	R 15	2,185		New
Ceiling: Gypsum Ceiling	non-insulated	421		New
Slab: Exposed Slab-on-Grade	non-insulated	80	Perim = 0'	New
Wall: Wood Framed	R 21	1,58		New
Demising: Wood Framed w/o Cavity Space	R 19	1,584		New
Demising: Wood Framed Rafter	R 30	1,215		New
Roof: Wood Framed Rafter	R 30	472	Aged=R 8.3	New

FENESTRATION

Total Area: 320 Glazing Percentage: 18.0% Area Weighted Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Fixed (W)	160.0	0.300	0.23	none	none	N/A	New
Fixed (S)	160.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.00 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Heat Cooled Heat pump	Ducted	Ducted	Conditioned	8.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.75	Standard	New

EnergyPro 8.2 by EnergySoft User Number: 6441 80 Page 12 of 23

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2022 Single-Family Residential Mandatory Requirements Summary

Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces, household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour), and pool and spa heaters.

Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from this outlet or any dryer.

Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line drier driers if required, as specified by the manufacturer's instructions.

Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.

Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 120.3(c). Insulation exposed to weather must be water-retardant and protected from UV light and adhesive tapes. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulated buried below grade must be installed in a waterproof and non-crushable casing or sleeve.

Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include a source of heat 2.5 x 2.5 x 2.5 ft^3 suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between the designated space and the water heater location, and a condensate drain no more than 2' higher than the base of the water heater.

Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials' Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the enforcement agency that the installation meets this requirement.

CMC Compliance. As air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible,3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-8 or higher. Ducts located entirely in conditioned space are confirmed through field verification and diagnostic testing (RA3.1.4.3.8) to comply with this requirement. Connections of metal ducts and these rigid types of fibrous ducts must be mechanically fastened. Cleanings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used, building cavities, air handler support platforms, and plenums designed or constructed with materials other than sheet metal, sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.

Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction; connections, and closure; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.

Backdraft Dampers. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water-retardant and water vapor-retardant coating.

Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.

Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems or supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.

Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two-inch depth or can be one inch if sized per Equation 150.0-A. Clean filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter grilles or grilles must use gaskets, sealing, or other means to close gaps around the nominal filters to and prevent air from bypassing the filter.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a rated fan efficacy at a static pressure of 0.5 inches of water column, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 300 CFM per ton of nominal cooling capacity, and as air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small ducted high-velocity systems must provide an airflow ≥ 220 CFM per ton of nominal cooling capacity, a minimum rated fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.

Ventilation and Indoor Air Quality:

Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.

Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed except for the whole-dwelling unit ventilation airflow required per § 150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per § 150.0(o)1Bxiii. CFI ventilation systems must have controls that include dampers installed on fan inlet, and both either open or close the required ventilation airflow in accordance with § 150.0(o)1C.

Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouse. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occessible spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Cii-E.

Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonresidential kitchens must have demand controlled exhaust system meeting requirements of § 150.0(m)13B enclosed kitchens and bathrooms can use demand controlled or continuous exhaust meeting § 150.0(o)1Dxiii. Airflow must be measured by the installer per § 150.0(o)2Ai, and rated for sound per § 150.0(o)1Dxii. ¹

Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by § 150.0(o)1C.

Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following characteristics with the Appliance Efficiency Regulations and listing in MAEDBS: an on/off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.

Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.

Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.

Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump flow rate, piping, filters, and valves.

Lighting:

Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. ²

Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. ³

Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor, control, low voltage wiring, or fan speed control.

Lighting integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS-installed branch circuits, or a dedicated raceway from the main service to a subpanel that meets the requirements of § 150.0(n), at least four branch circuits must be identified and have their source indicated at a single panelboard subpanel to be supplied by the ESS. with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a standing room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved for the future installation of a system busbar connection and circuit breaker in the main panelboard. with necessary installed between the panelboard and the switch location to allow the connection of backup power source.

Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: WILSHIRE DWELLING'S - 3420 UNIT 4			Date: 9/27/2023
System Name: New Ducted Heatpump			Floor Area: 1,776

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	40,000
Total Output (Btuh)	40,000
Output (Btuh/sqft)	27.0
Cooling System	
Output per System	46,000
Total Output (Btuh)	46,000
Total Output (Btuh/sqft)	27.0
Total Output (sqft/Ton)	443.0
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.000

SYSTEM LOAD

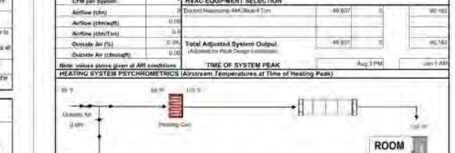
		COIL COOLING PEAK			COIL HTG. PEAK	
		CFM	Sensible	Latent	CFM	Sensible
Total Room Loads		566	12,149	1,457	N/A	12,804
Return Ventilated Lighting			0			0
Return Air Ducts			121			153
Return Fan			0			0
Ventilation		0	0	0		0
Supply Fan			0			0
Supply Air Ducts			121			153
TOTAL SYSTEM LOAD			12,391	1,457		13,110

HVAC EQUIPMENT SELECTION

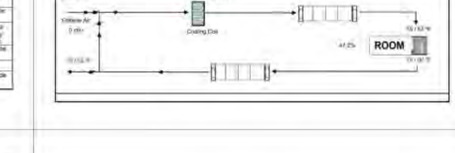
Ducted Heatpump, 46K Btuh/4 Ton	46,000	0	46,152
Total Adjusted System Output (Adjusted for Peak Design Conditions)	46,000	0	46,152

Note: values above given at AR conditions TIME OF SYSTEM PEAK Aug 3 PM Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



Estudio75
Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

This set of plans and specifications shall not be used in whole or in part for any work or at times during which work authorized by these plans is in progress, unless the Seal of the Architect is upon request. It is unlawful to change, modify, or alter the approved plans and specifications without authorization of the Building Official. The stamping of these plans and specifications is NOT to be held to permit noncompliance the violation of any City, County, State, or Federal laws, not exceptions.

SUBMIT ISSUED

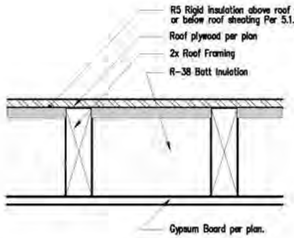
10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

UNIT 4
3420 Florida Street
San Diego, California 92104

Project Address

T11

Rigid foam insulation is usually a qualified vapor barrier. Foam-seal or tape all the sides where the rigid meets timber, because these gaps will facilitate vapor flow



R806.5 Unvented Attic and Unvented Enclosed Rafter Assemblies Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

1. The unvented attic space is completely within the building thermal envelope.
2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
3. Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
4. In California Climate Zones 14 and 16, any air-impermeableinsulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.

4.1. A Class I or Class II vapor retarder shall be installed on the indirectly conditioned space side of all insulation in an unvented attic with air-permeable insulation, for condensation control. See the California Energy Code, Figure 100.1-A -California Climate Zones.

5. Insulation shall be located in accordance with the following:

5.1. Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.No insulation shall be required when roof tiles, wood shingles or wood rate of no more than one perm under the dry cup method is present.

5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.

5.1.2. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Section 5.1.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.

5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the under-side of the structural roof sheathing and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.

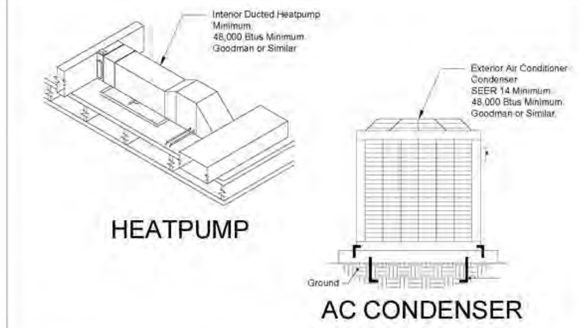
5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45F (7C). For calculation purposes, an interior air temperature of 68F (20C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months. R806.5 Unvented Attic and Unvented Enclosed Rafter Assemblies 5.2. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

TABLE R806.5
INSULATION FOR CONDENSATION CONTROL

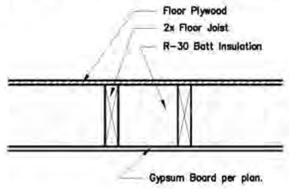
CLIMATE ZONE	MINIMUM RIGID BOARD OR AIR-IMPERMEABLE INSULATION R-VALUE
6-15 the roof only	0 (none required)
3-15	R-5
1 & 2	R-10
16	R-15

a Note: Examples of 'air-impermeable' insulation include polyurethane spray foam and extruded polystyrene rigid foam. The following are not air-impermeable: fiberglass, rock wool and netted or blown cellulose insulation.

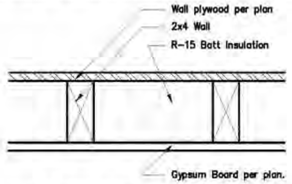
VAULTED CEILING / FLAT ROOF



DUCTED HEATPUMP DETAIL (HERS VERIFICATION REQUIRED)



INSULATION BETWEEN FLOORS



INSULATION AT EXTERIOR WALL

Table 150.0-G Kitchen Range Hood Airflow Rates (cfm) and ASTM E3087 Capture Efficiency (CE) Ratings According to Dwelling Unit Floor Area and Kitchen Range Fuel Type

Dwelling Unit Floor Area (ft^2)	Hood Over Electric Range	Hood Over Natural Gas Range
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN RANGE HOOD CFM

Certificate of Product Ratings
Electric Heatpump W.H. 40 Gallons

Rheem - XE40T10H22U0 : XE40T10H22U0

ENERGY STAR Unique ID:	2391220
Brand Name:	Rheem
Model Number:	XE40T10H22U0
Type:	Hybrid/Electric Heat Pump
Fuel:	Electric
Storage Volume (gallons):	40 Gallons
Tank Height (inches):	45.0
Tank Diameter (inches):	16.0
Input Voltage for HPWH:	240
Electric Usage at 125°F outlet temp (kWh/yr):	643
Uniform Energy Factor (UEF):	3.45
First Hour Rating at 125°F outlet temp (gallons/hr):	
Recovery Efficiency per UEF test method (%):	432.00
Max. Amps:	12.0



WATER HEATER

PANASONIC FV-0511VH1
Specification Submittal Data / Panasonic Ventilation Fan/Heater

Description:
Ventilating fan/heater shall be low noise ceiling mount type rated for continuous run. Fan/heater shall be certified by the Home Ventilating Institute (HVI). Heating elements shall be included. Evaluated by Underwriters Laboratories and conform to both UL and cUL safety standards. Fan/heater is not intended for installation over a tub/shower enclosure.

Motor/Blower:
- Enclosed brushless ECM motor technology rated for continuous run
- Fan ventilation rates shall be manually adjustable for 50-80-110 CFM.
- Power rating shall be 120 volts and 60 Hz.
- Motor equipped with thermal cutoff fuse.
- Removable with permanently lubricated plug-in motor.
- Minimum 20 Amp dedicated circuit required.

Housing:
- 26 gauge Zinc-Aluminum-Magnesium (ZAM) housing
- Integrated dual 4" or 6" diameter duct adapter
- Built-in back draft damper
- Built-in metal flange provides blocking for penetrations through drywall as an Air Barrier, and assists with fire clearance in leakage in the building envelope during blower door testing.
- Building Envelope during blower door testing.
- Suitable for installation in ceilings insulated up to R60.
- Articulating and expandable installation bracket up to 24".

Grille:
- Attractive design using Poly Pro material
- Attaches directly to housing with torsion springs
- Circulation grille with built-in diffuser for higher output velocity and directional heat throw.

Heater:
- 1500W Positive Temperature Coefficient (PTC) heater for greater safety and reliability.
- Heater is self-limiting. As it approaches designed operating temperature, the electrical consumption automatically decreases, which prevents overheating.

Warranty:
- 5 years ECM Motor, 5 years LED, 3 years all other parts.

Architectural Specifications:
Ventilation fan/heater combination shall be ceiling mount, with built-in speed selector. Select from 50/80/110 CFM and no more than <0.3/<0.3/0.7 sone as certified by the Home Ventilating Institute (HVI) at 0.1 static pressure in inches water gauge (w.g.), with 51/82/112 CFM and no more than 0.9/1.0/1.5 sone as certified by HVI at 0.25 w.g., and no less than 53/82/110 CFM at 0.375 w.g. Power Consumption shall be no greater than 4.7/7.7/12 watts at 0.1 w.g., 8.6/13.3/19.0 watts at 0.25 w.g., and 12.3/18.2/26.0 watts at 0.375 w.g. Energy efficiency shall be no less than 10.8/10.4/9.2 CFM/watt at 0.1 w.g. 9.9/8.2/6.9 CFM/watt at 0.25, and 4.3/4.5/4.0 CFM/watt at 0.375 w.g. Power rating shall be 120v/60Hz. Minimum 20 Amp dedicated circuit required. Duct diameter shall be inclusive of an integrated dual 4" or 6" duct adapter. Also suitable for installation in ceilings insulated up to R60. Fan/heater is not intended for installation over a tub/shower enclosure. Fan/heater can be used to comply with ASHRAE 62.2. Heating element power consumption shall be no less than 1500 watts. Fan/Heater shall also include a circulation grille that incorporates a diffuser for higher output velocity and directional heat throw.

Continuous exhaust system:
IAQ fan shall run continuously and has max 1 sone noise level. Continuous exhaust systems require HERS blower door testing to show no more than 0.3 cfm/sq ft leakage base upon the envelope surface area per section 150.0(o)1E BEES. Please note on plans accordingly



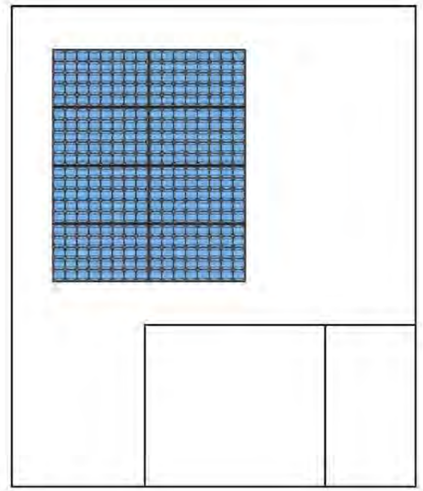
WhisperWarm DC FV-0511VH1		4"			4"			4"	
Static Pressure in inches w.g.		0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375
Air Volume (CFM)		115	112	110	80	82	82	55	61	63
Noise (sones)		0.7	1.5	-	<0.3	1.0	-	<0.3	0.9	-
Power Consumption (watts)		12	18.0	26.0	7.7	13.8	19.2	4.5	8.6	12.3
Energy Efficiency (CFM/watt)		9.2	6.9	4	10.4	6.2	4.5	12.5	8.6	4.3
Speed (RPM)		951	1080	1249	716	1000	1173	888	980	1112
Current (amps)		0.24	0.37	0.43	0.14	0.29	0.38	0.10	0.19	0.25
MAR - Current (amps)		0.50								
Power Rating (VAC)		120/60								
Motor Type		ECM								
ENERGY STAR Certified		N/A - No ESTAR category for fan/heater								

Industry research indicates static pressure in typical installations ranges from 0.25" to 0.375".
--HVI testing and certification based on 4" duct.

ECM Motor Technology:
When the fan senses static pressure, its speed is automatically increased to ensure that the desired CFM is not compromised, which allows the fan to perform as rated.

IAQ FAN (HERS VERIFICATION REQUIRED)





REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.61	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

PV SYSTEMS REQUIRED

REQUIRED SPECIAL FEATURES

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

- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

ENERGY EFFICIENCY HERS VERIFICATION

Estudio75
Ricardo H. Perez
4275 Executive Square Suite#200 La Jolla, CA 92037
(619) 274-2838 / t24.e75@gmail.com

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized by these plans is in progress, and shall not be used for any purpose other than those required. It is unlawful to change, modify, or alter the approved plans and specifications after the issuance of the Building Permit. The ownership of these plans and specifications SHALL NOT be held to permit nonpayment the violation of any City, County, State, or Federal laws, and restrictions.

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

UNIT 4
3420 Florida Street
San Diego, California 92104

Project Address

T12

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downfllow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the next whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ **5.0 ozf**)	1.00
Product Class 2 (> 5.0 ozf and ≤ **8.0 ozf**)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

Approved plans and specifications shall be kept at the site of the structure of authorized by these plans is in progress, and shall be made available to City of Lodi upon request. It is unlawful to change, after the approved plans and specifications, without authorization by the Building Official. The stamping of these plans and specifications SHALL NOT be held to permit nor approve the violation of the Lodi, County, State, or Federal laws, regulations, or ordinances.

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following.

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and 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 humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized thereby is in progress, and shall be made available to City and state officials upon request. It is unlawful to change, modify, or alter the approved plans and specifications without authorization from the Building Official. Approval of these plans and specifications SHALL NOT be held to permit nor approve the violation of any City, County, State, or Federal laws, nor restrictions.

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GENERAL MATERIAL SPECIFICATIONS

1. LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS 2-INCHES TO 4-INCHES THICK SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. ALL POSTS AND BEAMS 5 INCHES AND THICKER SHALL BE NO. 1 GRADE DOUGLAS FIR-LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD-GRADE DOUGLAS FIR-LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER.
2. CONCRETE. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS AND SHALL CONSIST OF 1 PART CEMENT, 3 PARTS SAND, 4 PARTS 1-INCH MAXIMUM SIZE ROCK, AND NOT MORE THAN 7-1/2 GALLONS OF WATER PER SACK OF CEMENT. (CRC R402.2)
3. MORTAR. MORTAR USED IN CONSTRUCTION OF MASONRY WALLS, FOUNDATION WALLS, AND RETAINING WALLS SHALL CONFORM TO ASTM C 270 AND SHALL CONSIST OF 1 PART PORTLAND CEMENT, 2-1/4 TO 3 PARTS SAND, AND 1/4 TO 1/2 PART HYDRATED LIME. (CBC 2103.9)
4. GROUT. GROUT SHALL CONFORM TO ASTM C 476 AND SHALL CONSIST OF 1 PART PORTLAND CEMENT, 1/10 PART HYDRATED LIME, 2-1/4 TO 3 PARTS SAND, AND 1 TO 2 PARTS GRAVEL. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. (CBC 2103.13)
5. MASONRY. MASONRY UNITS SHALL COMPLY WITH ASTM C 90 FOR LOADBEARING CONCRETE MASONRY UNITS. (CBC 2103.1)
6. REINFORCING STEEL. REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED MASONRY OR CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615. (CBC 2103.14)
7. STRUCTURAL STEEL. STEEL USED AS STRUCTURAL SHAPES SUCH AS WIDEFLANGE SECTIONS, CHANNELS, PLATES, AND ANGLES SHALL COMPLY WITH ASTM A36. PIPE COLUMNS SHALL COMPLY WITH ASTM A53. STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B.
8. FASTENERS FOR PRESERVATIVE-TREATED WOOD. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD – INCLUDING NUTS AND WASHERS -- SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.1)
EXCEPTION: 1/2-INCH DIAMETER OR GREATER STEEL BOLTS
EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM
EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT
9. FASTENERS FOR FIRE-RETARDANT-TREATED WOOD. FASTENERS FOR FIRERETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.3)

ROOFING AND WEATHERPROOFING

1. ROOF COVERING. ALL ROOF COVERING SHALL BE INSTALLED PER APPLICABLE REQUIREMENTS OF CBC 1507. ROOF COVERINGS SHALL BE AT LEAST CLASS A RATED IN ACCORDANCE WITH ASTM E 108 OR UL 790, WHICH SHALL INCLUDE COVERINGS OF SLATE, CLAY OR CONCRETE ROOF TILE, EXPOSED CONCRETE ROOF DECK, FERROUS OR COPPER SHINGLES OR
SHEETS. (COUNTY BUILDING CODE 92.1.1505.1)
2. ROOF FLASHING. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET). (CRC R903.2.1)
3. CRICKETS AND SADDLES. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERING SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. (CRC R903.2.2)
4. WATER-RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER MINIMUM 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED MINIMUM 6 INCHES. THE
FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRC R703.2)
5. WALL FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.8):
A. EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION
F. AT WALL AND ROOF INTERSECTIONS
G. AT BUILT-IN GUTTERS
6. DAMPPROOFING. DAMPPROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSING USABLE SPACE BELOW GRADE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO FINISHED GRADE. (CRC R406.1)
7. WEEP SCREED. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 92. THE WEEP SCREED SHALL
BE PLACED A MINIMUM 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CRC R703.6.2.1)

ELECTRICAL, PLUMBING, AND MECHANICAL

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE COUNTY OF
SAN DIEGO LIGHTING ORDINANCE.
2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS
ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY
AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
3. AFCI OUTLETS. BEDROOM ELECTRICAL CIRCUITS MUST BE PROTECTED BY
ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
4. HIGH-EFFICACY LIGHTING. HIGH-EFFICACY LUMINAIRES SHALL MEET THE
EFFICACY AND FIXTURE REQUIREMENTS OF CALIFORNIA BUILDING ENERGY
EFFICIENCY STANDARDS 150(K).
5. SMOKE DETECTORS IN BUILDING REMODELS. SMOKE DETECTORS ARE
REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE
SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND
ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. BATTERYOPERATED
DETECTORS ARE ACCEPTABLE IN EXISTING AREAS WITH NO CONSTRUCTION TAKING PLACE AND IN ALTERATIONS NOT RESULTING IN
REMOVAL OF INTERIOR WALL OR CEILING FINISHES AND WITHOUT ACCESS VIA
AN ATTIC, CRAWL SPACE, OR BASEMENT. (CRC R314.3.1)
6. CARBON MONOXIDE DETECTORS IN BUILDING REMODELS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON
EACH STORY OF A DWELLING INCLUDING BASEMENTS. BATTERY-OPERATED
DETECTORS ARE ACCEPTABLE IN EXISTING AREAS WITH NO CONSTRUCTION
TAKING PLACE AND IN ALTERATIONS NOT RESULTING IN REMOVAL OF INTERIOR
WALL OR CEILING FINISHES AND WITHOUT ACCESS VIA AN ATTIC, CRAWL
SPACE, OR BASEMENT. (CRC R315.2)
7. WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4-INCHBY-
3-INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE
AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER
VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4
INCHES ABOVE CONTROLS. (CPC 507.2)
8. GAS APPLIANCES IN GARAGES. WATER HEATERS AND HEATING/COOLING EQUIPMENT CAPABLE OF IGNITING FLAMMABLE VAPORS
SHALL BE PLACED ON MINIMUM 18-INCH-HIGH PLATFORM UNLESS LISTING
REPORT NUMBER PROVIDED SHOWING IGNITION-RESISTANT APPLIANCE.
(CPC 507.13 AND CMC 308.1)
9. IMPACT PROTECTION OF APPLIANCES. WATER HEATERS AND HEATING/COOLING EQUIPMENT SUBJECT TO VEHICULAR IMPACT SHALL BE
PROTECTED BY BOLLARDS OR AN EQUIVALENT MEASURE. (CPC 507.13.1
AND CMC 308.1.1)
10. WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCHDEEP
CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
11. WATER CLOSET EFFICIENCY. ALL WATER CLOSETS SHALL USE MAXIMUM
1.6 GALLONS AVERAGE PER FLUSH. (CPC 403.2)
12. SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA
OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCHDIAMETER
CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH. (CPC 408.5 AND CPC 408.6)
13. FIREPLACE APPLIANCES. FIREPLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN
POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE NO 'PIT'
OR 'SUMP' CONFIGURATIONS. (CMC 303.7.1)
14. CHIMNEY CLEARANCE. MINIMUM 2-FOOT CHIMNEY CLEARANCE REQUIRED ABOVE BUILDING WITHIN 10-FOOT HORIZONTALLY OF CHIMNEY.
THE CHIMNEY SHALL EXTEND MINIMUM 3 FEET ABOVE HIGHEST POINT
WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.9)

ASHRAE 62.2-2007 MECHANICAL VENTILATION / INDOOR AIR QUALITY

1. TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE
OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR
OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR
UNCONDITIONED ATTICS.
2. INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE
LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS
ON HOW TO OPERATE THE SYSTEM.
3. COMBUSTION AND SOLID-FUEL BURNING APPLIANCES. COMBUSTION
APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE
DESIGNED TO PREVENT BACK DRAFTING.
4. GARAGES. THE WALL AND OPENINGS BETWEEN OCCUPIABLE SPACES
AND THE GARAGE SHALL BE SEALED. HVAC SYSTEMS THAT INCLUDE AIR
HANDLERS OR RETURN DUCTS LOCATED IN GARAGES SHALL HAVE TOTAL AIR
LEAKAGE OF NO MORE THAN 6% OF TOTAL FAN FLOW WHEN MEASURED AT
0.1 IN. W.C. USING CALIFORNIA TITLE 24 OR EQUIVALENTS.
5. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER
HAVING A MINIMUM EFFICIENCY OF MERV 6 OR BETTER.
6. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM
KNOWN CONTAMINANTS.
7. AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE-BUILDING VENTILATION REQUIREMENT OR THE LOCAL
VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW
AND SOUND.
A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
B. INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL
BE RATED AT A MAXIMUM OF 1.0 SONE.
C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT
MAXIMUM OF 3.0 SONE.
D. REMOTELY LOCATED AIR-MOVING EQUIPMENT (MOUNTED OUTSIDE
OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.

GREEN BUILDING STANDARDS CODE (CALGREEN) REQUIREMENTS

1. APPLICABILITY. CALGREEN RESIDENTIAL MANDATORY MEASURES SHALL APPLY TO EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE.
2. IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING (CALGREEN 4.304.1):
A. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
B. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
3. JOINTS AND OPENINGS. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE UTILITY AND OTHER PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE. (CALGREEN 4.406.1)
EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENING WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4. CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING. REDUCE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS. (CALGREEN 4.408.1)
EXCEPTION: EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
EXCEPTION: ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION & DEMOLITION (C&D) FACILITIES GUIDE IS ONLINE AT: HTTP://WWW.SDCOUNTY.CA.GOV/DPW/RECYCLING/FILES/CONSTRUCTION_GUIDE_SJ8_PGS_1-27.PDF.
5. CONSTRUCTION WASTE MANAGEMENT PLAN. A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE PREPARED AND AVAILABLE ON SITE DURING CONSTRUCTION. DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR THE ENFORCING AGENCY. (CALGREEN 4.408.2)
THE PLAN:
A. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE
B. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM)
C. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE TAKEN
D. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED
E. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH
6. OPERATION AND MAINTENANCE MANUAL. PRIOR TO FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING (CALGREEN 4.410.1):
A. DIRECTIONS TO OWNER OR OCCUPANT THAT MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
1. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEM, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
2. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
3. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
4. LANDSCAPE IRRIGATION SYSTEMS.
5. WATER REUSE SYSTEMS.
C. INFORMATION FROM LOCAL UTILITY, WATER, AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
D. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
E. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
F. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
G. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
H. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
I. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
J. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR CODE.
7. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. (CALGREEN 4.504.1)
8. ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS POLLUTANT CONTROL. ADHESIVES (INCLUDING CARPET ADHESIVES), SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CALGREEN 4.504.2. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. (CALGREEN 4.504.2)
9. CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING (CALGREEN 4.504.3):
A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM (ALL CARPET CUSHION MUST MEET THE REQUIREMENTS OF THIS PROGRAM).
B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350).
C. NSF/ANSI 140 AT THE GOLD LEVEL.
D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.
10. RESILIENT FLOORING SYSTEMS. AT LEAST 80 PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OF OR MORE OF THE FOLLOWING (CALGREEN 4.504.4):
A. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
11. COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.)
BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN CALGREEN TABLE 4.504.5. THE FOLLOWING LIMITS ARE IN PARTS PER MILLION (CALGREEN 4.504.5):
A. PLYWOOD 0.05
B. PARTICLE BOARD 0.09
C. MEDIUM-DENSITY FIBERBOARD (MDF) 0.11
D. THIN MDF (5/16 INCH OR LESS) 0.13
12. MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING (CALGREEN 4.505.3):
A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBETYPE OR CONTACT-TYPE MOISTURE METER.
B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.
13. HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS (CALGREEN 4.507.2):
A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D 2009, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS
14. PLUMBING FIXTURES. ALL RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. (CALGREEN 301.1.1)

This set of plans and specifications shall not be used in whole or in part except for the specific project for which it was prepared.
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FOUNDATION AND UNDERFLOOR

1. FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. (CRC R403.1.3.2)
2. SHEAR WALL FOUNDATION SUPPORT. SHEAR WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.2)
3. CONCRETE SLABS-ON-GRADE. SLABS-ON-GRADE SHALL BE MINIMUM 3-1/2-INCHES THICK. (CRC R506.1)
4. VAPOR RETARDER. A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED MINIMUM 6 INCHES SHALL BE PLACED BETWEEN A CONCRETE SLAB-ON-GRADE AND THE BASE COURSE OR SUBGRADE. (CRC 506.2.3)
5. ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING (CRC R403.1.6 AND CRC R602.11.1):
A. MINIMUM 1/2-INCH-DIAMETER STEEL BOLTS
B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
C. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
D. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE
E. MINIMUM 3-INCH BY 3-INCH BY 0.299-INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT
6. HOLD-DOWNS. ALL HOLD-DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):
A. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER
B. WOOD JOISTS WITHIN 18 INCHES AND WOOD GIRDERS WITHIN 12 INCHES OF THE EXPOSED GROUND IN CRAWL SPACES SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD
C. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD
D. WOOD FRAMING, SHEATHING, AND SIDING ON THE EXTERIOR OF THE BUILDING AND HAVING CLEARANCE LESS THAN 6 INCHES FROM THE EXPOSED GROUND OR LESS THAN 2 INCHES VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACE EXPOSED TO WEATHER
E. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER
F. ENDS OF WOOD GIRDERS ENTERING MASONRY OR CONCRETE WALLS WITH CLEARANCES LESS THAN 1/2 INCH ON TOPS, SIDES, AND ENDS
G. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS EXPOSED TO WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER
H. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE EXCEPT WHERE VAPOR RETARDER APPLIED BETWEEN WALL AND FURRING STRIPS OR FRAMING MEMBERS
8. UNDERFLOOR VENTILATION. UNDERFLOOR AREAS SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS, WITH MINIMUM NET AREA OF VENTILATION OPENINGS OF 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR AREA. ON SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. (CRC R408.1)
9. UNDERFLOOR ACCESS. UNDERFLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18-INCH BY 24-INCH ACCESS OPENING. (CRC R408.4)

GRADING AND SOILS

1. GRADING PERMIT. GRADING PERMIT REQUIRED IF VOLUME OF EARTH MOVED EXCEEDS 200 CUBIC YARDS OR IF ANY CUTS OR FILLS EXCEED 8 FEET IN HEIGHT/DEPTH. (COUNTY GRADING ORDINANCE 202)
2. COMPACTION REPORT. COMPACTION REPORT REQUIRED FOR FILL MATERIAL 12 INCHES OR MORE IN DEPTH. (CBC 1803.5.8)

WOOD FRAMING

1. FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R502.9, CRC R602.3, AND CRC R802.2)
2. STUD SIZE, HEIGHT, AND SPACING. THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH CRC TABLE R602.3(5). (CRC R602.3.1)
3. SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
4. BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3)
5. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6)
6. TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
7. TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
8. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8-10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)
9. CRIPPLE WALLS. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. CRIPPLE WALLS MORE THAN 4 FEET IN HEIGHT SHALL HAVE STUDS SIZED AS REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH STUD HEIGHT LESS THAN 14 INCHES SHALL BE SHEATHED ON AT LEAST ONE SIDE WITH A WOOD STRUCTURAL PANEL FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.3(1), OR THE CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING. CRIPPLE WALLS SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS. (CRC R602.9)
10. WALL BRACING. BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THE METHODS ALLOWED PER CRC R602.10.2, CRC R602.10.4, AND/OR CRC R602.10.5.
11. BRACED WALL LINE SPACING. SPACING BETWEEN BRACED WALL LINES SHALL NOT EXCEED 25 FEET OR ALTERNATE PROVISIONS OF CRC R602.10.1.5.
12. SHEAR WALL CUMULATIVE LENGTH. THE CUMULATIVE LENGTH OF SHEAR WALLS WITHIN EACH BRACED WALL LINE SHALL MEET THE PROVISIONS OF CRC TABLE R602.10.1.2(1) FOR WIND LOADS AND CRC TABLE R602.10.1.2(2) FOR SEISMIC LOADS. (CRC R602.10.1.2)
13. SHEAR WALL SPACING. SHEAR WALLS SHALL BE LOCATED NOT MORE THAN 25 FEET ON CENTER. (CRC R602.10.1.4)
14. SHEAR WALL OFFSET. SHEAR WALLS MAY BE OFFSET OUT-OF-PLAN NOT MORE THAN 4 FEET FROM THE DESIGNATED BRACED WALL LINE AND NOT MORE THAN 8 FEET FROM ANY OTHER OFFSET WALL CONSIDERED PART OF THE SAME BRACED WALL LINE. (CRC R602.10.1.4)
15. SHEAR WALL LOCATION. SHEAR WALLS SHALL BE LOCATED AT THE ENDS OF EACH BRACED WALL LINE OR MEET THE ALTERNATE PROVISIONS OF CRC R602.10.1.4.
16. INDIVIDUAL SHEAR WALL LENGTH. SHEAR WALLS SHALL MEET MINIMUM LENGTH REQUIREMENTS OF CRC R602.10.3.
17. CRIPPLE WALL BRACING. CRIPPLE WALLS SHALL BE BRACED PER CRC R602.10.9.

18. SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). (CRC R604.3)
19. SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1-1/2-INCH-THICK BLOCKING. (CRC R602.10.8)
20. FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS. (CBC 2304.3.2)
21. JOISTS UNDER BEARING PARTITIONS. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL-DEPTH SOLIDBLOCKED WITH MINIMUM 2-INCH NOMINAL LUMBER SPACED AT MAXIMUM 4 FEET ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD. (CRC R502.4)
22. JOISTS ABOVE OR BELOW SHEAR WALLS. WHERE JOISTS ARE PERPENDICULAR TO A SHEAR WALL ABOVE OR BELOW, A RIM JOIST, BAND JOIST, OR BLOCKING SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE SHEAR WALL. WHERE JOISTS ARE PARALLEL TO A SHEAR WALL ABOVE OR BELOW, A RIM JOIST, END JOIST, OR OTHER PARALLEL FRAMING SHALL BE PROVIDED DIRECTLY ABOVE AND/OR BELOW THE SHEAR WALL. WHERE A PARALLEL FRAMING MEMBER CANNOT BE LOCATED DIRECTLY ABOVE AND/OR BELOW THE SHEAR WALL, FULL-DEPTH BLOCKING AT 16-INCH SPACING SHALL BE PROVIDED BETWEEN THE PARALLEL FRAMING MEMBERS TO EACH SIDE OF THE SHEAR WALL. (CRC R602.10.6)
23. FLOOR MEMBER BEARING. THE ENDS OF EACH FLOOR JOIST, BEAM, OR GIRDER SHALL HAVE MINIMUM 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND MINIMUM 3 INCHES OF BEARING ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1-INCH-BY-4-INCH RIBBON STRIP AND NAILED TO THE ADJOINING STUD OR BY THE USE OF APPROVED JOIST HANGERS. (CRC R502.6)
24. FLOOR JOIST LAP. FLOOR JOISTS FRAMING OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP MINIMUM 3 INCHES AND SHALL BE NAILED TOGETHER WITHIN MINIMUM 3-10D FACE NAILS. A WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE LAP IS PERMITTED. (CRC R502.6.1)
25. FLOOR JOIST-TO-GIRDER SUPPORT. FLOOR JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM NOMINAL 2 INCHES BY 2 INCHES. (CRC R502.6.2)
26. FLOOR JOIST LATERAL RESTRAINT. FLOOR JOISTS SHALL BE SUPPORTED LATERALLY AT ENDS AND EACH INTERMEDIATE SUPPORT BY MINIMUM 2-INCH FULL-DEPTH BLOCKING, BY ATTACHMENT TO FULL-DEPTH HEADER, BAND JOIST, OR RIM JOIST, TO AN ADJOINING STUD, OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. (CRC R502.7)
27. FLOOR JOIST BRIDGING. FLOOR JOISTS EXCEEDING NOMINAL 2 INCHES BY 12 INCHES SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH-BY-3-INCH STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT MAXIMUM 8-FOOT INTERVALS. (CRC R502.7.1)
28. FRAMING OF FLOOR OPENINGS. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST-TO-TRIMMER-JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
29. GIRDERS. GIRDERS FOR SINGLE-STORY CONSTRUCTION OR GIRDERS SUPPORTING LOADS FROM A SINGLE FLOOR SHALL NOT BE LESS THAN 4 INCHES BY 6 INCHES FOR SPANS 6 FEET OR LESS, PROVIDED THAT GIRDERS ARE SPACED NOT MORE THAN 8 FEET ON CENTER. OTHER GIRDERS SHALL BE DESIGNED TO SUPPORT THE LOADS SPECIFIED IN THE CBC. GIRDER END JOINTS SHALL OCCUR OVER SUPPORTS. WHEN A GIRDER IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED. THE ENDS OF BEAMS OR GIRDERS SUPPORTED ON MASONRY OR CONCRETE SHALL NOT HAVE LESS THAN 3 INCHES OF BEARING. (CBC 2308.7)
30. RIDGES, HIPS, AND VALLEYS. RAFTERS SHALL BE FRAMED TO A RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARDS SHALL BE MINIMUM 1-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEY AND HIPS, THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHERE THE ROOF PITCH IS LESS THAN 3:12 SLOPE (25% GRADIENT), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILINGS JOISTS, SUCH AS RIDGES, HIPS, AND VALLEYS, SHALL BE DESIGNED AS BEAMS. (CRC R802.3)
31. CEILING JOIST AND RAFTER CONNECTIONS. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER PER CRC TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE WALL TOP PLATE PER CRC TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED PER CRC TABLE R802.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE WALL TOP PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL BE MINIMUM 2 INCHES BY 4 INCHES NOMINAL, INSTALLED PER CRC TABLE R802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILINGS JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR ENGINEER-DESIGNED GIRDER. (CRC R802.3.1)
32. CEILING JOISTS LAPPED. ENDS OF CEILING JOISTS SHALL BE LAPPED MINIMUM 3 INCHES OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TOENAILED TO THE BEARING ELEMENT. WHERE CEILING JOISTS PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS SHALL BE NAILED TOGETHER PER CRC TABLE R602.3(1) AND BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST. (CRC R802.3.2)
33. COLLAR TIES. COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE. COLLAR TIES SHALL BE A MINIMUM 1 INCH BY 4 INCHES NOMINAL AND SPACED AT MAXIMUM 4 FEET ON CENTER. (CRC R802.3.1)
34. PURLINS. PURLINS INSTALLED TO REDUCE THE SPAN OF RAFTERS SHALL BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH-BY-4-INCH NOMINAL BRACES INSTALLED TO BEARING WALLS AT A MINIMUM 45-DEGREE SLOPE FROM HORIZONTAL. THE BRACES SHALL BE SPACED MAXIMUM 4 FEET ON CENTER WITH A MAXIMUM 8-FOOT UNBRACED LENGTH. (CRC R802.5.1)
35. ROOF/CEILING MEMBER BEARING. THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES OF BEARING ON MASONRY OR CONCRETE. (CRC R802.6)
36. ROOF/CEILING MEMBER LATERAL SUPPORT. ROOF FRAMING MEMBERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 5:1 SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION. (CRC R802.8)
37. ROOF/CEILING BRIDGING. RAFTERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 6:1 SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH-BY-3-INCH WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT MAXIMUM 8-FOOT INTERVALS. (CRC R802.8.1)
38. FRAMING OF ROOF/CEILING OPENINGS. OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTERS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST-TO-TRIMMERJOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
39. ROOF FRAMING ABOVE SHEAR WALLS. RAFTERS OR ROOF TRUSSES SHALL BE CONNECTED TO TOP PLATES OF SHEAR WALLS WITH BLOCKING BETWEEN THE RAFTERS OR TRUSSES. (CRC R602.10.6.2)
40. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
41. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
42. BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
43. TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
44. DRILLING, CUTTING, AND NOTCHING OF ROOF/FLOOR FRAMING. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, BLOCKING, AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH, SHALL BE NOT LONGER THAN ONE-THIRD THE MEMBER DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT MEMBER ENDS SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT MEMBER ENDS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. (CRC R502.8.1)
45. EXTERIOR LANDINGS, DECKS, BALCONIES, AND STAIRS. SUCH ELEMENTS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. (CRC R311.5)
46. FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
F. CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION
47. FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1):
A. TWO-INCH NOMINAL LUMBER
B. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
C. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL
D. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD
E. 1/2-INCH GYPSUM BOARD
F. 1/4-INCH CEMENT-BASED MILLBOARD
G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
48. FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
49. FIREBLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELFSUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
50. DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS
51. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)
52. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES. (CRC R302.13)

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City of San Diego
Development Services
1222 First Ave., MS-302
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THE CITY OF SAN DIEGO

No FAA Notification Self-Certification Agreement

FORM DS-503
MAY 2013

This agreement is made by and between the City of San Diego, a Municipal Corporation [City] and the owner or owner's duly authorized representative of real property [Property Owner], located at

3414-3416-3418-3420 Florida St
(PROPERTY ADDRESS)

and more particularly described as

(LEGAL DESCRIPTION) (PROJECT APPROVAL NO.(S).)

in the City of San Diego, County of San Diego, State of California [Property].

Per Section 77.15 of Title 14 of the Code of Federal Regulations (CFR) Part 77, no person is required to notify the Federal Aviation Administration (FAA) for any object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height, and would be located in the congested area of a city, town, or settlement where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation.

The City will not require notification to the FAA if a professional, licensed by the state of California to prepare construction documents provides certification on their plans along with their signature and registration stamp that the structure(s) or modification to existing structure(s) shown on the 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.

In consideration of the grant of permission by the City of San Diego to allow the self certification of the determination of no requirement to notify FAA under section 77.15 of Title 14 of the Code of Federal Regulations CFR Part 77, the applicant covenants and agrees with the City of San Diego as follows:

1. Should it be subsequently determined by the City, Airport Land Use Commission, State, or the Federal Aviation Administration, or any other government agency that the proposed project is required to notify the Federal Aviation Administration under CFR Part 77, the City assumes no responsibility or liability for any changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination of No Hazard to Air Navigation.

2. The applicant certifies that said owner(s) acknowledges and accepts that the construction drawings and documents that are part of the ministerial approval application as well as the construction in the field may have to be revised as necessary to comply with the FAA Determination of Hazard to Air Navigation. The applicant also acknowledges that if a Determination of Presumed Hazard is made by the FAA, that the City will stop all construction until a Determination of No Hazard to Air Navigation is made by the FAA for the project or a permit from the California Department of Transportation is obtained in accordance with Public Utilities Code Section 21659. The applicant acknowledges that this may cost the applicant more money in permitting and construction costs, as well as delays in project construction.

3. Furthermore, the applicant certifies that said owner(s) acknowledges and accepts all responsibility for changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination. The applicant acknowledges and accepts that the City assumes no responsibility for said changes and the impacts that result to the development as a result. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents,

officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval or decision.

The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

4. Lastly, the applicant certifies that said owner acknowledges and accepts that additional plan review and inspection fees may be required if additional staff reviews of the revised drawings and documents or additional inspections are necessary to reflect the final design of the development to be consistent with a FAA Determination of Hazard to Air Navigation

Juan Garcia
(PRINT NAME & TITLE)

Gama Engineering
(COMPANY ORGANIZATION NAME)

6-28-19
(DATE)



WILSHIRE DWELLING'S

3414-3416-3418-3420 Wilshire Terrace,
San Diego CA 92104

4 Dwellings

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunia Robinson

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225 3rd Ave
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FAA FORMS DS-503

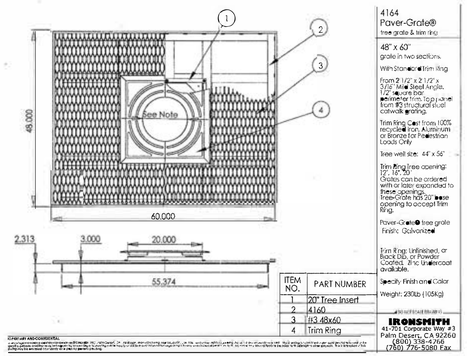
Revisions:

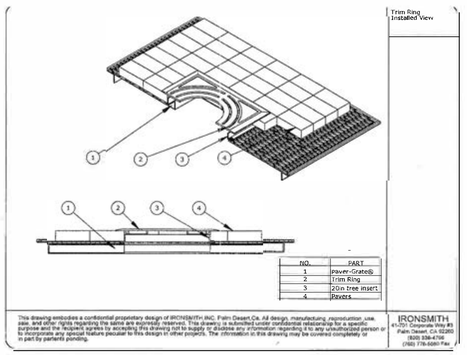
Drawn: Jose Perez
Check: Jose Perez
Date: 6-20-24
Scale: as noted

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signature

sheet type: FORMS
sheet no.





IRONSMITH PAVER-GRATE TREE WELL GRATE

No Scale

PLANT LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
	Proposed Street Tree & Street Yard Tree Medium scale, canopy, flowering tree (25' – 30'height) Cassia leptophylla / Gold Medallion Tree (Standard)	02	24"box
	Medium scale, flowering, vertical tree (25'height – 12'width) Lagerstroemia hybrid Proposed Street Tree	05	24"box
1	Evergreen, flowering accent planting (2'height x 2'width) Anigozanthos flavidus hybrids / Kangaroo Paw	08	1gal
2	Evergreen, flowering hedge planting (3'-4'height x 4'width) Callistemon viminalis 'Little John' / Dwarf Bottlebrush	15	5gal
3	Evergreen, vertical accent tree (25' height x 3'width) Cupressus semp. 'Tiny Tower' / Dwarf Italian Cypress	07	**15gal**
	Turf groundcover Bouteloua dectyloides / Buffalo Grass	300sf	Sodded Turf
	3" Layer wood bark mulch groundcover		

NOTE: Install 3" wood bark mulch groundcover throughout planting areas and on all exposed non-planted landscape areas per SDMC 142.0413(c).

DESIGN STATEMENT

The design intent for this project is to provide trees with a more vertical character to soften the building structure as well as give the project a more human scale within the neighborhood. The plantings were also selected for drought tolerance and to respond to the sun exposures around the project with respect to their micro-climate and hydro-zone locations. This project will have an automated, low volume drip irrigation system designed with respect to their micro-climate and hydro-zone areas. With proper water management and maintenance this landscape will be drought tolerant and relatively self-sustaining after establishment.

SITE PLAN NOTES

A. Proposed relocated street sign – see Architectural Drawings.
B. Proposed new driveway apron – See Arch. & Civil Drawings.
C. Existing water meter to remain - See Arch. & Civil Drawings.
NOTE: This meter will be water source for site irrigation systems. POC after backflow preventer – See Sheet L1.2, Irrigation Plan.
D. Proposed 4 new water meters - See Arch. & Civil Drawings.
E. Existing sidewalk to remain.
F. Existing utility pole
G. Permaloc Aluminum edging or approved equal.
H. Proposed 300sf. of Common Open Space, low-water turf – See Architectural Drawings for Common Open Space requirements.
I. Proposed unit pavers - see Architectural Drawings.
J. DeepRoot – root barrier, UB24-2, or approved equal.
K. Proposed Ironsmith Paver-Grate tree well grate, or approved equal – See Detail on this sheet.
L. Proposed backflow preventers for all water meters – See Arch. & Civil Drawings.
M. Proposed retaining walls - See Arch. & Civil Drawings.
N. Proposed driveway pavers - See Arch. & Civil Drawings.
O. Proposed trash enclosures - See Arch. & Civil Drawings.
P. Existing concrete paving.
Q. Existing concrete steps and landings.
R. Existing concrete paving.

GENERAL LANDSCAPE NOTES

a. All Landscape and Irrigation shall conform to the standards of the City-wide Landscape Regulations and City of San Diego's Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

b. Mulch: All required planting areas shall be covered with mulch groundcover to a minimum depth of 3". All exposed soil areas without vegetation shall also be mulched to this minimum depth excluding slopes requiring revegetation per the Land Development Manual, Landscape Standards. SDMC 142.0411, SDMC 142.0413(c).

c. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not be wrapped around the root ball. SDMC 142.0403(b)(12).

d. Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by SDMC 142.0403(c) for proper irrigation, development and maintenance of vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected and shall be an automatic drip system. All proposed irrigation systems shall have an approved rain sensor shutoff device. SDMC 142.0403(c)(3)(D)

e. Maintenance: All required landscape areas shall be maintained by the PROPERTY OWNER. The landscape and irrigation areas in the public right-of-way shall be maintained by the PROPERTY OWNER. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced with like kind per the conditions of the permit.

f. A minimum root zone of 40sf. in planting area shall be provided for all trees. The minimum dimension for this area shall be 5', per SDMC 142.0403(b)(5). Although the project's tree root zones in the parking area tree wells and the entry walkway do not meet these requirements, necessary structural tree root zone preparation and implementation of structural soils shall be incorporated for optimum tree health and growth, per SDMC 142.0403(b)(5).

g. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the SDMC 142.0403(b)(10).

h. Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:
1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the dripline.
3. Root systems of existing trees will be protected from flooding, erosion, chemical spills, and excessive wetting and drying during dewatering.
4. Roots of existing trees will be cut approximately 6" back from new construction and all cuts will be sealed with wood paint as manufactured by Flintkote or approved equal.
5. A Certified Consulting Arborist shall oversee pruning of any roots 6" or greater in diameter.
6. Maintain and document a tree watering schedule during construction.
7. All damaged trees will be replaced with one of equal or greater size.

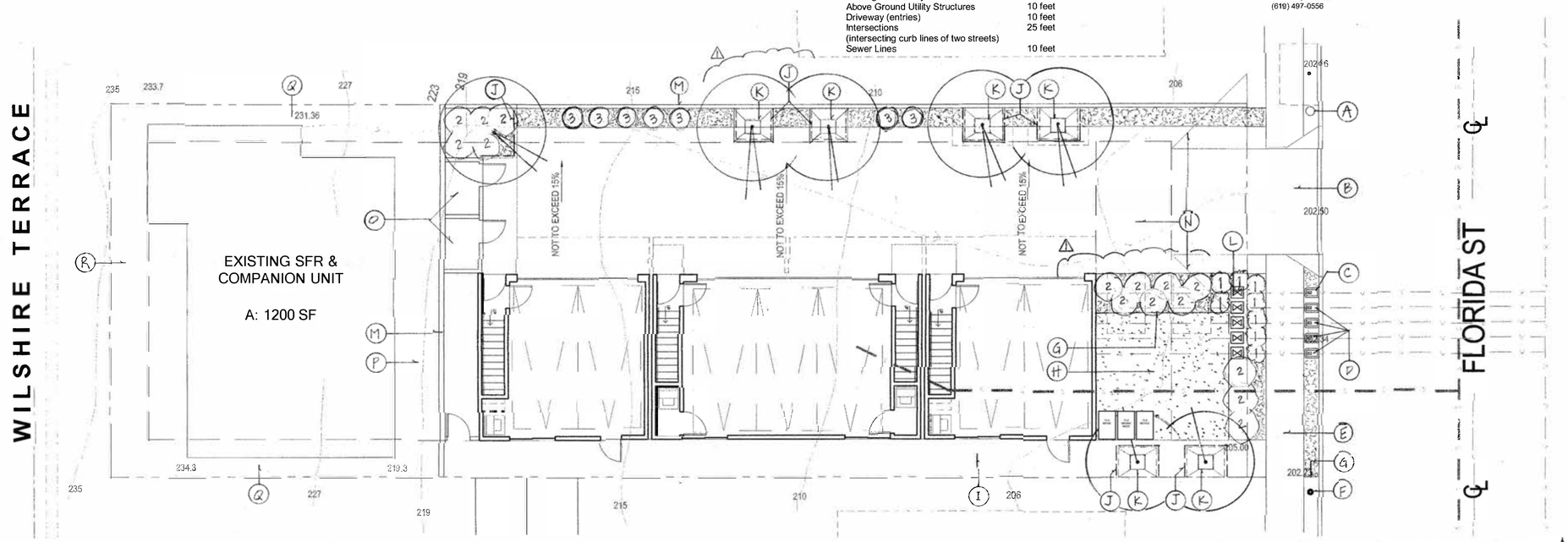
i. If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

j. The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MWELO) in accordance with state law and Land Development Code Section 142.0413(h), and will provide the record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule and schedule of landscape and irrigation maintenance.

NOTE: See Architecture Site Plan for paving specifications and additional site notes.
NOTE: See Civil Drawings for all grading, site walls and site improvements.
NOTE: See Sheet L1.3 for all Planting Details.

MINIMUM TREE SEPARATION DISTANCE

Traffic Signals (Stop signs)	20 feet
Underground Utility Lines	5 feet
Above Ground Utility Structures	10 feet
Driveway (entries)	10 feet
Intersections (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet



PLANTING PLAN

Scale 1/8"=1'-0"

North

Declaration of Responsible Charge:

I hereby declare that I am the Landscape Architect for this project, that I have exercised responsible charge over the design of the project as defined in Section 6703 of the Business and Professions Code, and that the design is consistent with current standards. I understand that the check on project drawings and specifications by the City of San Diego is confined to a review only and does not relieve me, as Landscape Architect of Work, of my responsibilities for the project design.

2.14.19
Kent A. Wilder, PLA 5806 Date
My License Expires 04/30/19
Landscape Resource Group + Assoc.
8828 Jefferson Avenue
La Mesa, CA 91941
(619) 497-0556

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Cell(619) 547-4147
Fax(619) 923-3205
225 3rd Ave
Chula Vista, CA 91910

WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104
4 DWELLINGS

This set of plans and specifications shall be kept on the job site at all times during the progress of work at all times, and shall not be used for any purpose except those authorized by the Architect. Any unauthorized use, reuse, modify, or alteration of these plans and specifications will be at the user's sole risk and without liability to the Architect, and the user shall be held to perform all work in accordance with all applicable State and City codes, laws, and ordinances.

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Raunja Robinson

sheet content:
LANDSCAPE PLAN

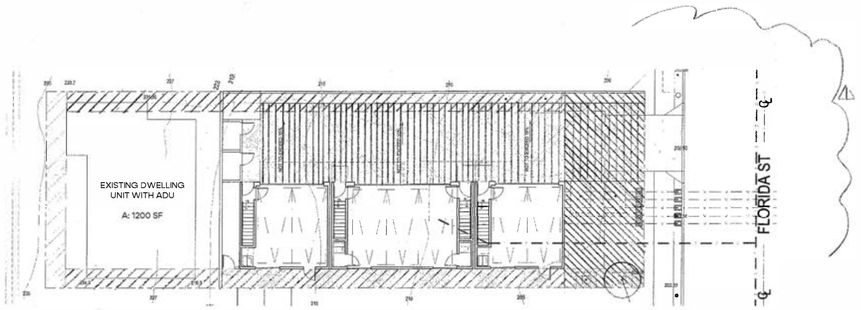
Revisions:

Drawn: Jose Perez
Check: Jose Perez
Date: 6/20/24
Scale: as noted

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JOSE PEREZ
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signature

sheet type: L
sheet no. L1.1
PLANTING PLAN



LANDSCAPE CALCULATIONS PLAN

No Scale

LANDSCAPE CALCULATIONS

STREET TREE REQUIREMENTS: (1 Tree per 30 feet of Street Frontage)
Street Trees Required - 01
01 - Proposed Street Tree (25' – 30'height)
Cassia leptophylla / Gold Medallion Tree (Standard)

STREET YARD PLANTING REQUIREMENTS:
Planting Area Required - Total Area 1,000sf x 50% = 500sf.
Planting Area Provided – 490sf. + 10 additional plant points = 500sf.
Plant Points Required – 1,000sf. x 0.05 = 50 points
Plant Points Provided – 63 points
Additional Plant Points Provided – 13

QTY	SIZE	PLANT POINTS	TOTAL POINTS
02	24"box tree	20 points/tree	40
10	5gal shrub	2 points/shrub	20
03	1gal shrub	1 points/shrub	03
			63 Total Street Yard Points
			40 Plant Points from Trees
			13 Excess Points

NOTE: Street Yard planting area consists of 300sf. of low-water turf area to satisfy the required Common Open Space for this project and to achieve the necessary required street yard planting area; See Architecture plans for further details for this requirement. Therefore, this project is in compliance per SDMC 142.0413(b)(1).

NOTE: Tree root zones in tree wells at the entry walkway do not meet these requirements 40sf. planting requirements; necessary structural tree root zone preparation and implementation of structural soils shall be incorporated for optimum tree health and growth, per SDMC 142.0403(b)(5).

REMAINING YARD PLANTING REQUIREMENTS:
Plant Points Required – 4 structures x 60= 240points
Plant Points Provided – 180

QTY	SIZE	PLANT POINTS	TOTAL POINTS
05	24"box tree	20 points/tree	100
07	15gal trees	10 points/shrub	70
05	5gal shrub	2 points/shrub	10
			180 Total Remaining Yard Points
			100 Plant Points from Trees

NOTE: Due to site constraints with entry walkway on south side yard, VUA area on north side yard and existing concrete paving around existing structure on Wilshire Terrace,remaining yard points have not been achieved. Additional trees and 15gal Dwarf Italian cypress have been included on north side yard/VUA area to accommodate additional remaining yard points.

NOTE: Tree root zones in tree wells along the driveway do not meet these requirements 40sf. planting requirements; necessary structural tree root zone preparation and implementation of structural soils shall be incorporated for optimum tree health and growth, per SDMC 142.0403(b)(5).

VEHICULAR USE AREA REQUIREMENTS: (<6,000sf.)
Total Area 1,872sf x 0.05 = 94 plant points required
Plant Points Provided – 193

QTY	SIZE	PLANT POINTS	TOTAL POINTS
05	24"box tree	20 points/tree	100
07	15gal shrub	10 points/shrub	70
10	5gal shrub	2 points/shrub	20
03	1gal shrub	1 points/shrub	03
			193 Total Vehicular Use Points
			100 Plant Points from Trees

IRRIGATION NOTES:

1. All irrigation materials specified shall be installed per manufacturer's specifications and recommendations.
2. All local, municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and make a part of these specifications and their provisions shall be carried out by the contractor.
3. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the owner's authorized representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
4. Contractor shall be responsible for any coordination with subcontractors as required to accomplish irrigation installation.
5. The contractor shall obtain the pertinent permits required to perform the work indicated herein before beginning work.
6. Contractor shall include in bid, payment of any permit fees and related expenses.
7. Provide a minimum of 36" depth for all pressure mainline pipe under vehicular paving and 30" depth under non-vehicular paving and provide a minimum of 30" depth for all non-pressure lateral lines under vehicular paving and 24" depth under non-vehicular. Trench backfill shall be free of any material that may damage irrigation pipe or equipment. In the event of backfill settlement, contractor shall perform required repairs at his own expense.
8. All pipe under paved areas are to be installed in a HDPE solid pipe. Sleeve shall be minimum of 3" HDPE solid pipe or twice the diameter of pipe size.
9. Drawings are diagrammatic. Equipment shown in paved areas is for design clarification only and shall be installed in planter areas.
10. Wire connectors to be Rainbird 'Pentite' or approved equal.
11. General contractor shall provide point of connection for irrigation system.
12. Flush all lines and adjust all heads for maximum performance, according to the drawings and to prevent over-spray onto building, walls and paved surfaces.
13. No irrigation runoff or overspray shall cross property lines or paved areas.

LANDSCAPE WATER REQUIREMENT

Hydrozone 1 – 577sf. – Trees & Shrubs - Valves Z-1 & Z-3
ETo – 47 Greater North Park
Plant Factor – 0.3
Irrigation Efficiency – 0.81 Drip Irrigation

Estimated Total Water Use
ETWU = (ETo)(0.62) (Plant Factor x Hydrozone area) + Special Landscape Area
Irrigation Efficiency
= (47)(0.62) (0.3 x 577) + 0
0.81
= 6,227 gal/yr.

Hydrozone 2 – 300sf.- Street Yard Common Turf Area – Valve Z-2
ETo – 47 Greater North Park
Plant Factor – 0.3
Irrigation Efficiency – 0.81 Drip Irrigation

Estimated Total Water Use
ETWU = (ETo)(0.62) (Plant Factor x Hydrozone area) + Special Landscape Area
Irrigation Efficiency
= (47)(0.62) (0.3 x300) + 0
0.81
= 2,882 gal/yr.

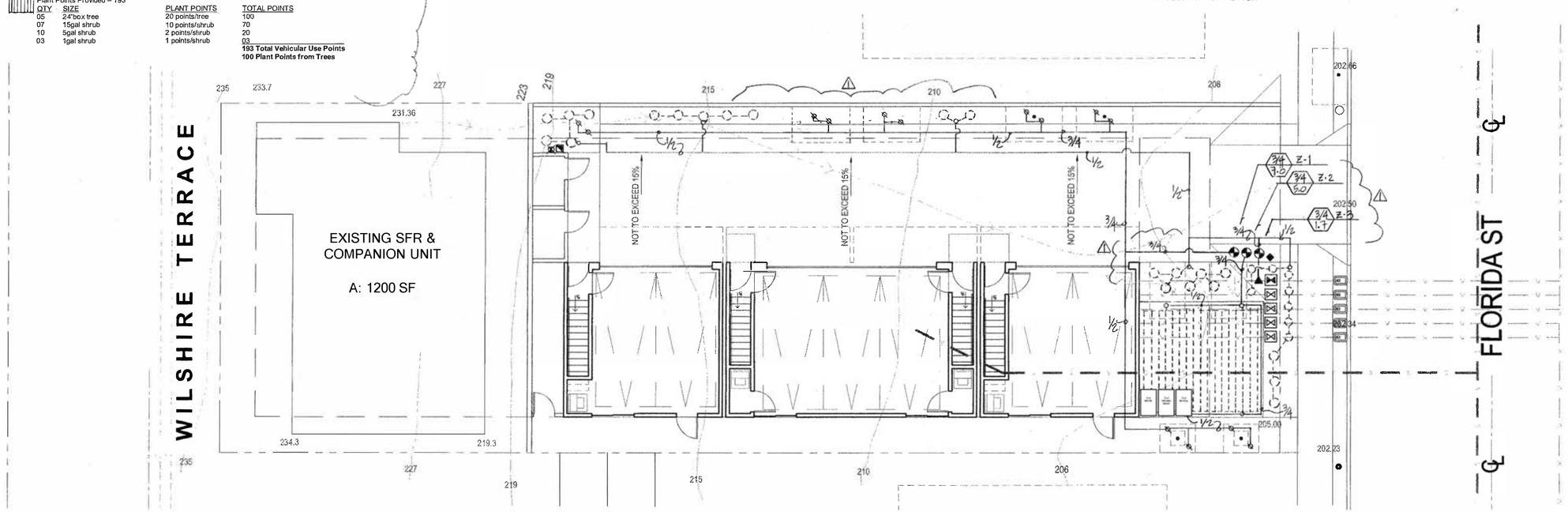
HYDROZONE TOTALS
Hydrozone 1 - 6,227 gal/yr.
Hydrozone 2 - 2,882 gal/yr.
Total 9,109 gal/yr.

WATER BUDGET TOTAL – 877sf.
The following are the calculations for the entire project landscape area.
ETo – 47 Normal Heights
Maximum Applied Water Use / Water Budget
MAWA = (ETo)(0.62)[0.55 x Landscape Area + 0.3 x Special Landscape Area]
= (47)(0.62)[0.55 x 877sf. + 0.3 x 0]
= 14,056 gal/yr.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-DESCRIPTION-MODEL#	PSI	GPM	RAD
	Rainbird – Low Flow, Drip Valve assembly, XCZ-LF-075-PRF NOTE: Install isolation PVC ball valve at all valve assemblies, mainline size. Install all valves below grade in PVC valve box.			A L1.2
	Rainbird –Root Watering System, RWS-B-1402	30	0.5gpm	B L1.2
	Rainbird – XF Series Dripline, XFS-09-12 Install below grade and staked with Rainbird Tie down stakes (or approved equal) at 12" intervals minimum, typ. Install per manufacturer's specifications with appropriate compression fittings per the details on this page. Installed tubing shall be covered w/ sodded turf per plan.	30	0.9gph	C,F L1.2
	Rainbird – XF Series Dripline, XFD-09-12-250 Install below grade and staked to grade with Rainbird Tie down stakes (or approved equal) at 12" intervals minimum, typ. Install per manufacturer's specifications with appropriate compression fittings per the details on this page. Installed tubing shall be covered w/ 3" layer of ground cover mulch as specified on plan. Provide even water distribution for all plantings. Tubing layout per detail - Contractor shall adjust layout in field according to planting layout and container size being watered – verify in field. Each plant shall receive a min of 3 emitter ports – provide even water distribution for all plantings. NOTE: Dripline Flush Valve shall be installed at end of each shrub and tree assembly as indicated in installation details.	30	0.9gph	D,E L1.2
	Rainbird - XFD On-Surface Dripline Riser Assembly, PVC to distribution tubing point of connection - Install per manufacturer's specifications with appropriate compression fittings per Details.			E L1.2
	Rainbird - ESP/SM6 Series Controller – ESP-SMT6, 6 station Exterior NOTE: Verify location with General Contractor. General contractor to provide power to new Controller.			H L1.2
	Rainbird - ESP/SMT Rain Sensor shut-off included with ESP/SMT Controller, Detail shows Rain Sensor Installation.			I L1.2
	Proposed Backflow Preventer per Architectural & Civil Drawings connected to existing water meter - See Arch. & Civil Drawings.			
	Point of Connection after new backflow preventer per Architect's drawings - Irrigation Point of Connection to be coordinated with General Contractor verified in-field.			
	Rainbird – Quick Coupler, 3RC Install below grade in PVC valve box.			G L1.2
	Pressure mainline – ¾" schedule 40PVC			
	Non-pressure lateral line – schedule 40 PVC			
	Valve Station/Hydo-Zone Area Valve Size GPM			

THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE AT 30 PSI AT FURTHEST HEAD FROM BACKFLOW PREVENTER. INSTALLING CONTRACTOR SHALL VERIFY STATIC PRESSURE BEFORE CONSTRUCTION. IF PRESSURE IS NOT AS NOTED, CONTRACTOR SHALL REPORT THIS INFORMATION IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE INSTALLATION. IF HE FAILS TO DO SO, CONTRACTOR WILL BE RESPONSIBLE FOR ANY CHANGES NECESSARY AS A RESULT.



IRRIGATION PLAN

Scale 1/8"=1'-0"

North

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WILSHIRE DWELLINGS
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4 DWELLINGS

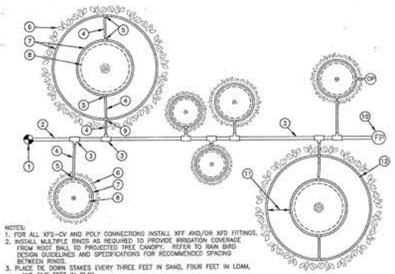
This set of plans and specifications shall be kept on the work of the agency of service named hereon and the same are not to be used in whole or in part for any other project without written authorization of the architect. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions. ANY UNAUTHORIZED REUSE WILL BE SUBJECT TO LEGAL ACTION, including attorney's fees and damages. Drawings may not be to scale. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be reported to the architect before commencement of any work. Contractor shall comply with all applicable codes, laws and ordinances.
PERMIT ISSUED

10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

sheet content:
LANDSCAPE PLAN

Revisions:	Responsable:
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Drawn: Jose Perez	
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Date: 6/20/24	
Scale: as noted	signature

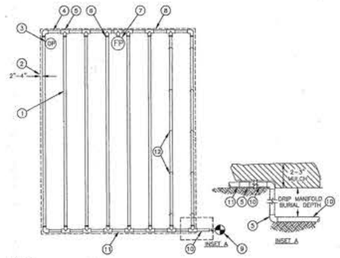
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IRRIGATION PLAN
LANDSCAPE CALCULATIONS



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMODATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE POTABLE: XFS-CV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL "XFS-CV DRIPLINE FLUSH POINT")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. FOR ALL XFS-CV AND POLY CONNECTIONS INSTALL XFF AND/OR XFD FITTINGS.
2. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

D XFS-CV SUB-SURFACE/ON-SURFACE DRIPLINE 05-17-2017
N.T.S.
MULTIPLE TREE/SHRUB DETAIL



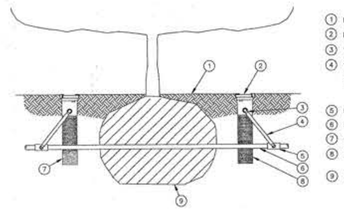
1. FOR ALL XFS-CV AND POLY CONNECTIONS INSTALL XFF AND/OR XFD FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

1. SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
2. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
3. OPERATION INDICATOR RAIN BIRD MODEL: OPERNO
4. PVC EXHAUST HEADER
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
7. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
8. PERIMETER OF AREA
9. IRRIGATION CONTROL VALVE: RAIN BIRD XCZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
10. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
11. PVC SUPPLY HEADER
12. XF SERIES TIE-DOWN STAKES (TDS-000) REFER TO RAIN BIRD DESIGN GUIDE FOR PROPER SPACING

XFS-CV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)		
	0.6	0.9	0.6	0.9
20	192	136	264	213
30	288	210	432	337
40	360	248	498	416
50	387	281	573	427
60	420	326	637	529

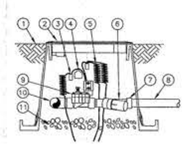
C XFS-CV SUB-SURFACE/ON-SURFACE DRIPLINE 05-17-2017
N.T.S.
END FEED LAYOUT W/ PVC HEADER



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-M
3. 1/2" (1,3 CM) SPIRAL BARB FITTING (INCLUDED)
4. 1/2" (1,3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050 OR 1/2" (1,3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1,3 CM) MALE NPT x 0.490" BARB ELBOW: RAIN BIRD SBE-050
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10,2 CM) WIDE X 18" (45,7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

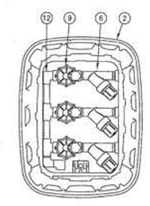
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH
3. RWS-M SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-M-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
   RWS-M-B-1401: 0.25 GPM (0,95 L/M)
   RWS-M-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
   RWS-M-B-1402: 0.5 GPM (1,9 L/M)
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

B ROOT WATERING SYSTEM *RWS-M* 07-19-2013
N.T.S.
INSTALLATION FOR TREES



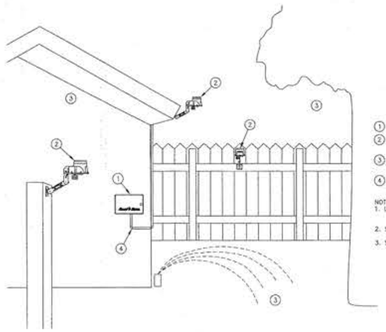
1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-PRF (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

SIDE VIEW



TOP VIEW

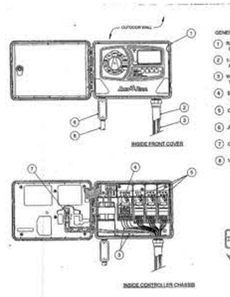
A XCZ-075-PRF 3/4" CONTROL ZONE KIT IN SQUARE VALVE BOX 1-29-10
N.T.S.
OPTION 1



1. RAIN BIRD ESP-SMT CONTROLLER
2. RAIN BIRD ESP-SMT SENSOR RECOMMENDED MOUNTING SITE
3. SITES NOT RECOMMENDED FOR MOUNTING ESP-SMT SENSOR
4. WIRE FROM ESP-SMT CONTROLLER TO SENSOR

NOTES:
1. LENGTH OF WIRE FROM CONTROLLER TO SENSOR SHOULD BE NO GREATER THAN 200 FEET.
2. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST OR ON EAVE OF HOUSE.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.

I ESP-SMT SENSOR LOCATION 9-27-19
N.T.S.



GENERAL NOTES:
1. RAIN BIRD ESP-SMTE OUTSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES AND SENSOR
4. STANDARD MODULE FOR 4-STATION CONTROLLER
5. OPTIONAL MODULES FOR 12-STATION CONTROLLER
6. JUNCTION BOX
7. CONNECTION FOR WIRES FROM SENSOR
8. 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

CHOOSING CONTROLLER FIXTURES

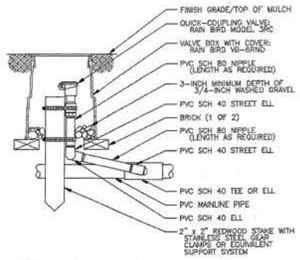
SELECTING THE MODEL TO SELECT THE DESIRED MODEL TURN ON ONE OF THE FOLLOWING LAYERS:
OPTION-4-STATION
OPTION-8-STATION
OPTION-12-STATION
OPTION-16-STATION
OPTION-20-STATION
OPTION-22-STATION

TO SELECT "INDOOR" OR "OUTDOOR" OPTION TURN ON ONE OF THE FOLLOWING LAYERS

OPTION-INDOOR
OPTION-OUTDOOR

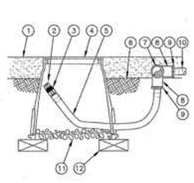
TO TURN OFF THIS INSTRUCTION BOX, TURN OFF LAYER "INSTRUCT-SYSTEM"

H ESP-SMTE SMART CONTROL SYSTEM 7-31-13
OUTDOOR MODEL N.T.S.



NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

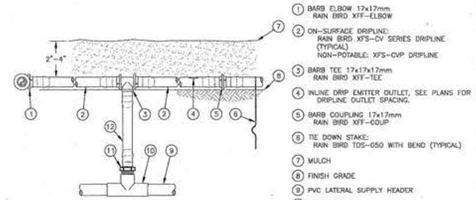
G QUICK COUPLING VALVE 1-27-04
N.T.S.
MODEL 3RC



1. MULCH
2. FLUSH CAP FOR TWIST LOCK FITTINGS: POTABLE:RAIN BIRD TLF-CAP
3. TWIST LOCK FITTING TLF-MPT
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. 1/2" RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 8-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

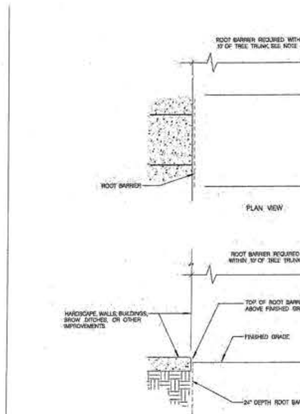
F XFS-CV SUB-SURFACE/ON-SURFACE DRIPLINE FLUSH POINT 05-17-2017
N.T.S.
WITH RAIN BIRD TLF FITTINGS



1. BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
2. ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
3. BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
4. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
5. BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
6. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
7. MULCH
8. FINISH GRADE
9. PVC LATERAL SUPPLY HEADER
10. PVC TEE SxSxT
11. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
12. RAIN BIRD XFS-CV SERIES BLANK TUBING LENGTH AS REQUIRED

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

E XFS-CV ON-SURFACE DRIPLINE RISER ASSEMBLY 05-17-2017
N.T.S.

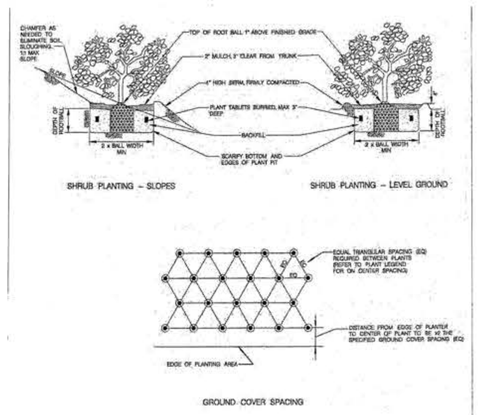


NOTE:
1. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT AND NOT AROUND THE ROOTBALL.
2. ROOT BARRIER REQUIRED WHEN TREE TRUNK IS WITHIN 10' OF HARDSCAPE, WALLS, BUILDINGS, SWOW DITCHES, OR OTHER IMPROVEMENTS.
3. FOR ROOT BARRIER INSTALLATION WITH THE TREE GRATES SEE SDL-104.

REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	A. NADELHOFFER	01/12

CITY OF SAN DIEGO – STANDARD DRAWING
ROOT CONTROL BARRIER

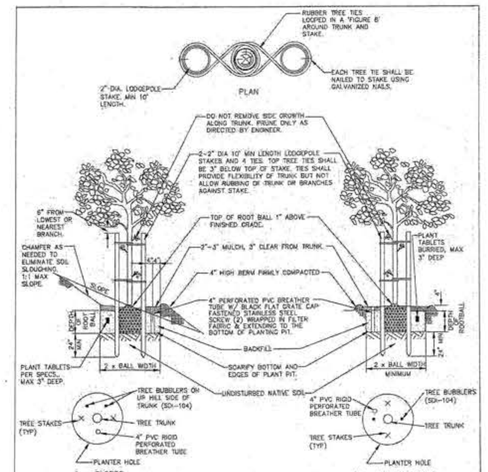
RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
COORDINATOR R.C.E. 36071 DATE 1/31/2013
DRAWING NUMBER **SDL-106**



REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	A. NADELHOFFER	01/12

CITY OF SAN DIEGO – STANDARD DRAWING
SHRUB PLANTING/GROUND COVER SPACING

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
COORDINATOR R.C.E. 36071 DATE 1/31/2013
DRAWING NUMBER **SDL-102**



NOTES
1. DOUBLE STAKE 15 GAL. AND LARGER TREES. SINGLE STAKE TREES SMALLER THAN 15 GAL.
2. FOR SINGLE STAKED TREES, PLACE STAKE ON WINDWARD SIDE OF TREE.
3. LOCATE STAKES OUTSIDE OF ROOTBALL.
4. PROVIDE MINIMUM DISTANCE FROM OTHER OBJECTS AS FOLLOWS: 20' TRAFFIC SIGNALS, 12' STREET LIGHTS, 10' FIRE HYDRANTS, SEWER LINES AND SDG&E FOR PAD MOUNTED EQUIPMENT, AND 5' UNDERGROUND SDG&E ELECTRIC AND GAS LINES.

REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	A. NADELHOFFER	01/12

CITY OF SAN DIEGO – STANDARD DRAWING
TREE PLANTING AND STAKING

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
COORDINATOR R.C.E. 36071 DATE 1/31/2013
DRAWING NUMBER **SDL-101**

ArkitDesigns.com
Cell(619) 547-4147
Fax(619) 923-3205
225 3rd Ave
Chula Vista, CA 91910

WILSHIRE DWELLINGS
3414-3416-3418-3420
FLORIDA ST SAN DIEGO CA 92104
4 DWELLINGS

This set of ... shall be kept on ... of work at all times during which work authorized ... progress, and shall ... authorized ... officials ... modify, ... and specifications ... shall ... Use of these plans ... shall be held to ... violation of any ... not exercised.

PERMIT ISSUED

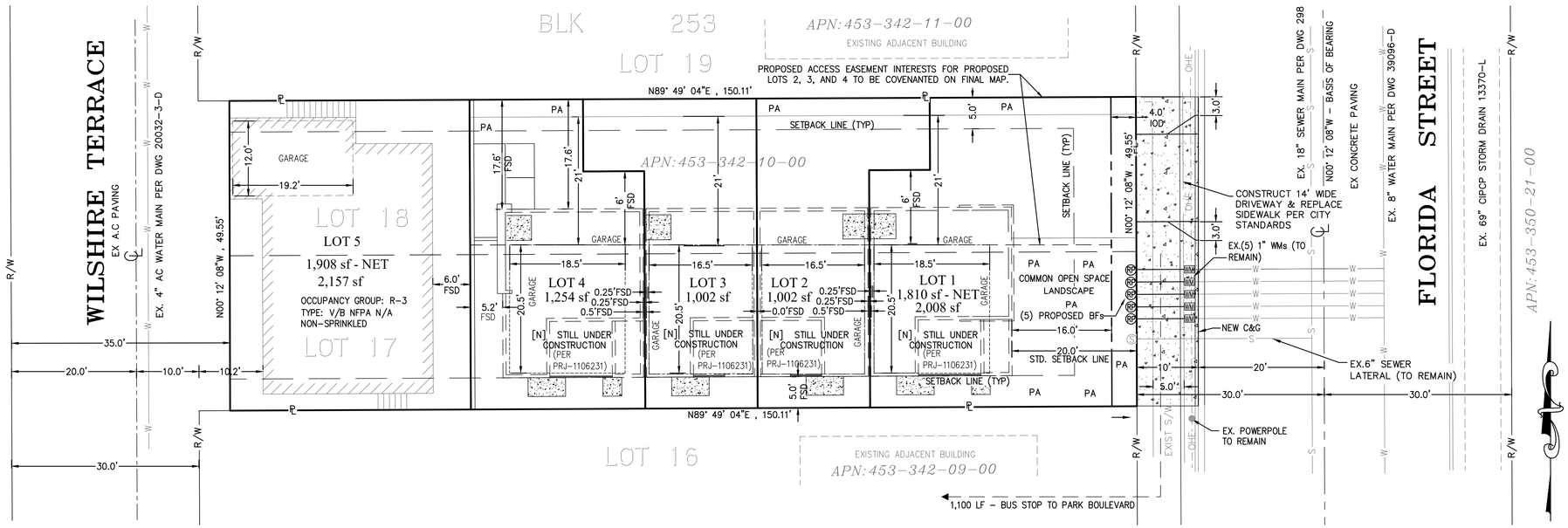
10/25/2024, 10:07:11 AM
PRJ-1106231
Raunja Robinson

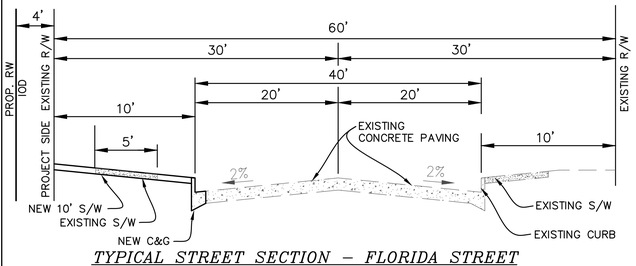
sheet content:

Revisions:	Responsable:
	JOSE PEREZ
	225 3rd Ave
	Chula Vista, CA 91910
Drawn: Jose Perez	Ph(619)-547-4147
Check: Jose Perez	Fax (619)923-3205
Date: 6/20/24	
Scale: as noted	signature

sheet type: **L** sheet no. **1.3**
PLANTING & IRRIGATION DETAILS

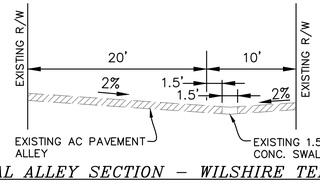
TENTATIVE MAP No. PMT-3234559





TYPICAL STREET SECTION – FLORIDA STREET

NOT TO SCALE



TYPICAL ALLEY SECTION – WILSHIRE TERRACE

NOT TO SCALE

DEVELOPMENT SUMMARY

PROPOSED SMALL LOT SUBDIVISION TENTATIVE MAP FOR THE CREATION OF 5 SINGLE-FAMILY RESIDENTIAL PARCELS. THE PROJECT INCLUDES TO KEEP THE EXISTING SINGLE FAMILY BUILDING WITH CONSTRUCTION OF FOUR SINGLE FAMILY RESIDENCES EACH WITH AN ATTACHED GARAGE TOGETHER WITH PUBLIC IMPROVEMENTS WITHIN THE RIGHTS OF WAY FRONTING THE SITE

OWNERS/DEVELOPER

3525-3527 WILSHIRE TERRACE LLC
EDUARDO POSADA
550 WEST B ST SUITE 403
SAN DIEGO, CA 92101 619.370.7133

EDUARDO POSADA IS AUTHORIZING THIS TENTATIVE MAP PROJECT ON BEHALF OF RECORD OWNER ENTITY "3525-3527 WILSHIRE TERRACE, LLC.

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

ENGINEER

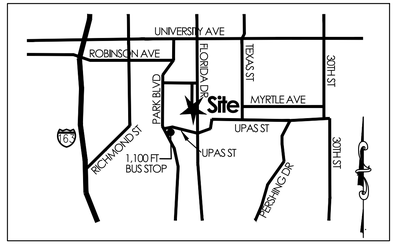
AP CONSULTING
2371 FENTON STREET, SUITE 100
CHULA VISTA, CA 91914
619-227-8941

SURVEYOR/MAPPER

ALTA SURVEYING, INC
9517 GROSSMONT SUMMIT DR
LA MESA, CA 91941
619.579.2582

UTILITY NOTES

1. ALL EXISTING SEWER AND WATER UTILITY SERVICES FRONTING THE SITE ARE UNDERGROUND. ALL EXISTING ELECTRICAL SERVICES ARE CURRENTLY BY OVERHEAD WIRES.
2. EXISTING STREET LIGHTS AREA LOCATED ON THE WESTERLY SIDE OF FLORIDA STREET. ONE IS APRX. 202' NORTH OF THE NORTHERLY PROPERTY LINE AND ONE IS LOCATED APRX. 127' SOUTH OF THE SOUTHERLY PROPERTY LINE OF THE PROJECT.
3. ALL UTILITY SERVICES TO THE SITE WILL BE UNDERGROUND WITH PROPER UTILITY PERMITS.
4. AN EXISTING FIRE HYDRANT IS LOCATED AT THE SOUTH EAST CORNER OF FLORIDA STREET AND MYRTLE AVE. APRX. 200' NORTH EAST OF THE NORTHERLY PROPERTY LINE OF THE PROJECT.
5. FOR PLUMBING INSTALLATION AND BACKFLOW PREVENTION DEVICES SEE APPROVED BUILDING PLANS PER PERMIT PRJ-1106231.



VICINITY MAP

N.T.S.

DRY UTILITIES

UTILITY SERVICES	PRE-DEVELOPMENT STATUS	POST-DEVELOPMENT STATUS
ELECTRIC	OVERHEAD	OVERHEAD
CABLE TV	OVERHEAD	OVERHEAD
TELEPHONE	OVERHEAD	OVERHEAD

ZONING:

DESIGNATION: RM-3-7
ZONE: MCCPD-MR-1000
PLANNED DISTRICT: NONE
PROPOSED PARCELS: 5
T.M. ACREAGE: 0.17 ACRES (7,423 SF)

ENVIRONMENTALLY SENSITIVE LANDS: NO
HISTORIC DISTRICT: NO
DESIGNATED HISTORIC: NO
GEO HAZARD CATEGORY:
EARTHQUAKE FAULT BUFFER: NO
FAA PART 77 NOTIFICATION AREA: NO

FOR SMALL LOT SUBDIVISION

PRE-SUBDIVIDED LOT DENSITY:
MUNICIPAL CODE RM-3-7 1DU/1000 SF
7,440 SF/1000SF/DU = 7.4 = 8.0 DU

MINIMUM LOT:
WIDTH: 25' (PRE-SUBDIVIDED)
-- (SUBDIVIDED)
FRONTAGE: 25' (PRE-SUBDIVIDED)
-- (SUBDIVIDED)
DEPTH: 50' (PRE-SUBDIVIDED)
-- (SUBDIVIDED)

SETBACK:
FRONT: 20 (PRE-SUBDIVIDED)
--(SUBDIVIDED)
REAR: 15' (PRE-SUBDIVIDED)
--(SUBDIVIDED
SIDE: 5' (PRE-SUBDIVIDED)
--(SUBDIVIDED

LOT 5
OCCUPANCY: R-2
CONSTRUCTION: V-B
SPRINKLERED: NO

LOT AREA

LOT 1 = 1,984 SF (1,806 SF NET)
LOT 2 = 1,005 SF
LOT 3 = 1,005 SF
LOT 4 = 1,272 SF
LOT 5 = 2,157 SF
TOTAL GROSS = 7,423 SF

PROJECT DATA

PROJECT ADDRESS: 3425 WILSHIRE TERRACE
SAN DIEGO, CA 92103

APN: 453-342-10-00
EXISTING BUILDING: SFR
CONSTRUCTION DATE: CURRENT
CALIFORNIA/LAMBERT COORDINATES: 210-1725
NAD83 COORDINATES: 1850-6285

LEGEND

PROPERTY LINE/ROW LINE
PROJECT SETBACK LINE
EXISTING CONTOURS
EXISTING SPOT ELEVATIONS
EXISTING SIDEWALK TO REMAIN
EXISTING CURB & GUTTER TO REMAIN
EXISTING POWER POLE
EXITING WATER SERVICE
EXISTING SEWER MAIN
EXISTING WATER MAIN
EXISTING OVERHEAD ELECTRICAL
NEW PUBLIC DRIVEWAY
NEW PUBLIC CURB AND GUTTER
NEW PUBLIC SIDEWALK
PROPOSED PRIVATE ACCESS & UTILITY EASEMENT
NEW LOT LINE

ENGINEER OF WORK

PROFESSIONAL LAND SURVEYOR — DANIEL LEE TOBAR — L.S. 8793 — STATE OF CALIFORNIA

DANIEL LEE TOBAR — LS 8793 — 1/29/26 DATE

LEGAL DESCRIPTION

LOTS 17 AND 18 IN BLOCK 253 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP MADE BY G. A. D'HEMECOURT, IN BOOK 8, PAGE 36 ET SOUTHEAST QUARTER OF LIS PENDENS. ALSO THAT PORTION OF THE WEST 10 FEET OF FLORIDA STREET, ADJOINING THE ABOVE DESCRIBED PROPERTY ON THE EAST AS CLOSED OCTOBER 9, 1911 BY RESOLUTION NO. 9365 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK _____ BEING A BRASS PLUG ON TOP OF CURB AT THE SE CORNER OF FLORIDA STREET AND POLK AVENUE
ELEVATION = 281.90
DATUM NGVD29 (MSL).

MONUMENTATION NOTE:

ALL PROPOSED LOT CORNERS WILL BE SET PER PROJECT FINAL MAP.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE VCENTER LINE OF FLORIDA ST. AS SHOWN ON MAP NO. 12798 IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, CITY OF SAN DIEGO.
IE: N00° 12' 08"W

EASEMENTS:

ALL PROPOSED PUBLIC EASEMENT GRANTS AND PRIVATE EASEMENT COVENANTS TO BE CONVEYED OR COVENANTED UPON PROJECT FINAL MAP. (I.E GUE, SHARED ACCESS)

THE PROJECT PROPOSES A 4' WIDE IOD ALONG FLORIDA STREET

SITE AREA

SITE AREA (SINGLE PARCEL): 7,423 S.F. (0.17 ACRES)

PROPOSED USE

SINGLE-FAMILY RESIDENTIAL

PARKING

THERE IS NO MINIMUM PARKING REQUIREMENT FOR SMALL LOT SUBDIVISION PROJECTS LOCATED IN A PARKING STANDARDS TRANSIT PRIORITY AREA

TOTAL NUMBER OF UNITS = 5

0 PARKING SPACES REQUIRED

8 PARKING SPACES PROVIDED

GENERAL NOTES

1. THERE ARE NO EXISTING OR PROPOSED BUS STOPS ON SITE
2. TRASH CONTAINERS TO BE STORED WITHIN PRIVATE GARAGES ON-SITE.
3. NO OBSTRUCTION INCLUDING SOLID WALL TO EXCEED 3' IN HEIGHT WITHIN VISIBILITY AREA
4. PLANT MATERIAL, OTHER THAN TREES WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREA SHALL NOT EXCEED 36 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB.
5. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER /PERMITTEE SHALL ASSURE BY PERMIT AND BOND, THE REPLACEMENT OF DAMAGED CURB, GUTTER, AND SIDEWALK (REPLACE FROM JOINT TO JOINT), PER CURRENT CITY STANDARDS, ADJACENT TO THE SITE ALONG POLK AVE, SATISFACTORY TO THE CITY ENGINEER.
6. THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE DEVELOPMENT SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS. (IF APPLICABLE)
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER /PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN THE CITY'S STORM WATER STANDARDS.
8. A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE MARKED WITH DURABLE SURVEY MONUMENTS.
9. A WAIVER OF UNDERGROUNDING OVERHEAD UTILITIES FRONTING THE SITE IS REQUESTED
10. A MUTUAL MAINTENANCE AND ACCESS AGREEMENT FOR ALL FACILITIES USED IN COMMON SHALL BE ENTERED INTO TO THE SATISFACTION OF THE CITY MANAGER AND SHALL BE RECORDED AGAINST APPLICABLE PROPERTY IN THE OFFICE OF THE COUNTY RECORDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ASSOCIATED PROJECT

BUILDING PERMIT – PRJ 1106231
RIGHT OF WAY – PTS 588011
RETAINING WALL – PTS _____
ENCROACHMENT – APPR # _____

ORIGINAL: _____
Revision 1: _____
Revision 2: _____

CITY OF SAN DIEGO, CALIFORNIA

ADDRESS: 3425 WILSHIRE TERRACE, SAN DIEGO, CA

SCALE: 1"=10'	APPROVED BY:	DRAWN BY:
DATE:		REVISED BY:

DRAWING TITLE: SITE PLAN — SHEET 1 OF 1

PRJ-1085813 | CALIFORNIA/LAMBER COORDINATES: 210 – 1725 | NAD 83 COORDINATES 1850-6285