

**ACOUSTICAL NOTES:**

- All new windows and glass doors shall have a minimum Sound Transmission Class (STC) of 30
- 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 independent fan system. Operation of the ventilation system shall not result in interior noise levels greater than 45 dB CNEL.

**HERS NOTE:**

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 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."

**FAA NOTIFICATION:**

THE PROJECT IS LOCATED IN THE AIRPORT ZONE, AIRPORT INFLUENCE AREA (REVIEW AREA 2), AND THE FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTIFICATION AREA

**WINDOW NOTE:**

PROVIDE AN EMERGENCY ESCAPE AND RESCUE OPENING THAT COMPLIES WITH ALL OF THE FOLLOWING:  
 - MINIMUM NET CLEAR OF 5.7 SQ.FT.  
 ( 5 FEET MINIMUM AT GRADE FLOOR OPENING )  
 - MINIMUM 20 INCH NET CLEAR OPENING WIDTH  
 - MINIMUM 24 INCHET CLEAR OPENING HEIGHT  
 - BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR (CRC R310.1)

**SHOWERS NOTE:**

SHOWER COMPARTMENTS AND BATHTUBS WITH AN INSTALLED SHOWER HEADS SHALL BE FINISHES WITH NON ABSORBENT SURFACE THAT EXTENDS TO HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)

**CONSTRUCTION OR ALTERATION NOT REQUIRING NOTICE:**

"I, FERNANDO GONZALEZ 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 Code of Federal Regulations CFR Part 77, Notification is not required."

**"NOTICE TO THE APPLICANT/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 the 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 the 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."

Building permit applications submitted shall comply with the following codes:

- 2022 Edition of the California Building Code
- 2022 Edition of the California Residential Code
- 2022 Edition of the California Mechanical Code
- 2022 Edition of the California Plumbing Code
- 2022 Edition of the California Electrical Code
- 2022 Edition of the California Fire Code
- 2022 Edition of the California Green Building Standards

2022 Edition of the California Energy Code,

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. NOTIFY OWNER / DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH THE WORK, CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS, SIZES, REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF ALL EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK AND TO THE WORK OF OTHER TRADES.
- IT IS THE INTENT OF PROJECT DOCUMENTS INCLUDING DRAWINGS AND SPECIFICATIONS, THAT A COMPLETE AND WORKABLE INSTALLATION BE PROVIDED. TO THIS END, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPERVISION, TRANSPORTATION, WAREHOUSING, AND OTHER SERVICES REQUIRED TO COMPLETE THE WORK IN AN EFFICIENT AND TIMELY MANNER.
- ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. DURING THIS PERIOD, ANY DEFECT FOUND IN MATERIAL OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO OWNERS SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
- THESE DRAWINGS AND SPECIFICATIONS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTORS, SUBS, AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE WORK REGARDLESS OF WHERE THE INFORMATION OCCURS.
- THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DIMENSIONS ARE FACE TO FACE OF STUDS OR SLAB UNLESS NOTED OTHERWISE ON DRAWINGS.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY MATERIAL FAILURE NOR ANY DEVIATIONS MADE FROM THE CONSTRUCTION DOCUMENTS DURING OR AFTER CONSTRUCTION OF THE DESCRIBED RESIDENCE.
- ST. ADDRESS SHALL BE LOCATED ON BLDG EXTERIOR, VISIBLE FROM STREET. NUMBERS SHALL BE MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2"
- 5% MIN. SLOPE REQUIRED FOR DRAINAGE AWAY FROM BLDG. AND SITE NATURAL DRAINAGE SHALL NOT BE DIVERTED ONTO ADJACENT PROPERTY.
- ALL SPOTS ELEVATIONS ARE FOR REFERENCE ONLY. BUILDER SHALL FIELD VERIFY EXISTING ELEVATIONS AND JUST TO S. (TOP OF SLAB) ACCORDONLY.

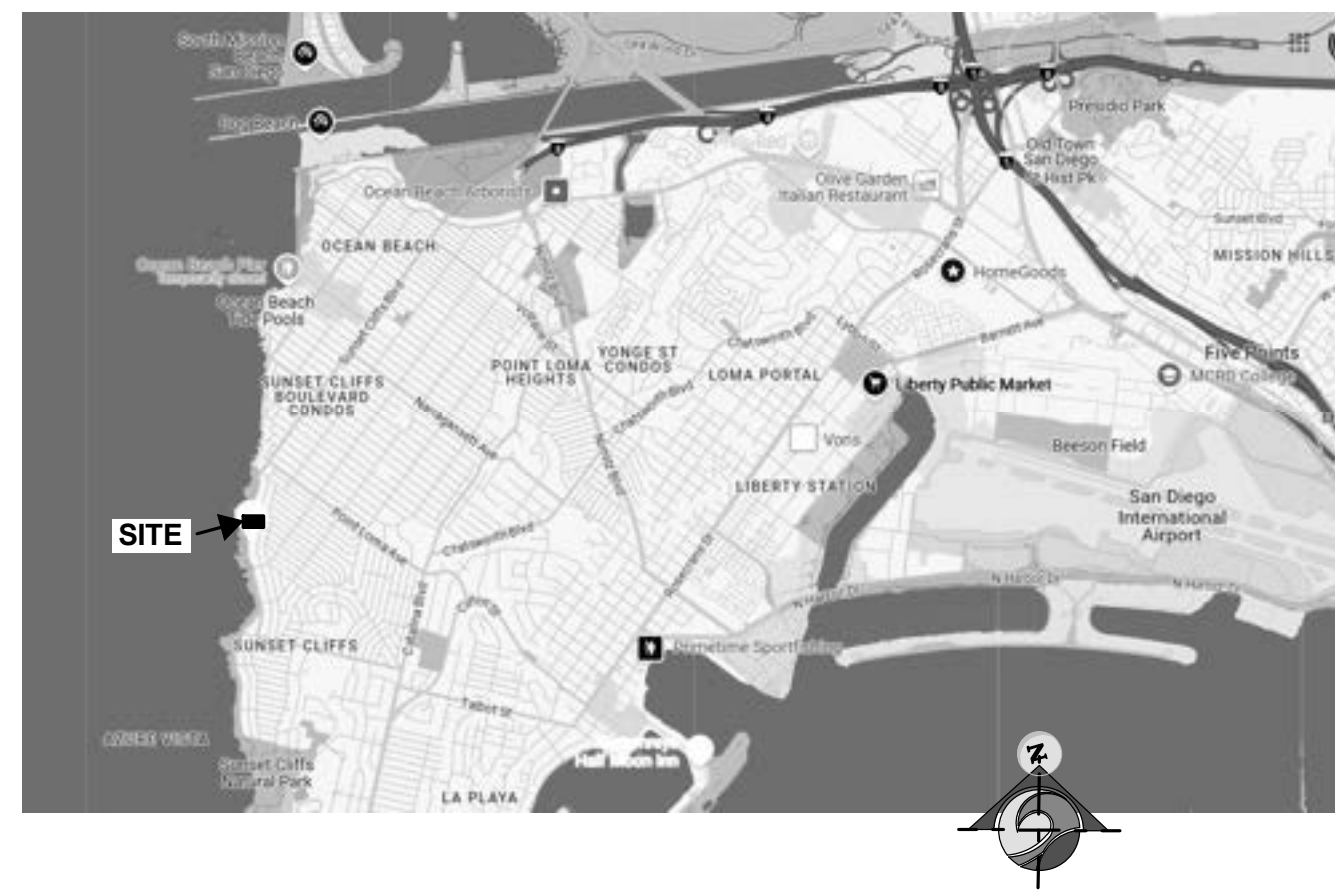
**Very High Fire Hazard Severity Zone Note:**

This building shall conform to the provisions of CRC Section R327 and SDMC Sec. 145.0706 for structures located in very High Fire Severity Hazard Zone.

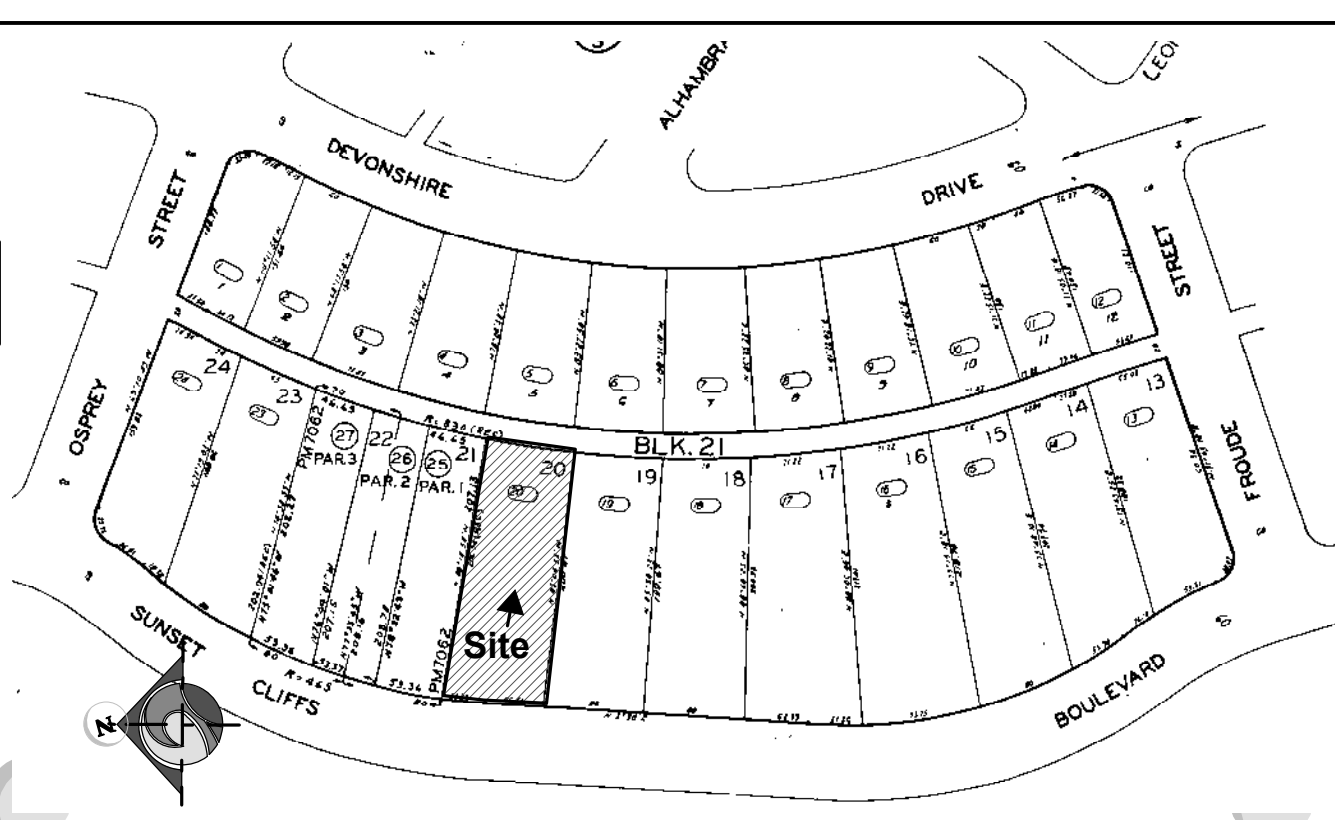
Accessory structures such as solarium, patio covers, decks and similar structures shall comply with the CRC Sec. R327 as adopted and amended by City of San Diego ( SDMC Sec. 145.0702)

This Building is located in a Very High Fire Severity Hazard Zone. The structures located in VHFSHZ shall conform to the provisions of CRC Section R327 and SDMC Sec. 145.0706  
**Exceptions:** Additions to and Remodels of buildings originally constructed prior to the applicable application Date (July 1, 2008)

**VICINITY MAP**



**LOCATION MAP**



# HEALY'S RESIDENCE



**PROJECT DATA**

**PROJECT ADDRESS:** MAIN HOUSE: 1161 SUNSET CLIFF BLVD, SAN DIEGO CA. 92107  
 ADU: T.B.D.

**A.P.N.#:** 530-020-20-00  
**LEGAL DESCRIPTION:** TR 1889, BLK 21\* LOT 20

**OCCUPANCY TYPE:** R-3

**CONSTRUCTION TYPE:** TYPE V -NON RATED.

**YEAR BUILT/EXISTING STRUCTURE:** 1970

**SPRINKLERED:** NO

**ZONING INFORMATION:**  
**BASE ZONE:** R-1-7  
**COMUNITY PLAN AREA:** OCEAN BEACH  
**SENSITIVE OVERLAY ZONE:** PARKING IMPACT, TANDEM PARKING, CITY COASTAL, COASTAL HIGH LIMIT  
 AIRPORT APPROACH, ALUCP Airport Influence Area San Diego International Airport - Review Area 1 & NAS North Island - Review Area 2, ALUCP Noise Contours San Diego International Airport 6 0 - 6 5 CNEL, and FAAP art 77 Noticing Area

**NUMBER OF STORIES:** 1 STORY EXISTING UNIT ADDING A 2ND STORY

**REQUIRED SETBACKS:** Front 15'-0"/ 20' MIN., Sides - 4' Rear 5'-0" W/ALLEY

**BUILDING HEIGHT LIMIT:** 30'-24' ON SETBACK / 30' MAX

**ALLOWABLE FAR:** 49%

**LOT AREA:** 15,500 SQ.FT.

**LOT COVERAGE:** 50%

**ALLOWABLE FLOOR AREA RATIO:** 49% = 7,595.00 SQ.FT. / Proposed 42.23% = 6,546.26 SQ.FT.

**SCOPE OF WORK**

EXISTING SINGLE FAMILY RESIDENCE #1161 ONE STORY TO BE REMODEL AND ADDING A NEW SECOND FLOOR W/ NEW 3 BEDROOMS 3 FULL BATHS AND A BALCONY. KEEPING ORIGINAL TOP AND BOTTOM PLATE WALLS. BUILD A DETACHED GARAGE WITH AN ACCESSORY UNIT (ADU) TWO BEDROOMS, TWO FULL BATHS. NEW ELECTRICAL PANEL 200 AMPS.

**PROJECT SUMMARY**

**BUILDING AREAS:**  
**FOR ZONING F.A.R.**  
**Gross floor areas:**  
 Existing Unit 1161 : 1,743.81 S.F.  
 1st Floor Addition Unit 1161: 221.31 S.F.  
 2nd Floor Addition Unit 1161: 1,774.47 S.F.  
 Existing detached garage 505.48 S.F.  
 New 3 car garage 1,170.06 S.F.  
 New Accessory Unit TBD : 1,131.13 S.F.

**TOTAL GFA:** 6,546.26 S.Q.FT.  
 49% = 7,595.00 S.F. ALLOWED  
 Proposed = 6,546.26 S.F. = 42.23%

BUILDING AREAS: SQ.FT.			
	EXISTING	ADDITION	TOTAL
Unit 4758 1st level :	1,743.81	221.31	1,965.12
Unit 4758 2nd level :	0	1,774.47	1,774.47
NEW ADU	0	1,131.13	1,131.13
NEW Garage	0	1,170.06	1,170.06
<b>TOTAL:</b>	<b>1,743.81</b>	<b>4,296.97</b>	<b>6,040.78</b>

**Total Habitable Areas:** 6,040.78 SQ. FT

**INTERIOR REMODEL AREA 1ST LEVEL = 1,743.00 S.F.**

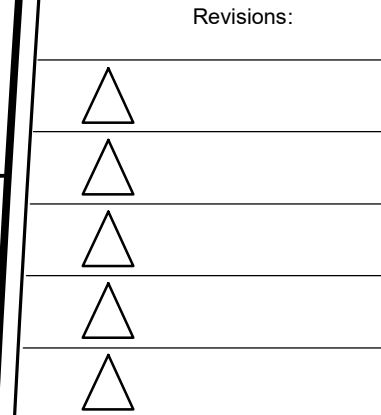
**Non-Residential Areas:**

New Balconys: 284.96 S.F.  
 Covered Patios 304.00 S.F.  
 Deck 184.00 S.F.

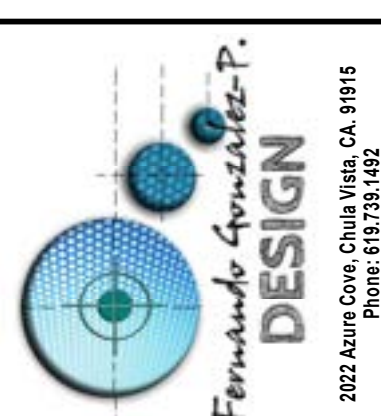
**Parking Garage:** Required:2 Provided:5

**SHEET INDEX**

- T1 TITLE PAGE
- C0 TOPOGRAPHIC SURVEY
- A0 SITE PLAN
- A01 SITE SECTIONS
- GN1 GENERAL NOTES
- GN2 GREEN NOTES
- GN3 SPECIFICATIONS
- GN4 BMP'S PLAN
  
- A1 EXISTING AND DEMO FLOOR PLAN
- A2 PROPOSED HOUSE 1ST LEVEL PLAN
- A3 PROPOSED HOUSE UPPER LEVEL
- A4 PROPOSED GARAGE / ADU FLOORS
- A5 PROPOSED GARAGE / ADU FLOORS
- A6 PROPOSED GARAGE / ADU ROOF
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- A8 PROPOSED GARAGE/ADU ELEVATIONS
- A9 HOUSE SECTIONS
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- A11 GARAGE / ADU SECTIONS
- A12 WINDOW & DOOR SCHEDULE HOUSE
- A13 WINDOW & DOOR SCHEDULE ADU
- A14 TYP. DETAILS
- A15 TYP. DETAILS
- A16 GUARDRAIL PLANS
- A17 STAIRS PLAN HOUSE
- A18 STAIRS PLAN ADU



REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



*J. Healy*

**TITLE PAGE**

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**CONTACTS**

**OWNER & FINANCIALLY RESPONSIBLE**  
 Don and July Healy  
 1161 Sunset Cliff Blvd,  
 San Diego CA, 92107

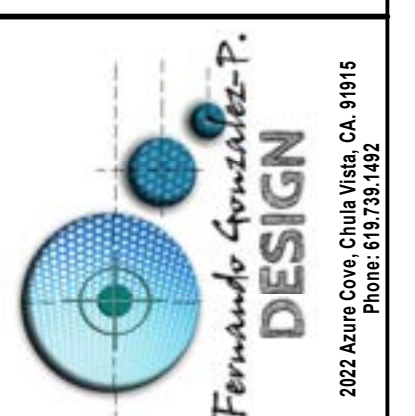
**DESIGNER**  
 Fernando Gonzalez-Pacheco  
 2022 Azure Cove #6  
 Chula Vista, CA  
 Phone:619-739-1492  
 e-mail: arkheindesignstudio@gmail.com

**STRUCTURAL**  
 GAMA Engineering  
 1911 San Diego Ave,  
 San Diego CA, 92110  
 Phone: 619-254-8548  
 jgarcia@gama-inc.com

**ESTUDIO 75**  
 4275 Executive square. ste. 200  
 La Jolla, CA 92037  
 Phone:619-274-2838  
 e-mail: t24.e75@gmail.com




REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLVD, SAN DIEGO, CA 92107

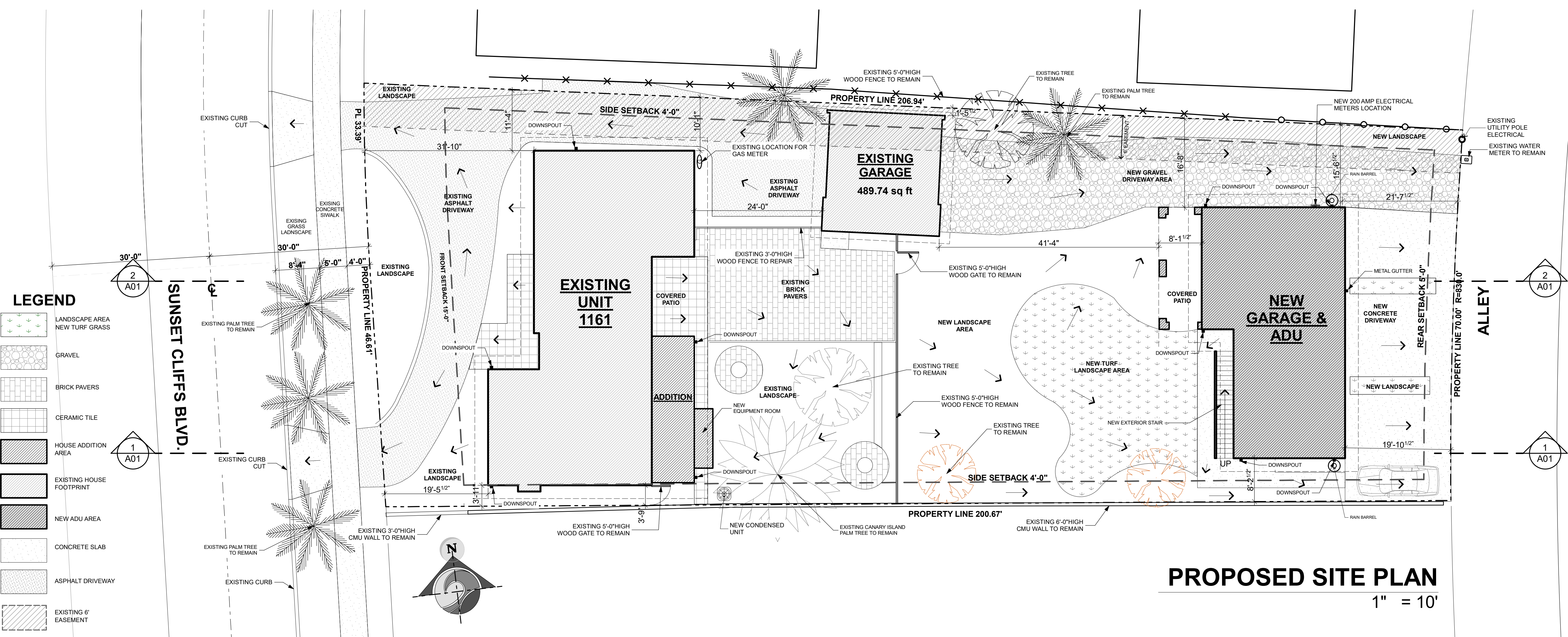


*Fernando Gonzalez P.*

SITE PLAN

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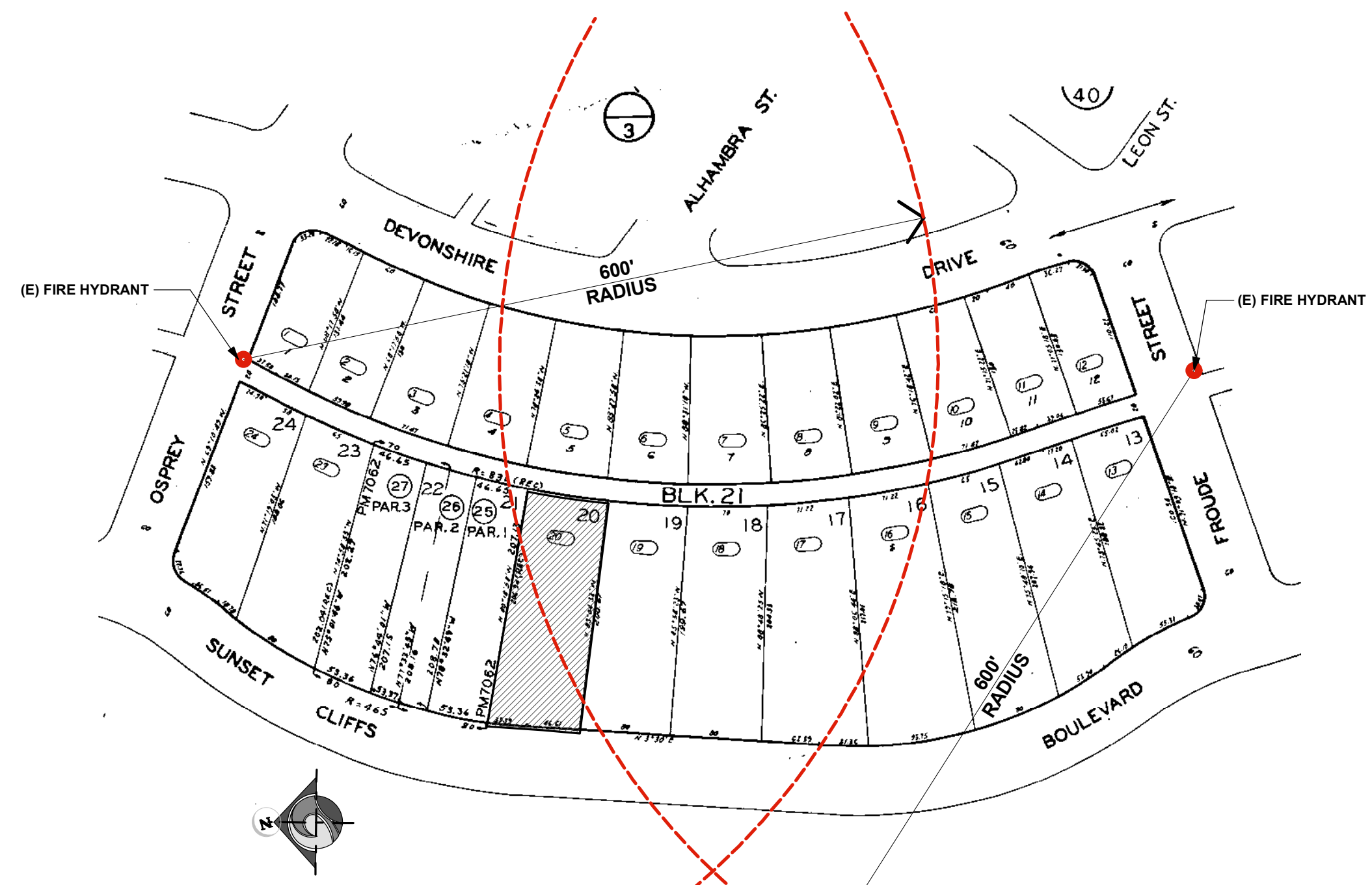
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**LEGEND**

- LANDSCAPE AREA  
NEW TURF GRASS
- GRAVEL
- BRICK PAVERS
- CERAMIC TILE
- HOUSE ADDITION AREA
- EXISTING HOUSE FOOTPRINT
- NEW ADU AREA
- CONCRETE SLAB
- ASPHALT DRIVEWAY
- EXISTING 6' EASEMENT

**PROPOSED SITE PLAN**  
 1" = 10'



**PARCEL MAP & FIRE HYDRANTS**

**LANDSCAPE GENERAL NOTES**

"All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."

**MINIMUM TREE SEPARATION DISTANCE**

Traffic signals / stop signs - 20 feet  
 Underground utility lines - 5 feet (10' for sewer)  
 Above ground utility structures - 10 feet  
 Driveway (entries) - 10 feet  
 Intersections (intersecting curb lines of two streets) - 25 feet

"Maintenance: All required landscape areas shall be maintained by OWNER. Landscape and irrigation areas in the public right-of-way shall be maintained by 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 per the conditions of the permit."

"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 wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per 14.2.0.4.0.3(b).

"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."

**GRADING QUANTITIES**

TOTAL LOT SIZE:	15,500.00 S.F.
A. TOTAL DISTURBANCE AREA:	2,400.00 S.F.
B. EXISTING AMOUNT IMPERVIOUS AREA:	4,527.49 S.F.
C. PROPOSED AMOUNT IMPERVIOUS AREA:	2,926.80 S.F.
D. PROPOSED AMOUNT IMPERVIOUS AREA (REPLACED):	0 S.F.
E. TOTAL IMPERVIOUS AREA:	10,381.00 S.F.
F. AMOUNT OF CUT/FILL EXPORT/IMPORT IN VOLUME:	9 YD <sup>3</sup>
G. MAX CUT/FILL DEPTH:	18"

IMPERVIOUS AREA INCLUDE: ROOFTOP, CONCRETE PAVEMENT, DECK, SOLAR PANELS, ETC.

**NOTE:** All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.

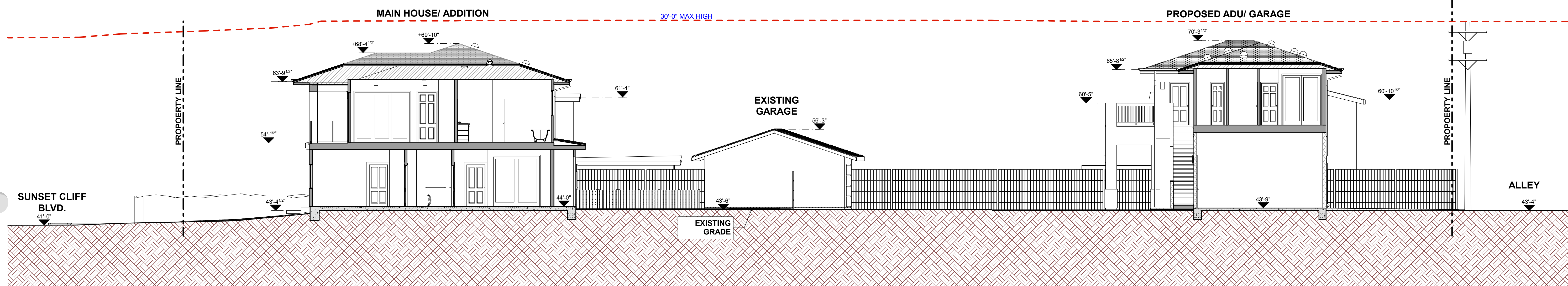
Per City of San Diego Municipal Code Sections 12.0104, 43.0310, 129.0104 (a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but is not limited to, Storm Water Compliance Inspection Requirements associated with each permit.

**HEIGHT INSPECTION**

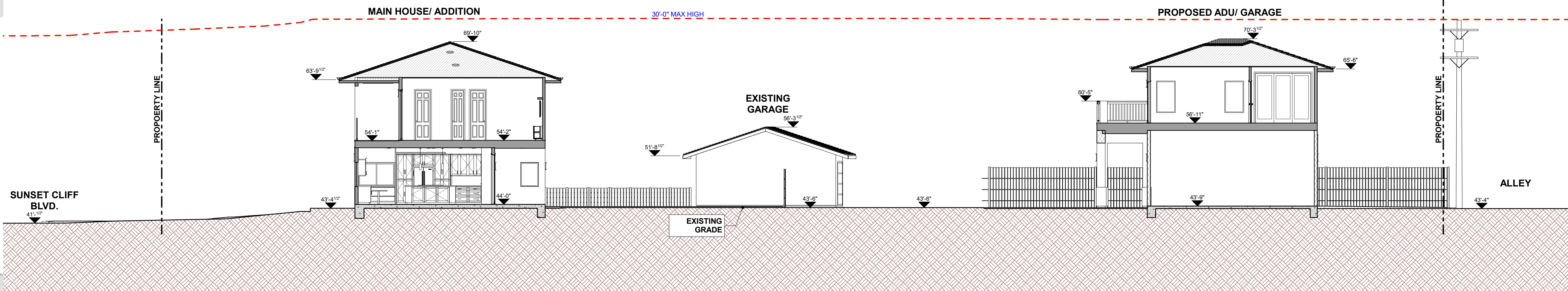
A pre-construction inspection is required due to the height of the proposed structure being within one foot of the maximum height allowed in the Coastal Height Limit Overlay Zone (Proposition D). The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (858)581-7111 to schedule the pre-construction inspection. Contact the Inspection Services office at (858) 492-5070, if you have any questions pertaining to the pre-construction.

**SITE PLAN GENERAL NOTES**

- The Architect is responsible for plotting only. The Civil engineer / Contractors responsible for horizontal control if a problem occurs the civil engineer / Contractor notify the Architect prior to start of construction.
- The Contractor shall verify all site dimensions prior to start of construction and notify the Architect if any problem or discrepancies occur.
- The Contractor shall verify finish floor elevations prior to start of construction.
- Water meters shall note be located within driveways.
- All building addresses shall be clearly seen from the street. See exterior elevations
- No footing shall be located within 8'-0" of top of a slope. If such a condition occurs and is not indicated on these plans, notify the Architect.
- See Sheet "A-2 & A-3" for additional information.
- Verify all exterior flatwork with landscape plans. (N.I.C.)
- Typical Driveways per Plan x 4" Thk. concrete over 4" clean sand. (verify and install per soils report recommendations) provide control joints at max. 12'-0" o.c. coordinate with soils report and landscape plans.
- Typical flat work, per plan X 4" Thk concrete over 4" clean sand (verify and install per soils report recommendations) provide control joints at max 12'-0" o.c. coordinate with soils report & landscape plans



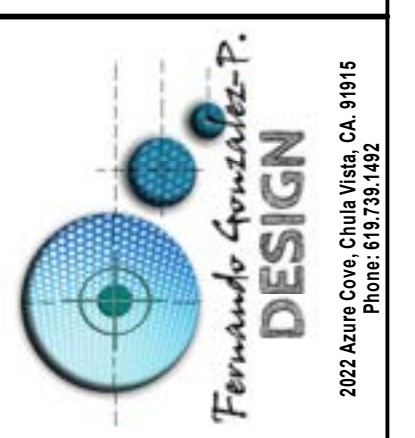
**SITE SECTION 1**  
1/8" = 1'-0"



**SITE SECTION 2**  
1/8" = 1'-0"

Revisions:


REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



*Fernando Gonzalez*

Site Sections

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**A. General**  
**Applicable codes.** All projects shall comply with the 2022 California Building Code (CBC) and/or California Residential Code (CRC), 2022 California Green Building Standards Code (CALGreen), 2022 California Electrical Code (CEC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Fire Code (CFC), 2022 California Building Energy Efficiency Standards (CBEES), and all City of San Diego amendments

**A. Electrical, Plumbing, and Mechanical**

- 1. **Electrical lighting.** All projects shall comply with the City of San Diego lighting ordinances.
- 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.** Electrical circuits in bedrooms, living rooms, dining rooms, dens, closets, hallways, or similar rooms must be protected by Arc Fault Circuit Interrupters (AFCI). (CEC 210.12)
- 4. **Luminaire requirements.** Installed luminaires shall meet the efficacy and fixture requirements of CBEES 150.0(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. 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 R313.4)
- 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 R313.5)
- 7. **Water heater seismic strapping.** Minimum two 3/4-inch-by-24-gauge straps required around water heaters, with 1/4-inch-by-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 number provided showing ignition-resistant appliance. (CPC 507.13 and CMC 305.1)
- 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 305.11)
- 10. **Water closet clearances.** Minimum 30-inch-wide by 24-inch-deep clearance required at front of water closets. (CPC 402.5)
- 11. **Shower size.** Shower compartments shall have minimum area of 1024 square inches and be able to encompass a 30-inch-diameter circle. Shower doors shall have a minimum 22-inch unobstructed width. (CPC 408.5 and CPC 408.6)
- 12. **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 "pil" or "sump" configurations. (CMC 303.7.1)
- 13. **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)

**C. Mechanical Ventilation and Indoor Air Quality (ASHRAE 62.2-2010)**

- 1. **Transfer air.** Ventilation air shall be provided directly from the outdoors and not transfer air from adjacent dwelling units or other spaces, such as garages, unconditioned crawlspaces, or unconditioned attics. (CBEES 150.0(o))
- 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. (CBEES 150.0(o))
- 3. **Combustion and solid-fuel burning appliances.** Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting. (CBEES 150.0(o))
- 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. (CBEES 150.0(o))
- 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. (CBEES 150.0(o))
- 6. **Air inlets.** Air inlets (not exhaust) shall be located away from known contaminants. (CBEES 150.0(o))
- 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. (CBEES 150.0(o))
  - 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.
- 8. 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.

**D. 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 R403.1.3.3)
- 2. **Shear wall foundation support.** Shear walls shall be supported by continuous foundations. (CRC 403.2.1)
- 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 joints 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

**D. Foundation and Underfloor (Continued)**

- 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 exterior 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)

**E. 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 studs 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 20 feet or alternate provisions of CRC R602.10.1.3.
- 12. **Shear wall cumulative length.** The cumulative length of shear walls within each braced wall line shall meet the provisions of CRC Table R602.10.3(1) for wind loads and CRC Table R602.10.3(2) for seismic loads. (CRC R602.10.1.1)
- 13. **Shear wall spacing.** Shear walls shall be located not more than 25 feet on center. (CRC R602.10.2.2)
- 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 R602.10.1.2)
- 15. **Shear wall location.** Shear walls shall be located at the ends of each braced wall line or meet the alternate provisions of CRC R602.10.2.2.
- 16. **Individual shear wall length.** Shear walls shall meet minimum length requirements of CRC R602.10.6.5.1.
- 17. **Cripple wall bracing.** Cripple walls shall be braced per CRC R602.10.11.
- 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 R602.10.10)
- 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. (CRC 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 solid-blocked with minimum 2-inch nominal lumber spaced at maximum 4 feet on center. Bearing partitions perpendicular to joists shall 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 joint, 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 joint, 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 R602.10.8)
- 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 joint, 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 R502.1)
- 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)

**E. Wood Framing (Continued)**

- 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 supported 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. (CRC R203.19)
  - 30. **Ridges, hips, and valleys.** Rafters shall be framed to a ridge board or to each other with 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
  - 31. **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 draftstopping shall be maintained. (CRC R302.12.1)
  - 32. **Combustible insulation clearance.** Combustible insulation shall be separated minimum 3 inches from recessed luminaires, fan motors, and other heat-producing devices. (CRC R302.14)
- F. 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 2103.2)
  - 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 water. Grout shall attain a minimum compressive strength of 2,000 psi at 28 days. (CBC 2103.3)
  - 5. **Masonry.** Masonry units shall comply with ASTM C 90 for load-bearing 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 2103.4)
  - 7. **Structural steel.** Steel used as structural shapes such as wide-flange 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 nails 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
  - 9. **Fasteners for fire-retardant-treated wood.** Fasteners for fire-retardant-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)
- G. 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. (County Building Code 92.11505.1)
  - 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 steel). (CRC R303.2.1)
  - 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-resistant barrier.** A minimum of one layer of No. 15 asphalt felt shall be attached to studs or sheathing of all roofs. 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-resistant barrier for subsequent drainage
    - b. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting joints 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-in gutters
    - g. At wall-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 R703.7.2.1)

**H. 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)

**I. Green Building Standards Code (CALGreen) Requirements**

- 1. **Applicability.** CALGreen residential mandatory measures shall apply to every newly constructed building or structure and within any addition or alteration increasing a building's conditioned area, volume, or size. (CALGreen 101.1, CALGreen 301.1.1)  
**Exception:** All residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures per CALGreen 301.1.1 and CALGreen 4.303.1

**I. (CALGreen) Requirements (Continued)**

- 2. **Water conserving plumbing fixtures and fittings.** Plumbing fixtures and fittings shall comply with the following per CALGreen 4.303.1:
    - a. Water closets: Maximum 1.28 gallons per flush
    - b. Urinals: Maximum 0.5 gallons per flush
    - c. Single showerheads: Maximum flow rate of 1.8 gallons per minute at 80 psi
    - d. Multiple showerheads serving one shower: Maximum combined flow rate of 2.0 gallons per minute at 80 psi
    - e. Lavatory faucets: Maximum flow rate of 1.2 gallons per minute at 60 psi, minimum flow rate of 0.8 gallons per minute at 20 psi
    - f. Kitchen faucets: Maximum flow rate of 1.5 gallons per minute at 60 psi (County Green Building Code 97.1.4.303.1.4.4)**Exception:** Temporary increase allowed to maximum 2.2 gallons per minute at 60 psi if faucet defaults back to maximum 1.5 gallons per minute at 60 psi
  - g. Appliances: At least one qualified ENERGY STAR dishwasher or clothes washer shall be installed in each dwelling unit. (County Green Building Code 97.1.4.303.3)
3. **Outdoor potable water use in landscape areas.** Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. (CALGreen 4.304.1)
4. **Joints and openings.** Openings in the building envelope separating conditioned space from unconditioned space need 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.
5. **Construction waste reduction, disposal, and recycling.** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous 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. (CALGreen 4.408.1)  
**Exception:** Excavated soil and land-clearing debris
6. **Construction waste management plan.** A construction waste management plan in conformance with Items 1-5 shall be completed and available on the job site. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. (CALGreen 4.408.2)  
**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: [https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID\\_WASTE\\_PLANNING\\_and\\_RECYCLING/UpdatedCDResources/CDFacility\\_QuickGuide.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID_WASTE_PLANNING_and_RECYCLING/UpdatedCDResources/CDFacility_QuickGuide.pdf)  
**Exception:** 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.
7. **Construction waste management plan.** A construction waste management plan in conformance with Items 1-5 shall be completed and available on the job site. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. (CALGreen 4.408.2)  
**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: [https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID\\_WASTE\\_PLANNING\\_and\\_RECYCLING/UpdatedCDResources/CDFacility\\_QuickGuide.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/SOLID_WASTE_PLANNING_and_RECYCLING/UpdatedCDResources/CDFacility_QuickGuide.pdf)  
**Exception:** 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.
8. **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 pounds per square foot of the building area shall meet the 65 percent construction waste reduction requirement in Section 4.408.1. (CALGreen 4.408.4)
9. **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 2 pounds per square foot of the building area shall meet the 65 percent construction waste reduction requirement in Section 4.408.1.
10. **Documentation.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1-5, Section 4.408.3, or Section 4.408.4.
11. **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:
    - i. Equipment and appliances, including water-saving devices and systems, HVAC system, photovoltaic systems, water-heating systems and other major appliances and equipment.
    - ii. Roof and yard drainage, including gutters and downspouts.
    - iii. Space conditioning systems, including condensers and air filters.
    - iv. Landscape irrigation systems.
    - v. 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 requirements required by the enforcing agency or code.
12. **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 sheeting 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)
13. **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 4.504.2.1)
14. **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.
15. **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)
16. **Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used 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 CR 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. Hardwood plywood veneer core 0.05
  - b. Hardwood plywood composite core 0.05
  - c. Particle board 0.09
  - d. Medium-density fiberboard (MDF) 0.11
  - e. Thin MDF (5/16 inch or less) 0.13

**BUILDING RECORD ID:**

**OWNER OR CONTRACTOR SIGNATURE:**

**I. (CALGreen) Requirements (Continued)**

- 16. **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 probe-type 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.
- 17. **Bathrooms with a bathtub and/or shower** shall be mechanically ventilated per the following (CALGreen 4.506.1):
  - a. Fans shall be ENERGY STAR compliant and ducted to terminate outside building
  - b. Unless functioning as a component of a whole-house ventilation system, fans shall have humidity controls capable of adjustment - manually or automatically -- between a relative humidity range of 50% to 80%.
- 18. **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

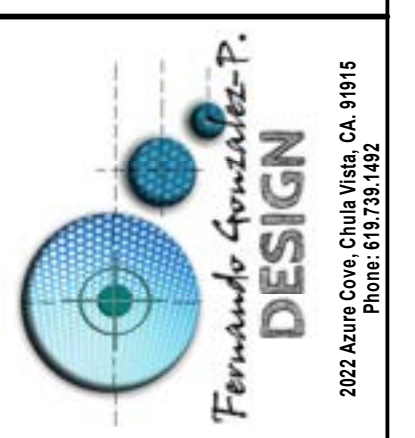
**TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

MEMBER	DESCRIPTION	FASTENER	MINIMUM LENGTH	MINIMUM SPACING	MINIMUM END DISTANCE
1	Blocking connecting joists or girders to plates	16d nail	16d	12"	12"
2	Ceiling joist to rafter	16d nail	16d	12"	12"
3	Ceiling joist to header	16d nail	16d	12"	12"
4	Blocking under floor joists	16d nail	16d	12"	12"
5	Blocking under floor joists	16d nail	16d	12"	12"
6	Blocking under floor joists	16d nail	16d	12"	12"
7	Blocking under floor joists	16d nail	16d	12"	12"
8	Blocking under floor joists	16d nail	16d	12"	12"
9	Blocking under floor joists	16d nail	16d	12"	12"
10	Blocking under floor joists	16d nail	16d	12"	12"
11	Blocking under floor joists	16d nail	16d	12"	12"
12	Blocking under floor joists	16d nail	16d	12"	12"
13	Blocking under floor joists	16d nail	16d	12"	12"
14	Blocking under floor joists	16d nail	16d	12"	12"
15	Blocking under floor joists	16d nail	16d	12"	12"
16	Blocking under floor joists	16d nail	16d	12"	12"
17	Blocking under floor joists	16d nail	16d	12"	12"
18	Blocking under floor joists	16d nail	16d	12"	12"
19	Blocking under floor joists	16d nail	16d	12"	12"
20	Blocking under floor joists	16d nail	16d	12"	12"
21	Blocking under floor joists	16d nail	16d	12"	12"
22	Blocking under floor joists	16d nail	16d	12"	12"
23	Blocking under floor joists	16d nail			






**REMODEL, ADDITION AND ADU**  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLVD, SAN DIEGO, CA 92107

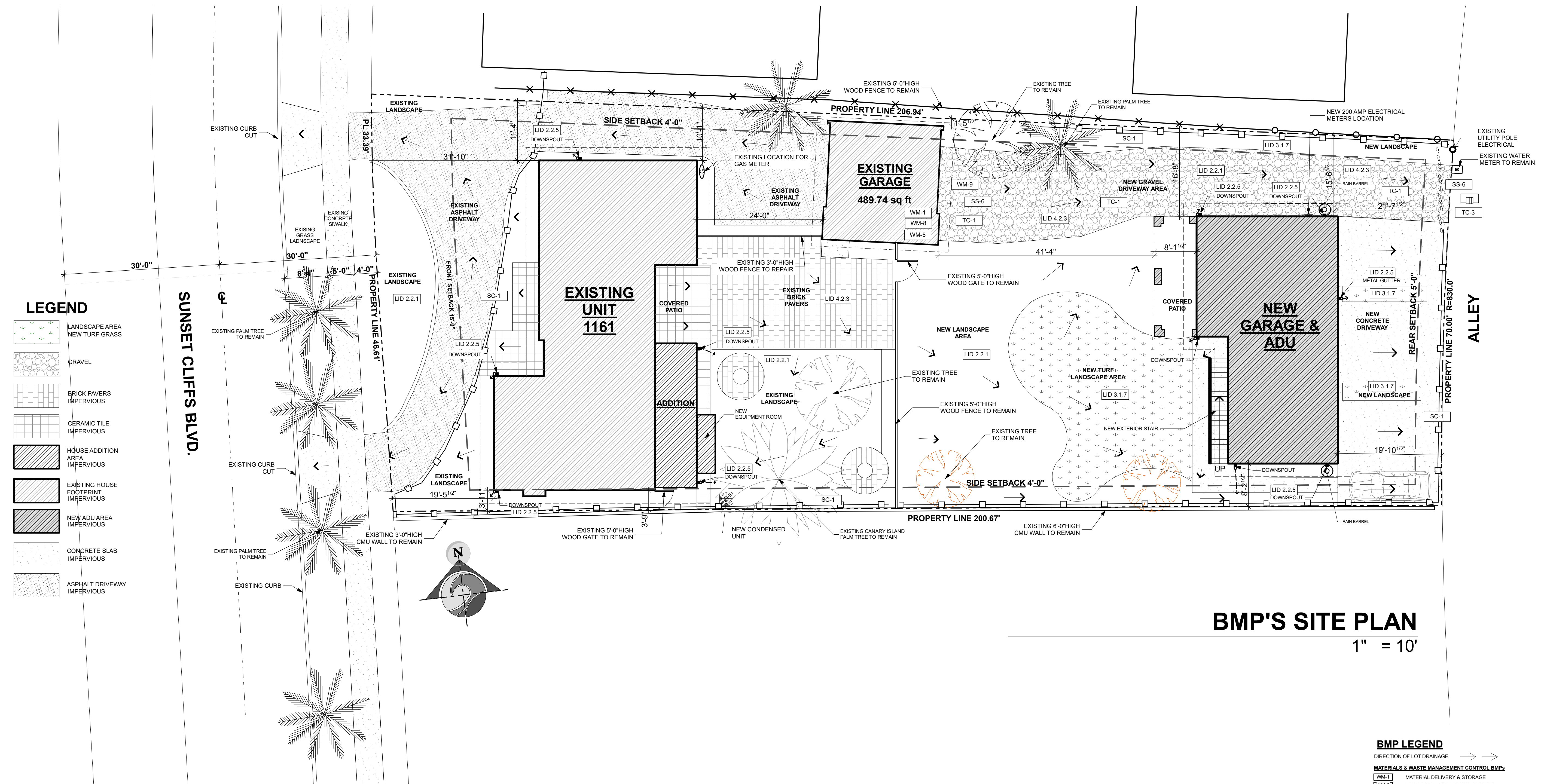


*Fernando Gonzalez P.*

**BMP'S PLAN**

Date: 01-25-25  
 Scale:  
 Drawn: Fer  
 Job: 00000  
 Sheet Number:

**GN4**



**LEGEND**

[Symbol]	LANDSCAPE AREA NEW TURF GRASS
[Symbol]	GRAVEL
[Symbol]	BRICK PAVERS IMPERVIOUS
[Symbol]	CERAMIC TILE IMPERVIOUS
[Symbol]	HOUSE ADDITION AREA IMPERVIOUS
[Symbol]	EXISTING HOUSE FOOTPRINT IMPERVIOUS
[Symbol]	NEW ADU AREA IMPERVIOUS
[Symbol]	CONCRETE SLAB IMPERVIOUS
[Symbol]	ASPHALT DRIVEWAY IMPERVIOUS

**BMP'S SITE PLAN**  
 1" = 10'

**BMP NOTES:**

- All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.
- No work will be performed in the Right-of-Way
- Per City of San Diego Municipal Code Sections 12.0104, 43.0310, 129.010 4 (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 is not limited to, Storm Water Compliance Inspection Requirements associated with each permit.

**BMP LEGEND**

DIRECTION OF LOT DRAINAGE → → →

**MATERIALS & WASTE MANAGEMENT CONTROL BMPs**

[WM-1]	MATERIAL DELIVERY & STORAGE
[WM-3]	STOCKPILED WASTE MANAGEMENT
[WM-8]	CONCRETE WASTE MANAGEMENT
[WM-5]	SOLID WASTE MANAGEMENT
[WM-9]	SANITARY WASTE MANAGEMENT

**TEMPORARY RUNOFF CONTROL BMPs**

[SS-6]	[SS-8]	STRAW OR WOOD MULCH	SW	SW
[SS-7]	PHYSICAL STABILIZATION (WINTER)	EBM	EBM	
[SC-1]	SILT FENCE			
[SC-6]	[SC-8]	GRAVEL OR SAND BAGS		

**LOW IMPACT DEVELOPMENT BMPs**

[LID 2.2.1]	CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS AND SIGNIFICANT VEGETATION
[LID 2.2.2]	MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
[LID 2.2.4]	MINIMIZE SOIL COMPACTION
[LID 2.2.5]	DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS
[LID 4.2.3]	PERMEABLE PAVEMENT DESIGN
[LID 3.1.7]	LANDSCAPING DESIGN

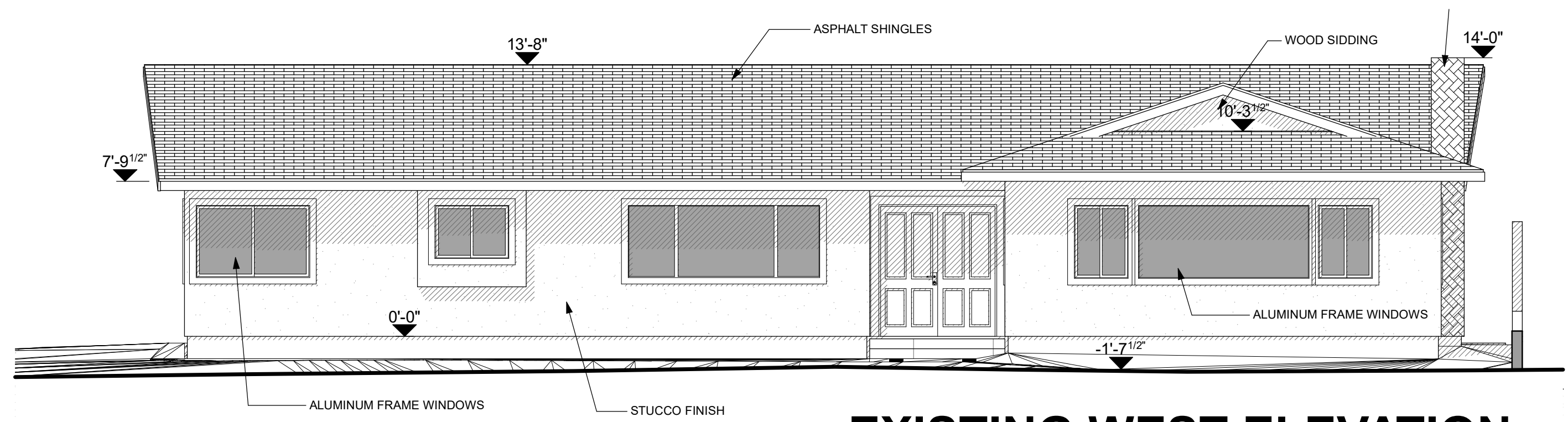
**Other BMPs:**

[TC-1]	STABILIZED CONSTRUCTION ENTRANCE
[TC-3]	ENTRANCE / EXIT TIRE WASH

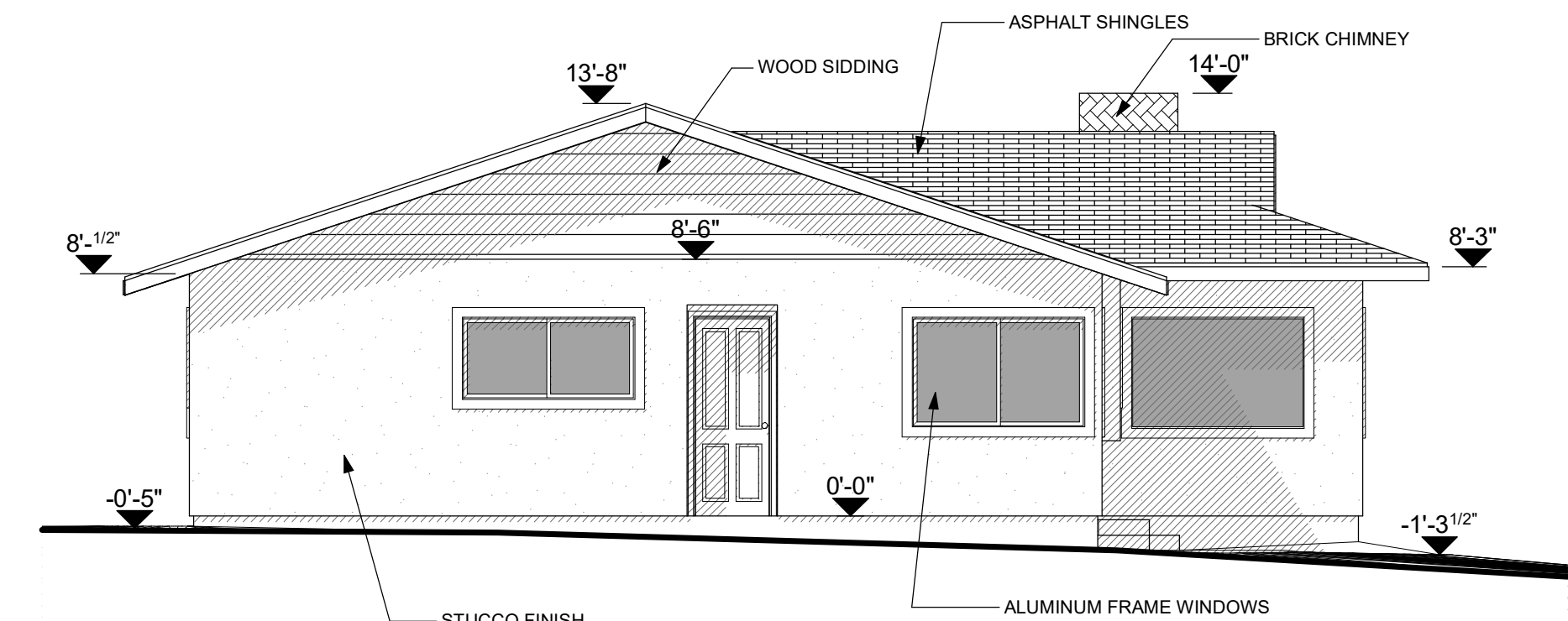
**Downspout Locations:**

- D.S. [Symbol] DOWNSPOUT LOCATION TO DRAIN ON LANDSCAPE
- [Symbol] DOWNSPOUT LOCATION BELOW SIDEWALK TO DRAIN ON LANDSCAPE

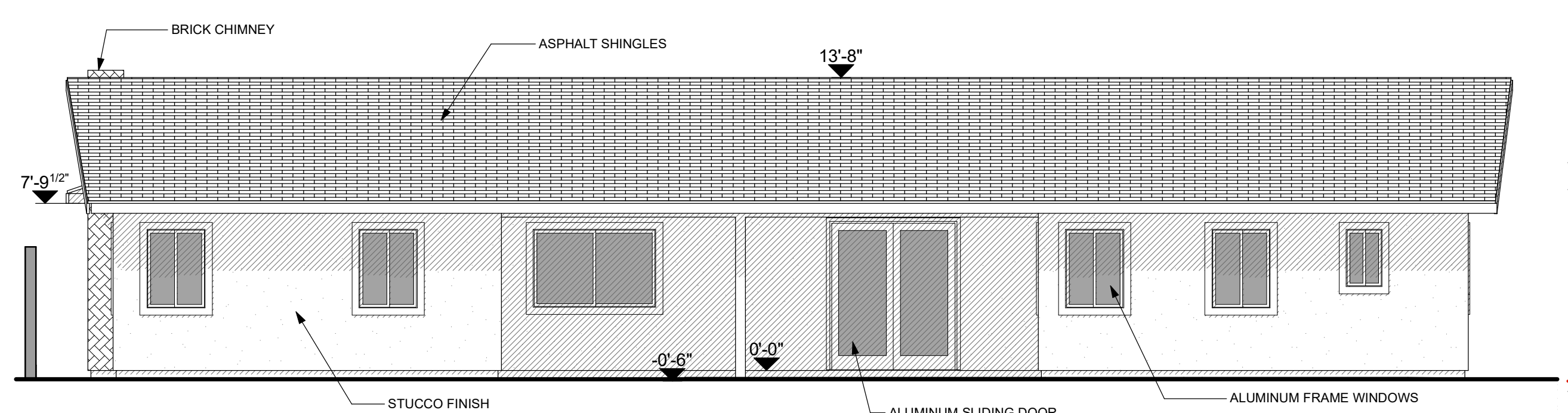
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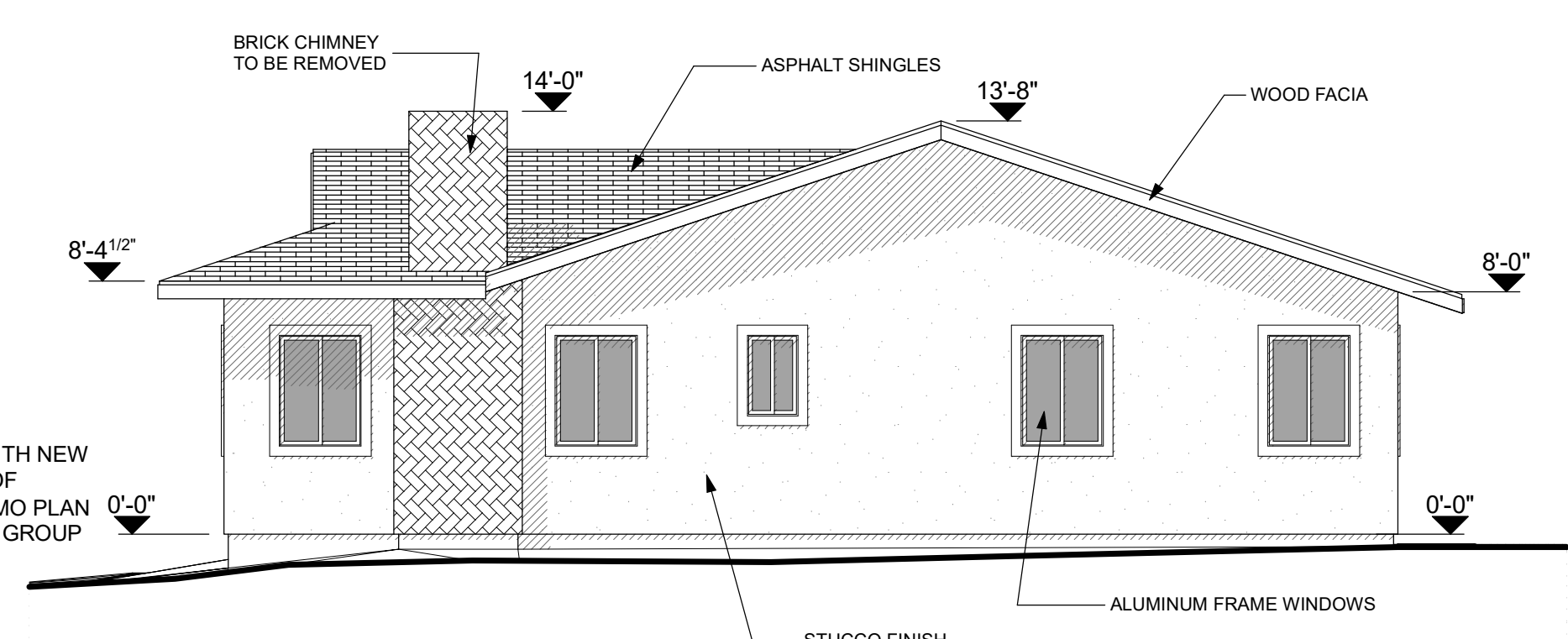
**EXISTING WEST ELEVATION**  
3/16" = 1'-0"



**EXISTING NORTH ELEVATION**  
3/16" = 1'-0"

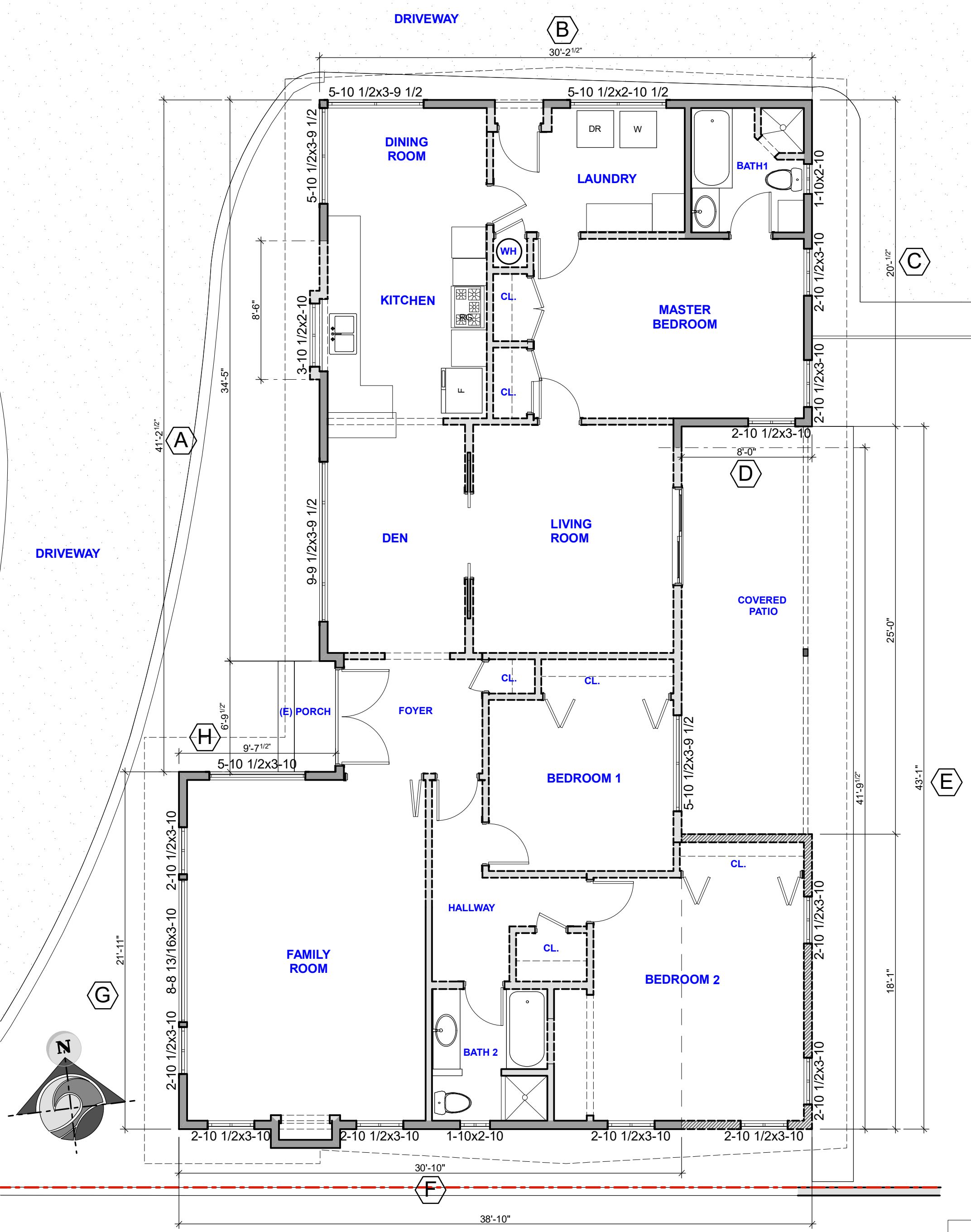


**EXISTING EAST ELEVATION**  
3/16" = 1'-0"



**EXISTING SOUTH ELEVATION**  
3/16" = 1'-0"

**NOTE:**  
GENERAL CONTRACTOR TO FIELD VERIFY EXISTING FRAMING CONDITIONS WITH NEW WALL AND FOUNDATION REINFORCEMENT PER STRUCTURAL DESIGN PRIOR OF STARTING DEMOLITION. THE WALLS SHOULD REMAIN PER WALL MATRIX & DEMO PLAN AND NOT TO BE REMOVED FOR ANY CIRCUMSTANCES, CONTACT THE DESIGN GROUP



**EXISTING FLOOR PLAN**  
3/16" = 1'-0"

**Floor Plan Legend**

- Existing 2x Wall to remain
- Existing walls to be demolished
- Existing wall not permitted to be removed

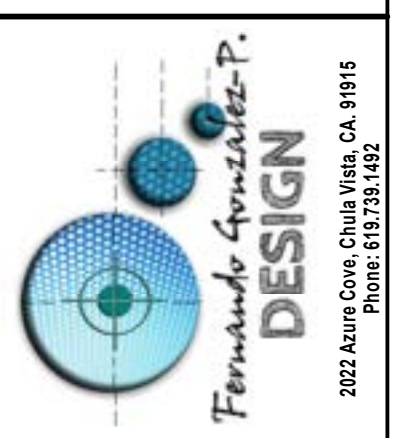
WALL MATRIX			
WALL#	(E) WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH
A	41.2'	8.5'	32.7'
B	30.20'	3'	27.20'
C	20.04'	0'	20.04'
D	8.0'	0'	8.0'
E	43.08'	41.79'	1.29'
F	30.83'	0'	30.83'
G	21.91'	0'	21.91'
H	9.62'	0'	9.62'

MAIN LEVEL			
TOTAL	(E) WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH
	184.84'	53.29	131.55'
		28.80%	71.11%

LESS THAN 50%  
MAX ALLOWED

AND STRUCTURAL ENGINEER FOR VERIFICATION PRIOR OF DEMOLITION.

**REMODEL, ADDITION AND ADU**  
**HEALY'S RESIDENCE**  
1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



Existing & Demo Plan

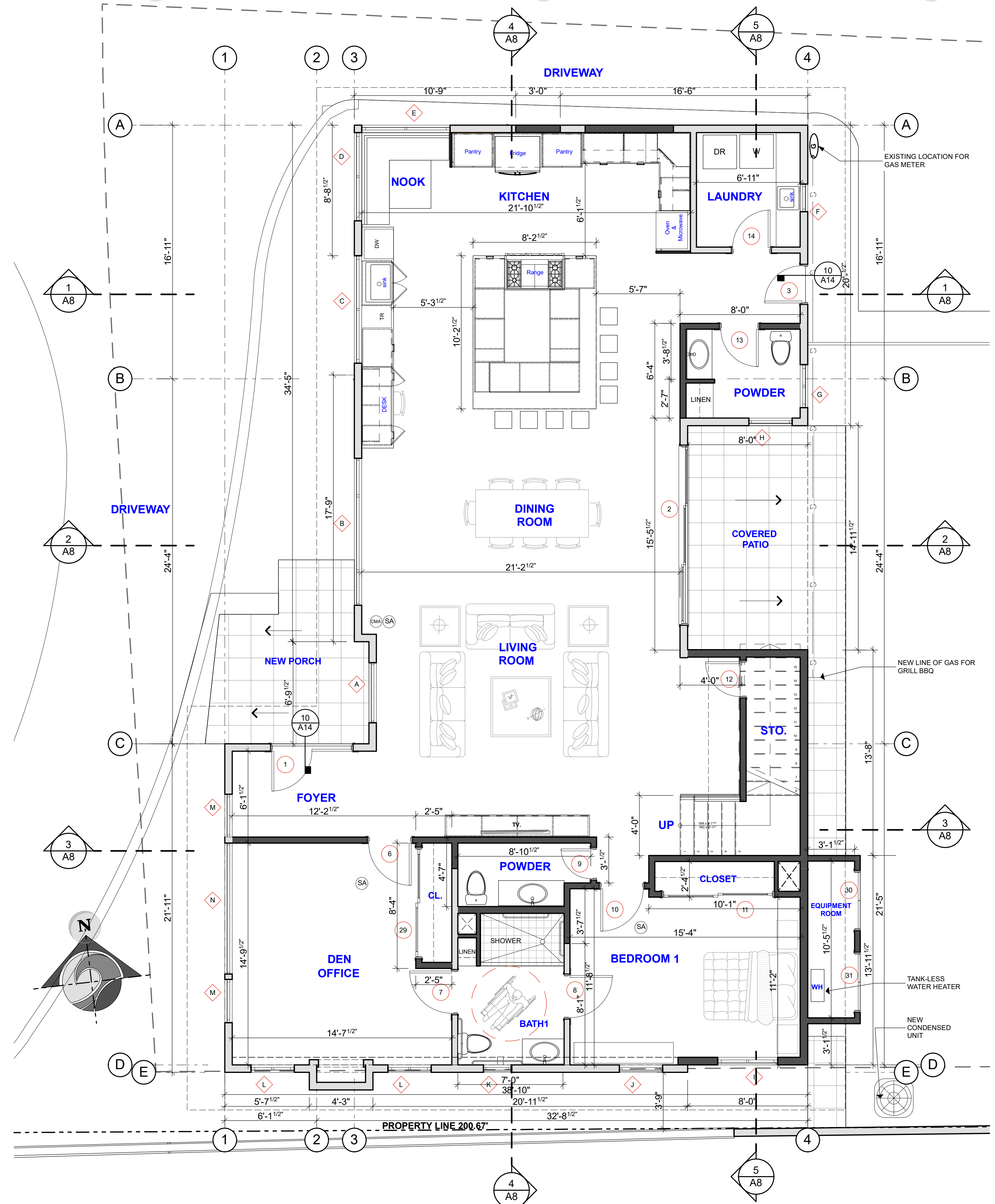
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Total sheet count: -


**GENERAL NOTES:**

- ALL PLUMBING FIXTURES AND FITTINGS SHALL BE WATER CONSERVING AND WILL COMPLY WITH THE 2022 CBC
- ALL WATER CLOSETS SHALL BE "ULTRA LOW FLUSH"
- PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM)
- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM)
- PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM)
- PROVIDE WATER CLOSET A MAXIMUM FLOW OF 1.28 GALLONS FLUSH PER MINUTE (GPF)
- PROVIDE MIXING VALVES AT SHOWER
- MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM 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 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
- NO CPVC STATE HEALTH & SAFETY CODE 10d @ 12" O.C. F.N.
- MINIMUM CLEARANCES OF 15" FROM THE CENTER LINE OF WATER CLOSET & 24" IN FRONT OF WATER CLOSETS.
- PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
- BATHROOMS REQUIRE EXHAUST FANS (MINIMUM 50 CFM) CFM AND NOISE RATING ("SONE") (GENERALLY 3 "SONE" MAX. AS USED INTERMITTENTLY). ALL INSTALLED EXHAUST FANS MUST BE SPECIFIED AT A NOISE RATING OF A MAXIMUM 1 "SONE" FOR THE CONTINUOUS USE OR MAXIMUM 3 "SONE" FOR THE INTERMITTENT USE.
- ANY INSTALLED GAS FIREPLACE SHALL BE 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.
- STATE HEALTH & SAFETY CODE BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
- TUB/SHOWERS WALLS, COVER WALLS AND CEILINGS IN TUB & SHOWER COMPARTMENTS W/ 15# FELT MATERIALS USED ON SUCH WALLS SHALL BE OF A TYPE NOT ADVERSELY AFFECTED BY MOISTURE.
- ALL ABS AND PVC PIPING AND FITTINGS 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.
- ALL EXTERIOR AND INTERIOR WALLS ARE 2x4 @ 16" O.C. U.N.O. PER PLAN
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- SMOKE ALARMS SHALL BE PROVIDED EVERY EXISTING AND NEW BEDROOM (HARD WIRED W/ BATTERY BACK-UP) \*SEE ELECTRICAL PLANS WITH ALL RELATED NOTES\*
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. \*SEE ELECTRICAL PLANS WITH ALL RELATED NOTES\*
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- ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LUMINAIRES OR MUST BE CONTROLLED BY A MOTION SENSOR AND CONTROLLED BY ONE OF THESE: PHOTOCONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS)
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- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED BATTERY-POWERED ALARMS ACCEPTABLE - IN EXIST CONSTRUCTION IN LOCATIONS SPECIFIED F.1 AND F.2 (CRC R314.2.2 CRC R135.2.2)
- WATER HEATER:  
A.O. SMITH PROMAX DIRECT VENT MODEL GDV50L  
50 GALLON CAPACITY, 40,000 BTUH, 91 GPH @60° F  
ENERGY FACTOR 0.92, 200 LBS.
- 4" diam eter do m es tic dryer m o s ture exhaust ducts shall n o t exceed a t o t a l c o m b i n e d h o r i z o n t a l a n d v e r t i c a l l e n g t h o f 14 f e e t 4 2 6 f m m ), i n c l u d i n g t w o 9 0 d e g r e e 1 5 7 r a d i u s e l b o w s . 5 " i n c h d i a m e t e r d r y e r d u c t s c a n r u n u p t o 2 5 f e e t . E x h a u s t d u c t s a n d d r y e r v e n t s s h a l l b e e q u i p p e d w i t h b a c k - d r a f t d a m p e r s .



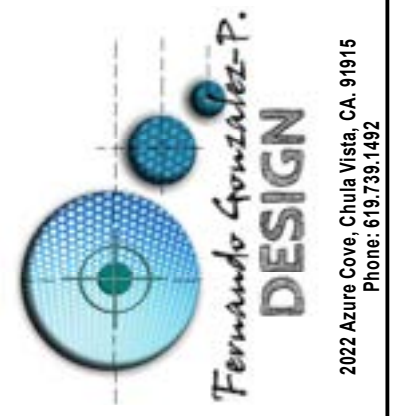
**Floor Plan Legend**

- EXISTING WALLS TO REMAIN.
- NEW 2X stud wall @16" O.C. w/ plywood sheathing per structural. Finish interior with 5/8" drywall. Exterior w/ stucco finish. Use greenboard in restrooms. use cement, or glass mat gypsum.
- RETURN AIR GRILL
- Smoke Detector
- CARBON MONOXIDE ALARM REQUIRED PER SECTION R315.2
- TANK-LESS WATER HEATER
- NEW CONDENSED UNIT

**PROPOSED MAIN FLOOR PLAN**

1/4" = 1'-0"

**REMODEL, ADDITION AND ADU**  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



Proposed House Main  
 Floor plan

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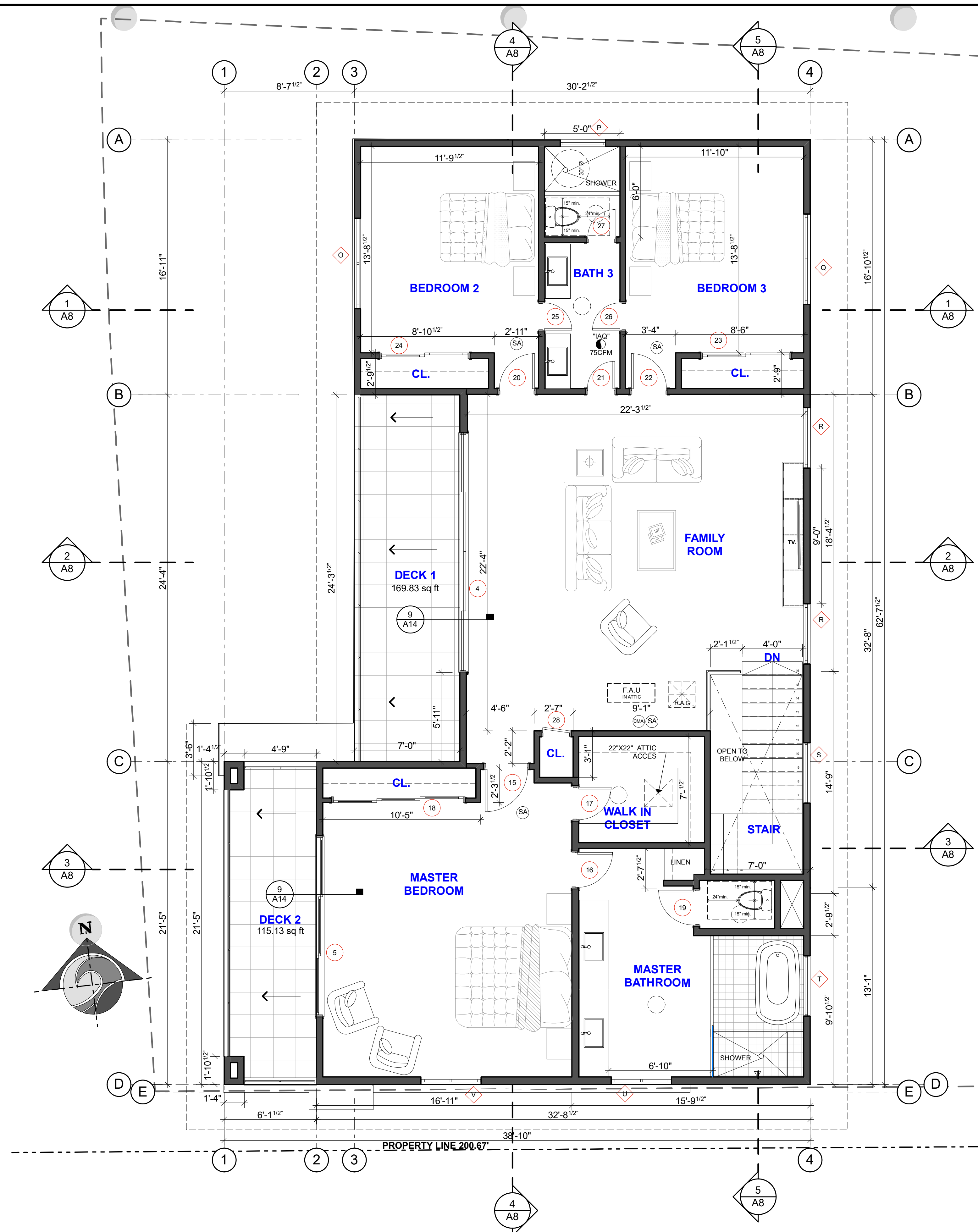
**A2**


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### Floor Plan Legend

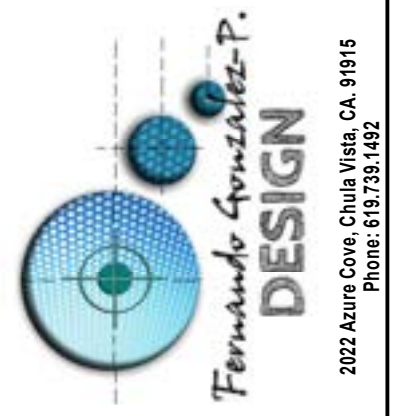
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- Smoke Detector
- CARBON MONOXIDE ALARM REQUIRED PER SECTION R315.2



## PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

**REMODEL, ADDITION AND ADU**  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



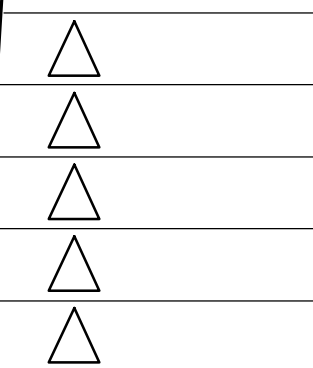
*J. Gonzalez*

Proposed House Upper level Floor plan

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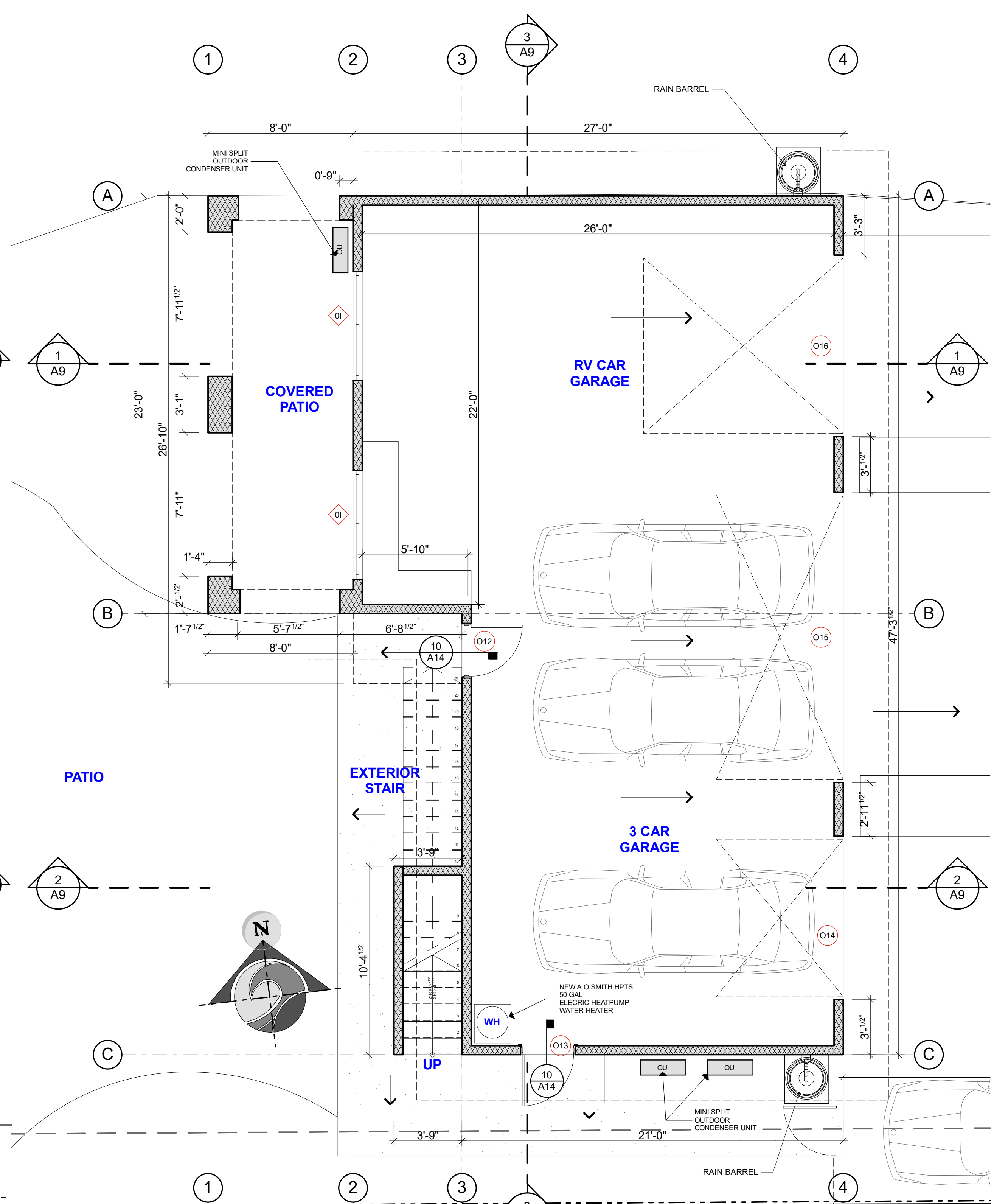
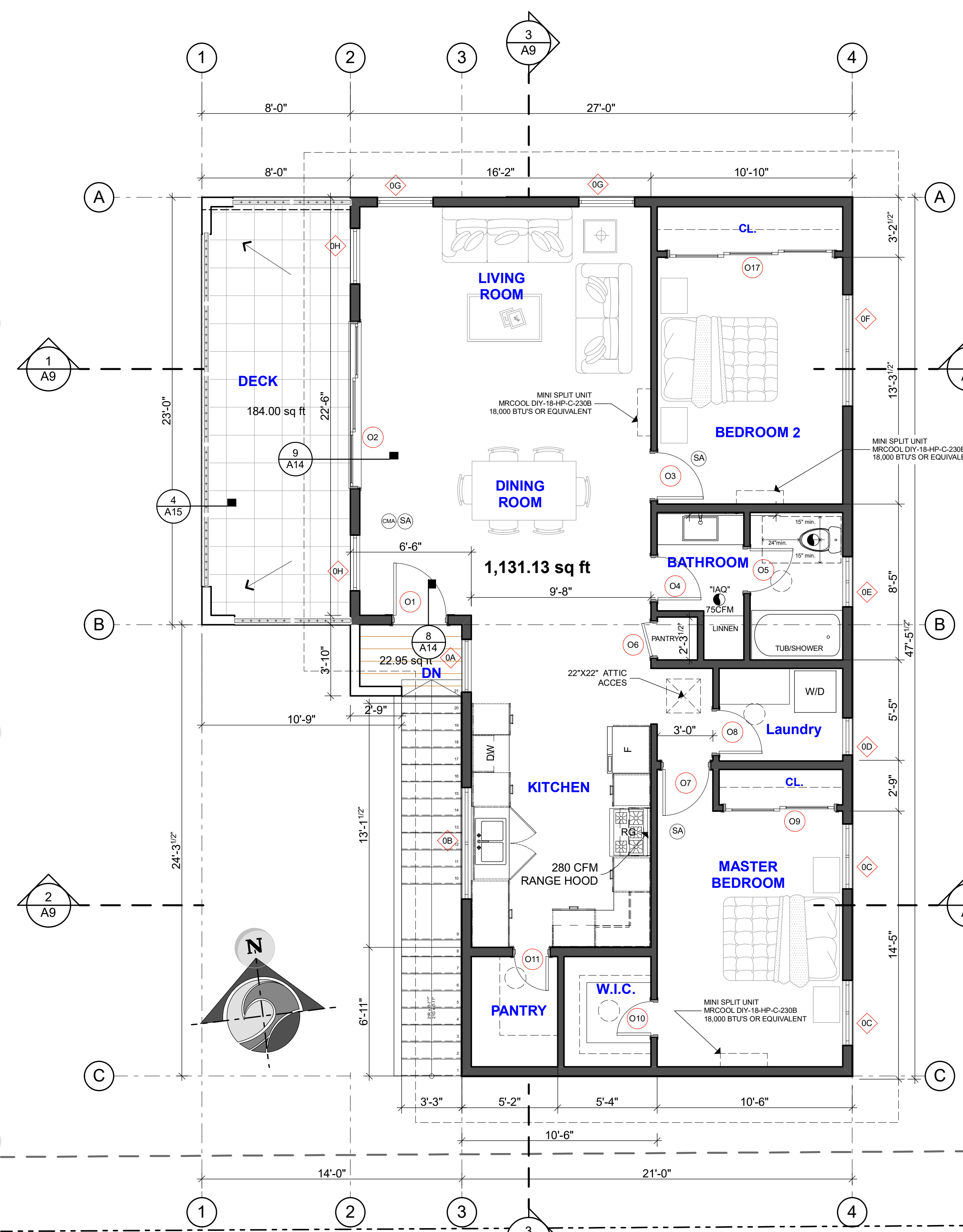


**GENERAL NOTES:**

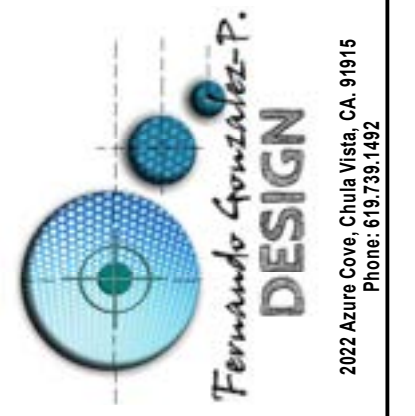
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**Floor Plan Legend**

- EXISTING WALLS TO REMAIN.
- NEW 2X stud wall @16" O.C. w/ plywood sheathing per structural. Finish interior with 5/8" drywall. Exterior w/ stucco finish. Use greenboard in restrooms. use cement, or glass mat gypsum.
- EXISTING WALLS to remain adding interior with 5/8" Type "x" drywall. Exterior w/ stucco finish. to be 1 hr fire rated. See Det.11/A7.2
- RETURN AIR GRILL
- Smoke Detector
- CARBON MONOXIDE ALARM REQUIRED PER SECTION R315.2



**REMODEL, ADDITION AND ADU**  
**HEALY'S RESIDENCE**  
1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107

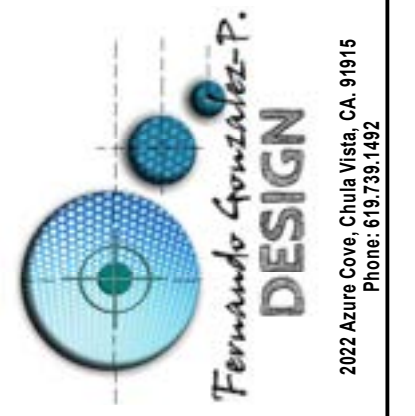


Proposed Garage/ADU  
Floor Plan

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**REMODEL, ADDITION AND ADU**  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



Proposed Garage/ADU  
 Roof plan

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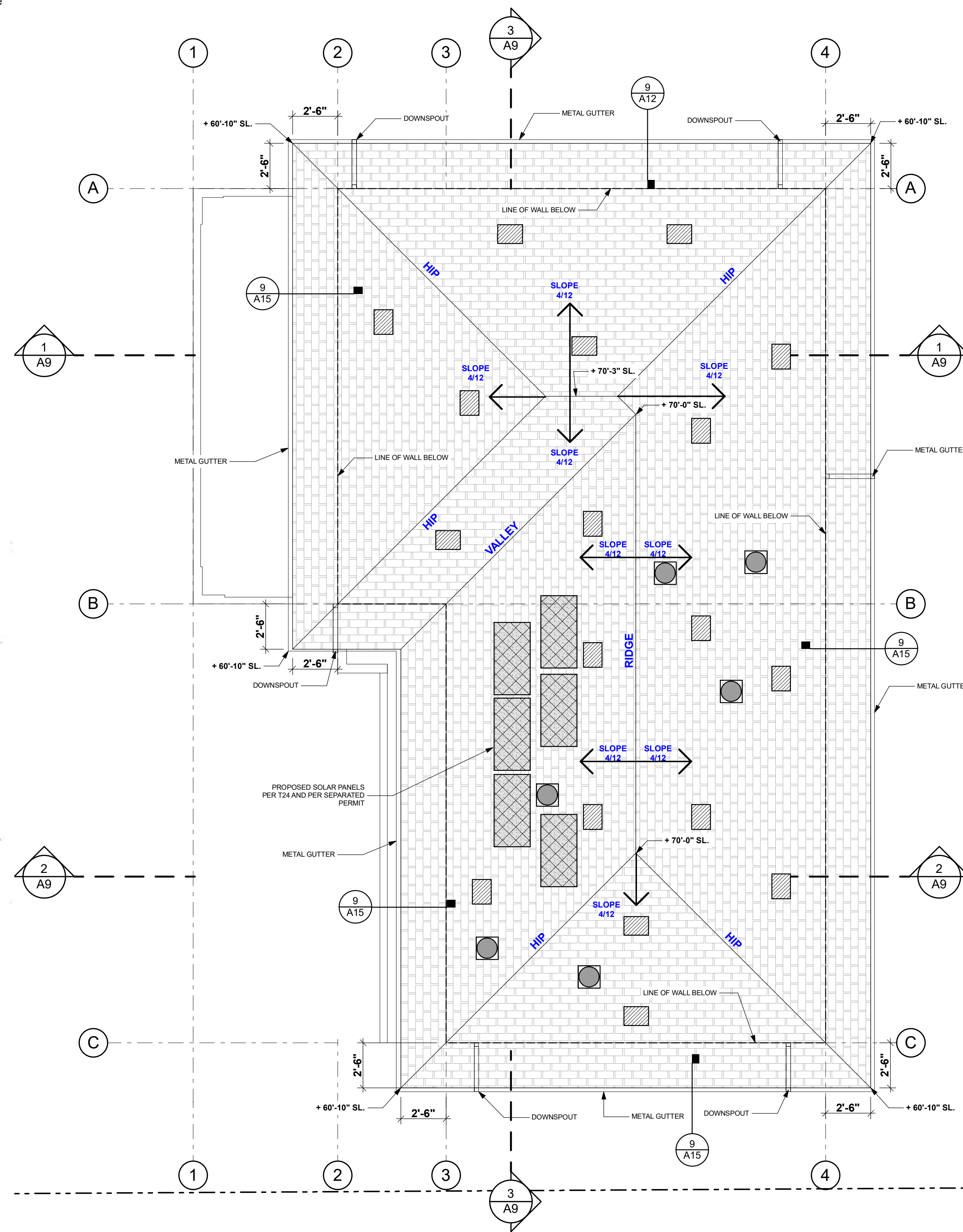
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**ROOF PLAN GENERAL NOTES**

- NEW " ROOFING ASSEMBLY, CLASS "A" CERTAINEED ASPHALT ROOF SHINGLE ICC ESR 3537 ROOFING MATERIAL TO BE INSTALLED OVER TWO LAYERS OF 40# BUILDING PAPER.
- REFER TO STRUCTURAL DRAWINGS FOR SHEATHING AND NAILING REQUIREMENTS
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30" ABOVE GRADE.
- ALL BALCONIES AND DECKS EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE SLOPED A MINIMUM OF 2% FOR DRAINAGE. WATERPROOFING TO BE ACHIEVED WITH WESTCOAT ALX ICC ESR-2201 MUST BE WATER PROOFING & CLASS "A"
- ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH OPENINGS OF 1/4" DIMENSION.
- ALL EAVES TO HAVE VENT BLOCKING THROUGHOUT TO PROVIDE A MINIMUM VENT AREA OF 1:150 OF ATTIC AREA.
- PROVIDE A MINIMUM OF 1" AIR SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING.
- ALL ROOF JACKS, PIPES, PANS, & CHIMNEY COVERS TO HAVE TWO COATS OF PRIMER AND ONE COAT OF INDUSTRIAL GRADE ENAMEL.
- ALL HORIZONTAL STORM DRAIN PIPING SHALL HAVE A SLOPE OF 1/4" PER FT.

**Roof Plan Legend**

- Roof vent, O'Hagin attic vent
- 1.8" Noncombustible, corrosion resistant Wire Mesh, 26 gauge G90
- ROOF VENTILATION 1/150
- VELUX SUN TUNNEL SKYLIGHT ICC-ES : ESR-4108

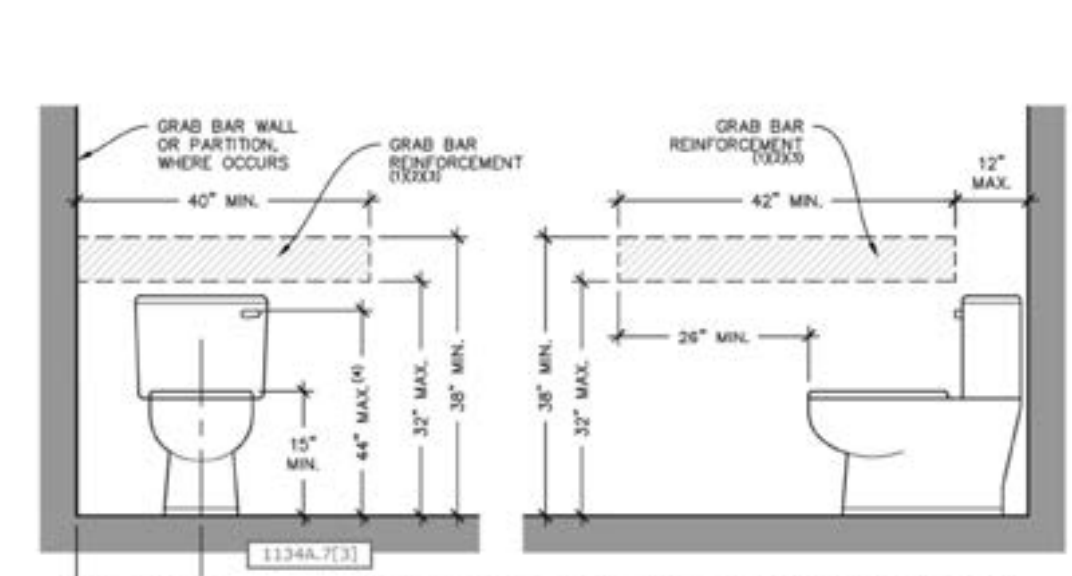


**PROPOSED ADU ROOF PLAN**

1/4" = 1'-0"

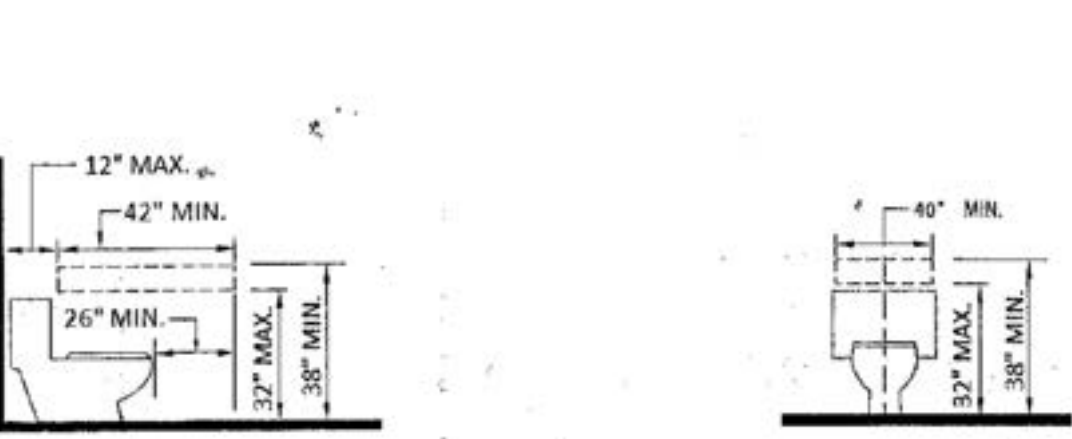
d) Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.

**Toilets within Covered Dwelling Units**

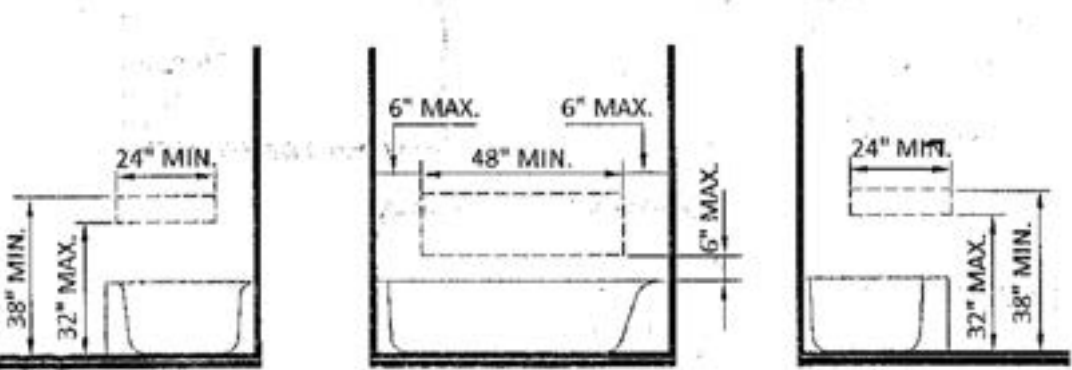


1. GRAB BAR WHERE THE TOILET IS LOCATED NEXT TO A SIDE WALL, GRAB BAR REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OR ONE SIDE AND THE BACK.  
 2. 2x6 WOOD BLOCKING IS ACCEPTABLE (6" NOMINAL HEIGHT).  
 3. GRAB BAR REINFORCEMENT MAY EXTEND BEHIND COUNTERS, CABINETS, OR WIND WALLS.  
 4. THE FORCE TO ACTIVATE TOILET CONTROL SHALL NOT EXCEED 5 LB.

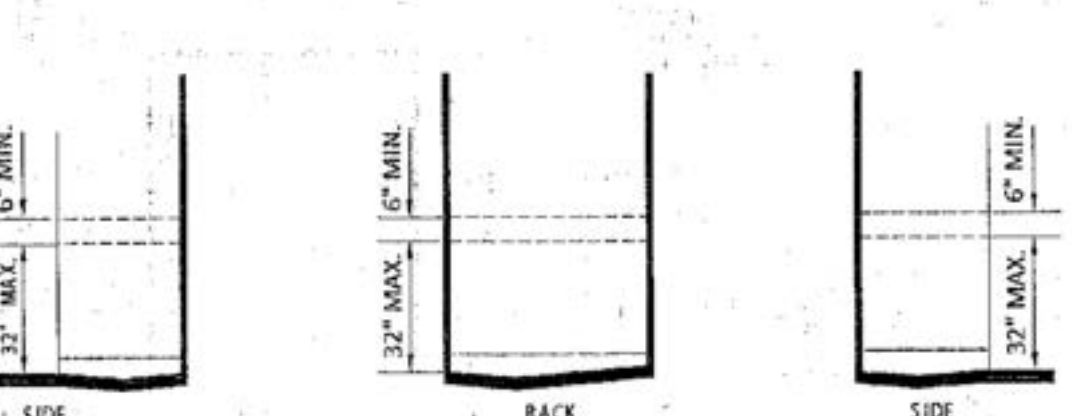
**TOILET WITH SIDE WALL WITHIN COVERED DWELLING**



**(a) GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS**



**(b) GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS**



**(c) GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS**

AREAS OUTLINED IN DASHED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

FIGURE 11A-9G REINFORCEMENT FOR GRAB BARS

**AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES:**

Application: Newly constructed dwellings (ADUs/JADUs) subject to the requirements of CRC shall be designed and constructed in accordance with CRC Sections R327.1.1 through R 327.1.4.

A. Reinforcement for grab bars (CR C R 327.1.1): At least one bathroom on the entry-level shall be provided with reinforcement installed in accordance with CRC R327.1.1. Where there is no bathroom on the entry-level, at least one bathroom on the second or third floor of the dwelling shall comply.

- Reinforcement shall be solid lumber or other approved construction materials.
- Reinforcement for grabbars shall not be less than 2 by 8 inch nominal lumber (1.5 inch by 7.25 inch actual dimension) or other approved construction material providing equal height and load capacity. Reinforcement shall be located between 32 inches and 39 1/4 inches above the finished floor flush with the wall framing.
- Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
- Shower reinforcement shall be continuous where wall framing is provided.

5. Bathroom and combination bathtub/shower reinforcements shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim.

B. Electrical receptacle outlet, switch and control heights (CR C R 327.1.2): "Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finish floor.

Exceptions:  
 1. Dedicated receptacle outlets; floor receptacle outlets; controls mounted on ceiling fans and ceiling lights; and controls located on appliances.

2. Receptacle outlets required by the California Electrical Code on a wall space where the distance between the finished floor and a built-in feature above the finish floor, such as a window, is less than 15 inches.

C. Doorbell buttons (CR C R 327.1.4): "Doorbell buttons or controls shall not exceed 48 inches above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches above exterior floor or landing, measured from the top of the doorbell button or control".

Address: 1161 SUNSET CLIFFS BLVD, ADU

TOTAL SQUARE FEET OF ATTIC SPACE TO BE VENTILATED: 1,131.12

Total Square Feet of Attic Space to be Ventilated: 1,131.12

Code Required Method: 1/150 (EXCEPTION)

Calculation: 1,131.12 ÷ 150 = 7.54 sq. ft. of Code Required Ventilation

CONVERT SQUARE FEET OF CODE-REQUIRED VENTILATION TO SQUARE INCHES

Square Feet of Code Required Ventilation: 7.54

Calculation: 7.54 x 144 = 1,085.76 sq. in. of Code Required Ventilation

Square Inches Provided: (18 x 64.80) = 1,166.40 sq. in.

**O'HAGIN COMPOSITION SHINGLE**  
 THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION LOW PROFILE (LAPSEED)

NET FREE VENTILATION AREA

1.8" Noncombustible, Corrosion-Resistant Wire Mesh 64.80 sq. in.

Figures based on independent evaluation reports.



**VENTILATION SOLUTIONS FOR ALL ROOFS AND CLIMATIC CONDITIONS**

TRADITIONAL	OHAGIN	OHAGIN 2.0
24 Gauge G90 Galvanized Steel; 2" Flange with flashing with 1/8" noncombustible corrosion resistant wire mesh.	24 Gauge G90 Galvanized Steel; 2" Flange with flashing with 1/8" noncombustible corrosion resistant wire mesh AND patented stainless steel five-flexible wire filament.	24 Gauge G90 Galvanized Steel; 2" Flange with flashing with 1/8" noncombustible corrosion resistant wire mesh AND patented stainless steel five-flexible wire filament.

\*Brands and Trademarks may vary by region.

Total Vents: **18**



**VENT PLACEMENT RECOMMENDATIONS**

High / Exhaust Vents Needed: **9**  
 (Within 3' of Ridge Assembly)

Low / Intake Vents: **9**  
 (Within Lower 1/3 of Attic)



- INSTALLING A CODE-REQUIRED BALANCED VENTILATION SYSTEM CREATES SUPERIOR AIR MOVEMENT**
- Benefits:
- Extends the life of your roof by lowering temps in warmer months and removing moisture in cooler months.
  - Enhances curb appeal with sleek over installation.
  - Secures maximum efficiency through a balanced design. (90% High Exhaust and 10% Low Intake)
  - Patented design installs below solar panels.
  - Single manufacturer warranties require compliance with attic ventilation codes such as the IRC & IECC.
  - Promotes a healthy home, reduces moisture and trapped gases to improve indoor air quality.
  - Conserves energy by naturally introducing ambient air into the attic while exhausting stagnant air.

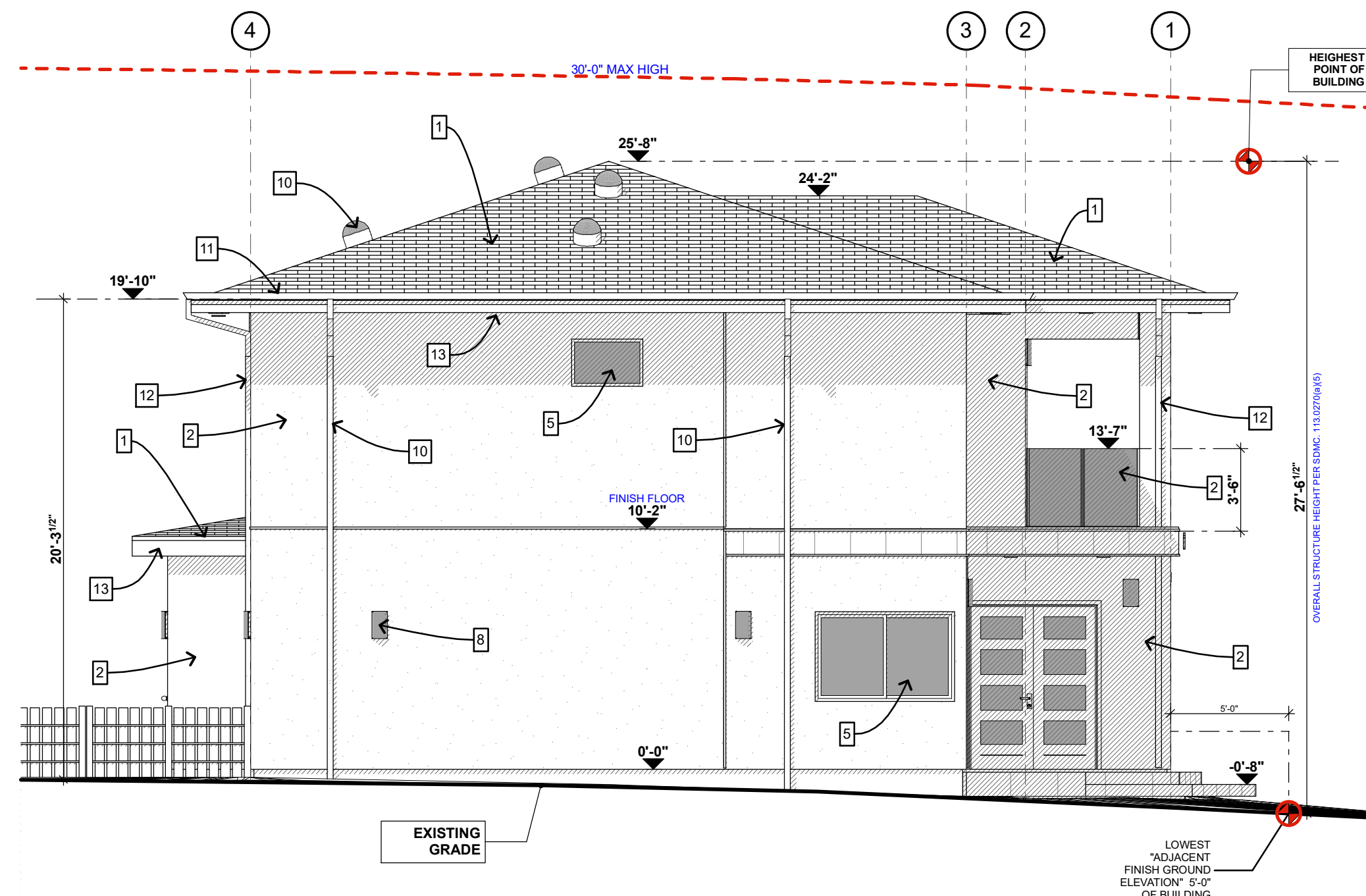
**VENTILATION SOLUTIONS FOR ALL ROOFS AND CLIMATIC CONDITIONS**

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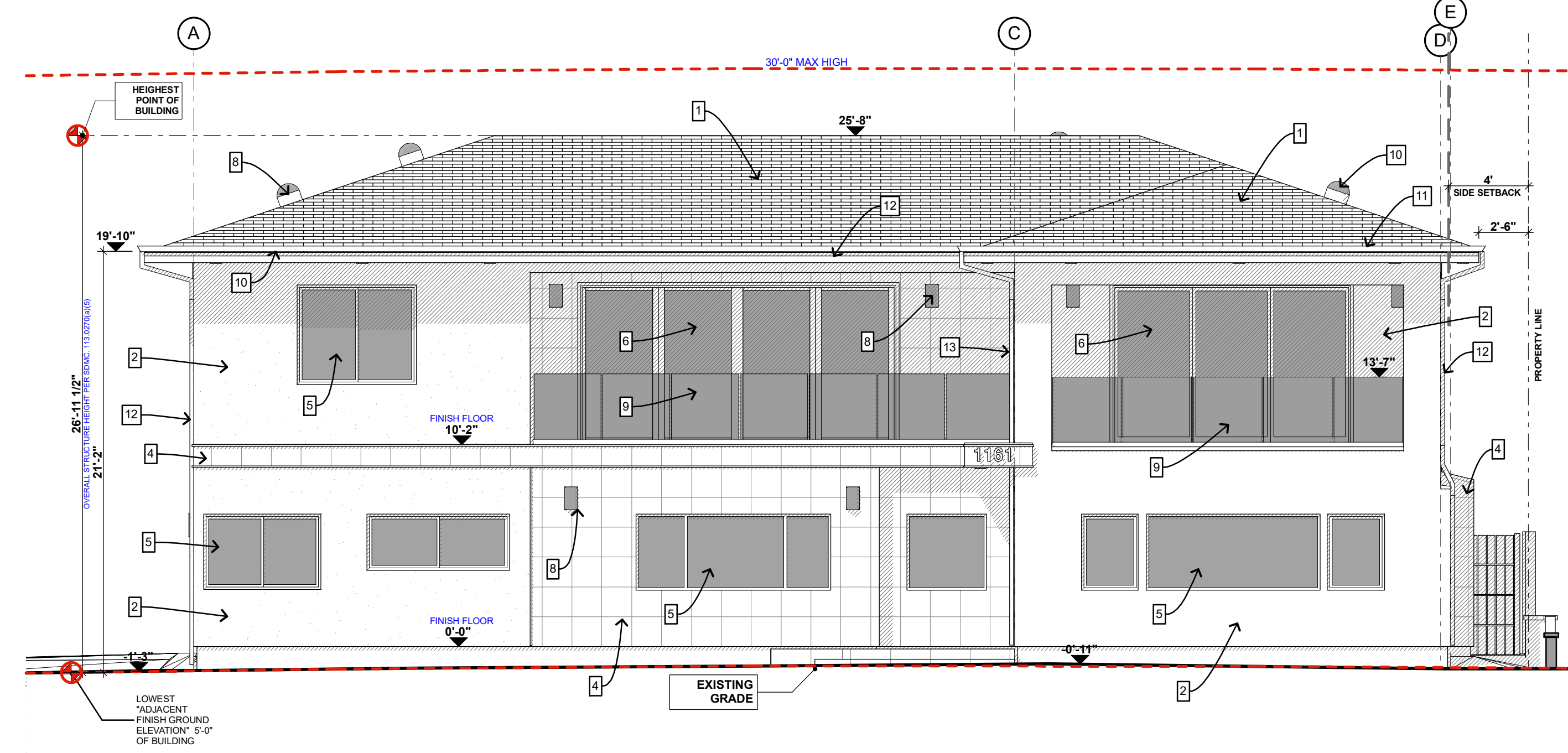
www.ohagin.com  
 210 Classic Court, Suite 100  
 Rohnert Park, CA 94928  
 Toll Free 877-324-0444 • Fax 707-588-9187



Revisions:

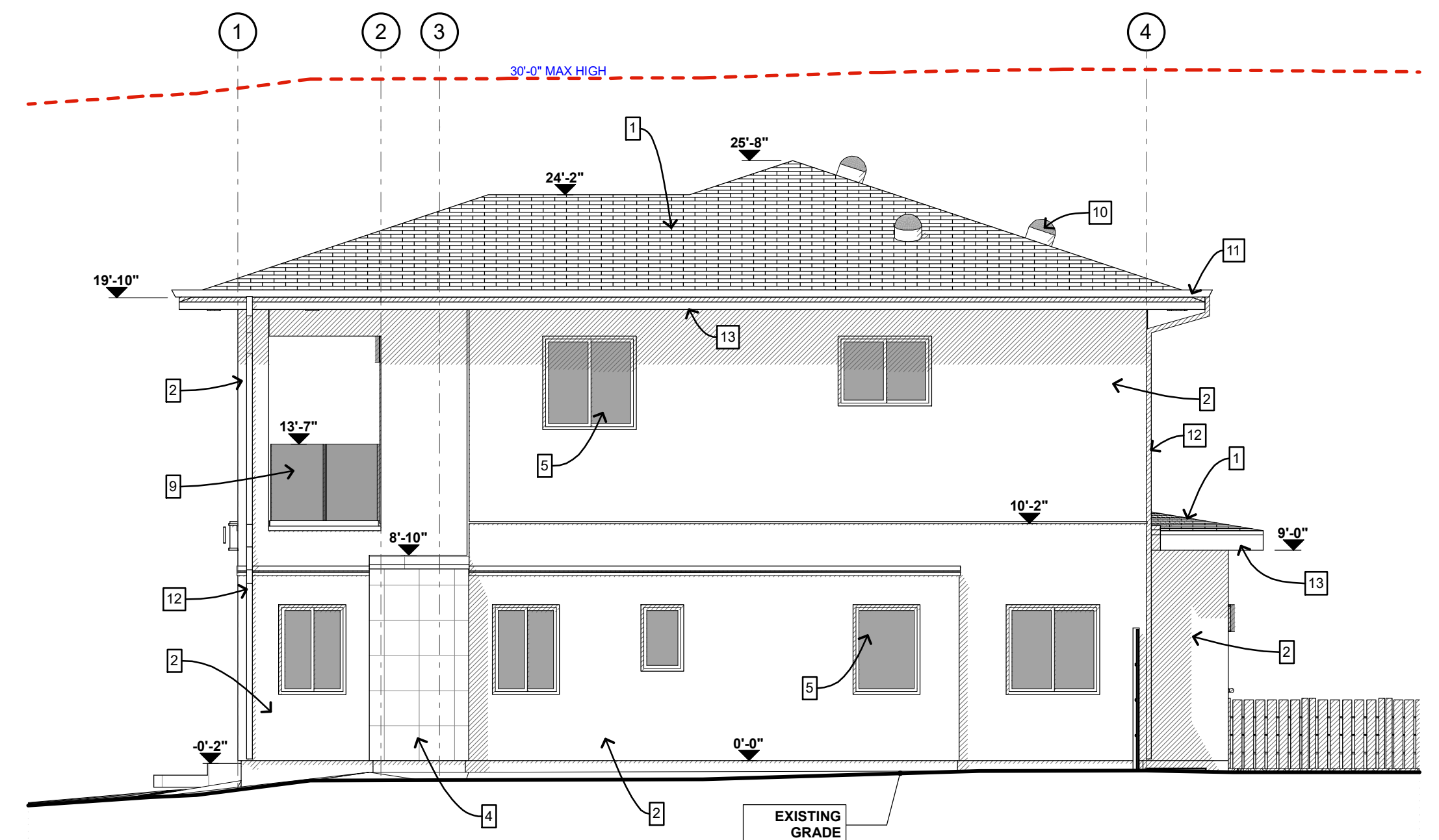
**NORTH ELEVATION**  
3/16" = 1'-0"



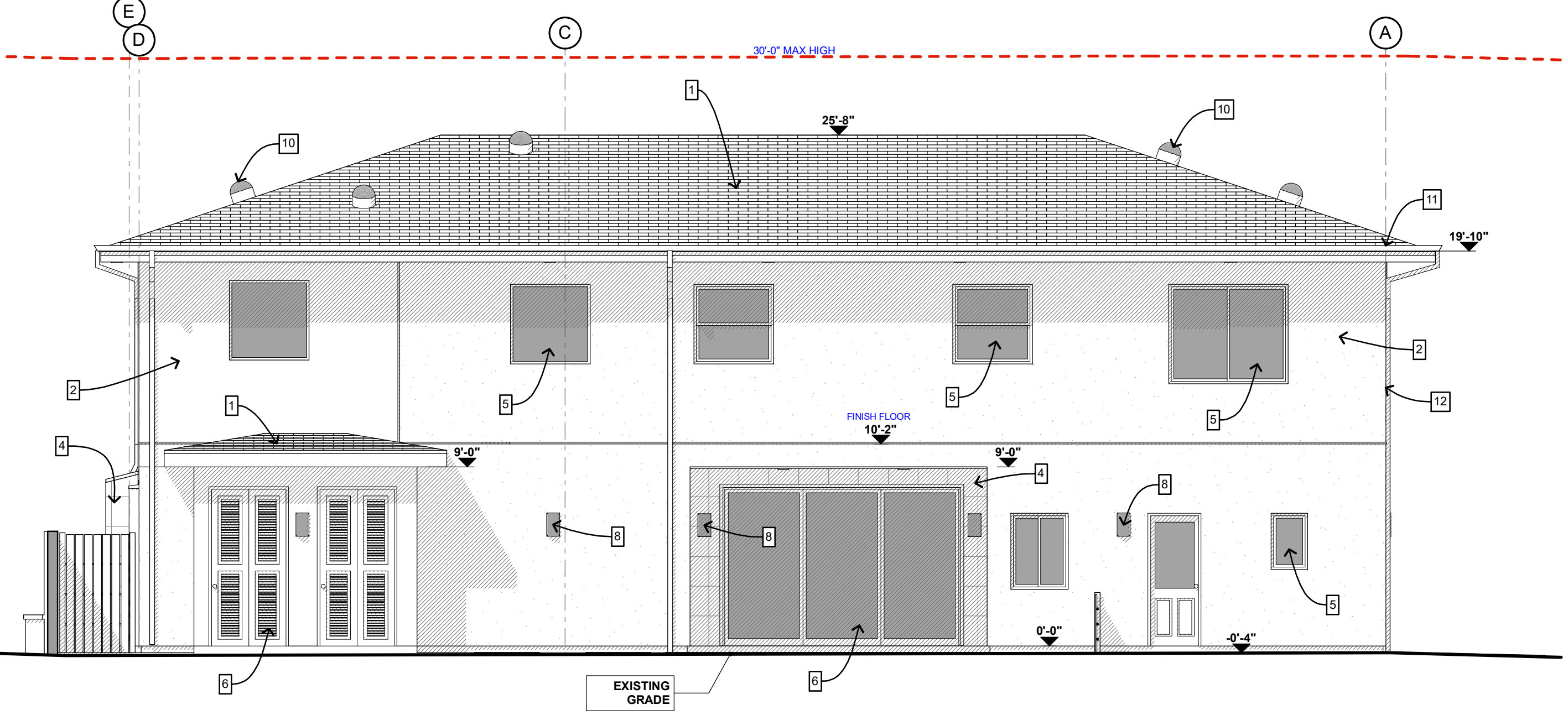
**WEST ELEVATION**  
3/16" = 1'-0"

**ELEVATION & SECTIONS KEY NOTES**

1. ROOFING ASSEMBLY, CLASS "A" CERTAINEED ASPHALT ROOF SHINGLE ICC ESR 3537 ROOFING MATERIAL TO BE INSTALLED OVER TWO LAYERS OF 40# BUILDING PAPER.
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3. NEW STUCCO FINISH ACCENT COLOR 7/8" EXTERIOR PLASTER (SCRATCH, BROWN & FINISH COAT) OVER METAL LATH, OVER PLYWOOD SHEATING PER STRUCTURAL.
4. NEW STONE TILE CLADDING
5. WINDOW PER SCHEDULE
6. DOOR PER SCHEDULE
7. STUCCO COLUMN PER DETAIL
8. HIGH EFFICACY EXTERIOR LIGHT
9. CRL LAURANCE GLASS GUARDRAIL
- 9A. WOOD GUARDRAL PER DETAIL
10. SUN TUNNEL TUBE SKYLIGHT
11. COPPER GUTTER
12. COPPER DOWNSPOUT
13. 2X PAINTED WOOD FASCIA

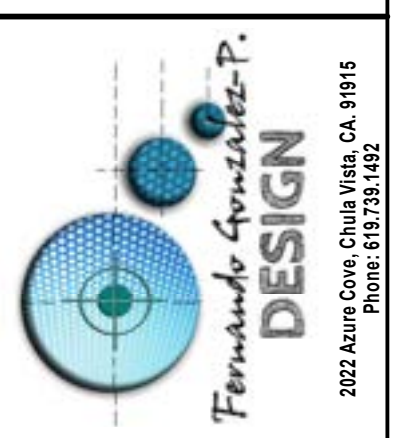


**SOUTH ELEVATION**  
3/16" = 1'-0"



**EAST ELEVATION**  
3/16" = 1'-0"

REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



*J. Gonzalez*

House Elevations

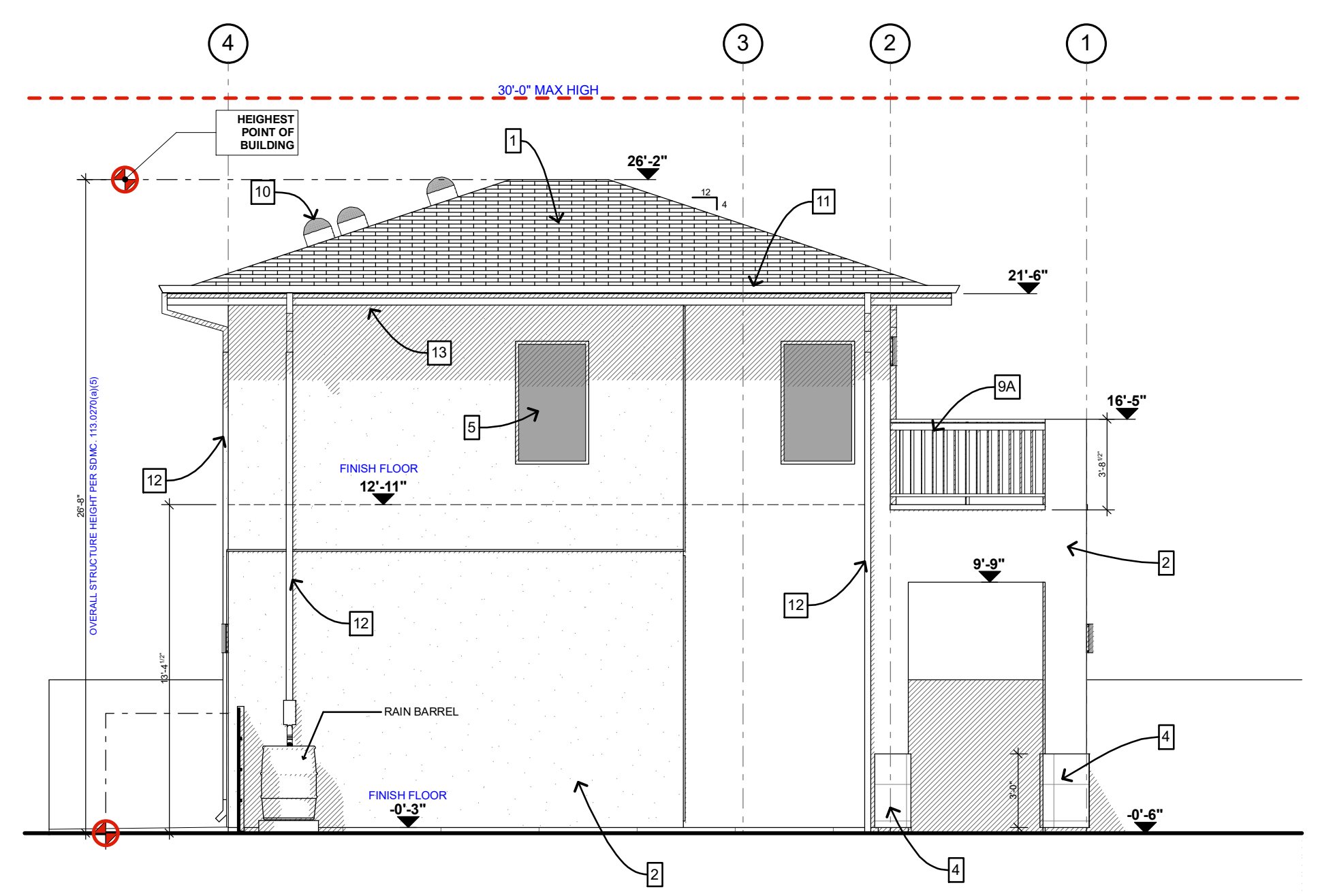
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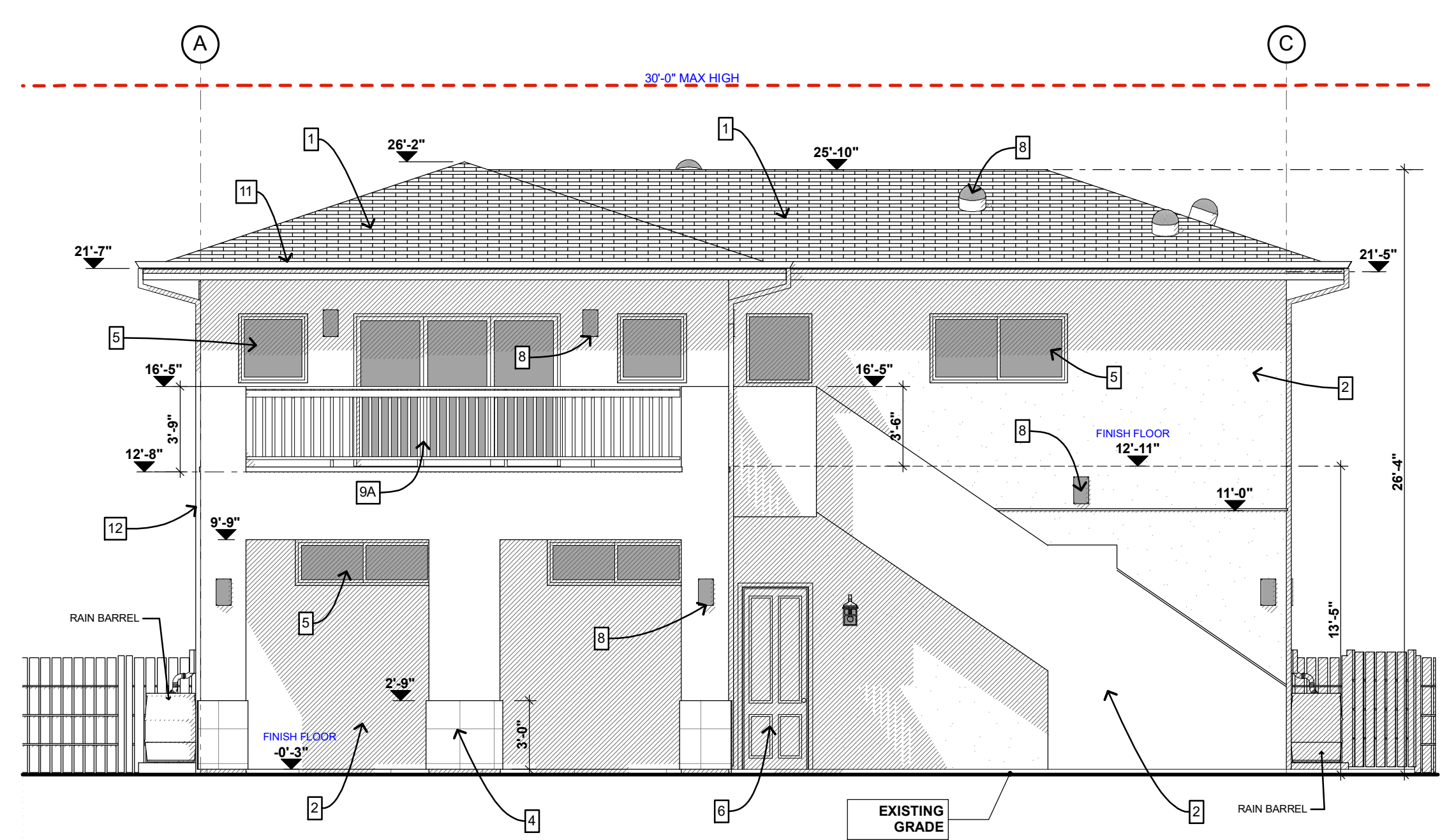
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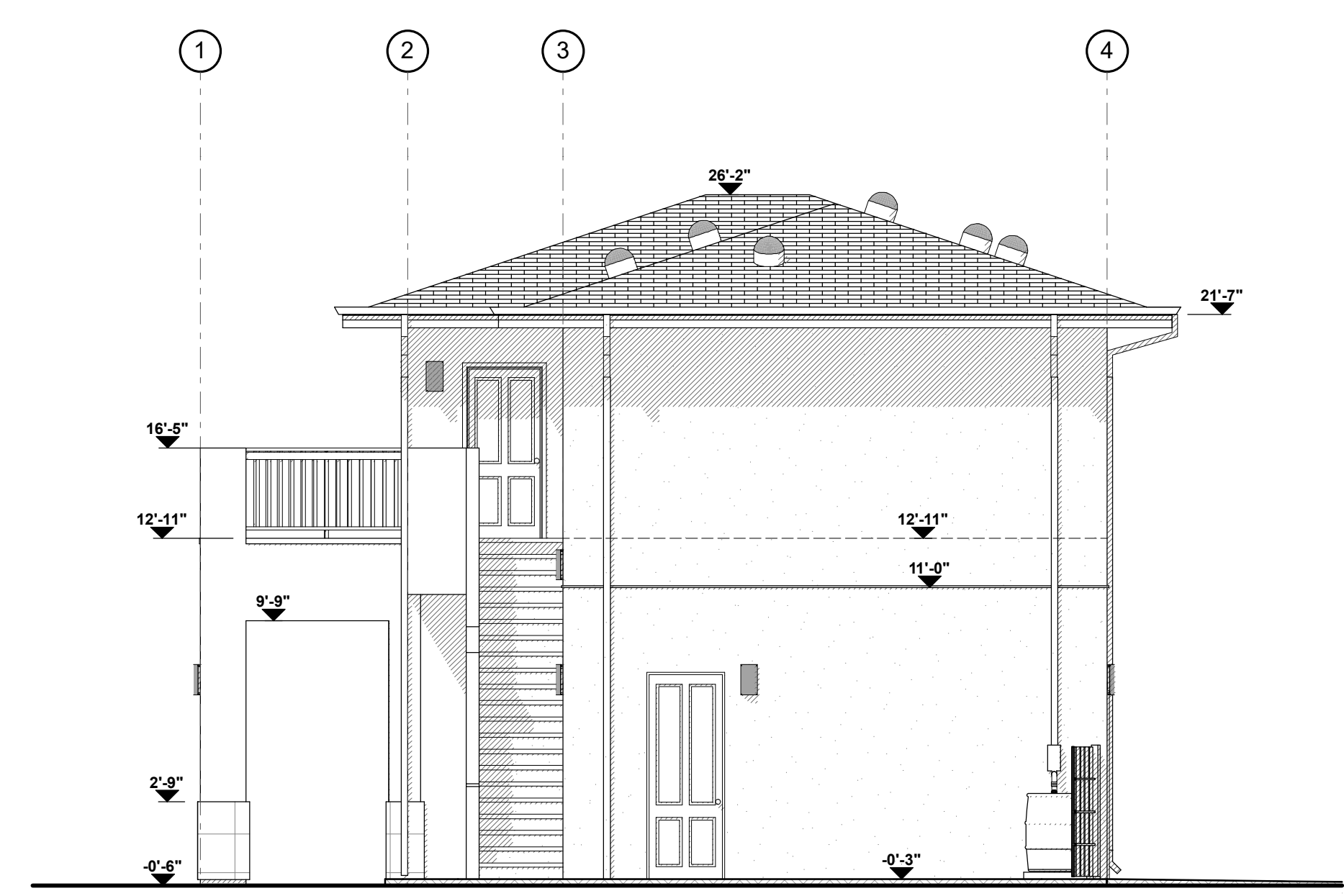
**GARAGE / ADU NORTH ELEVATION**  
3/16" = 1'-0"



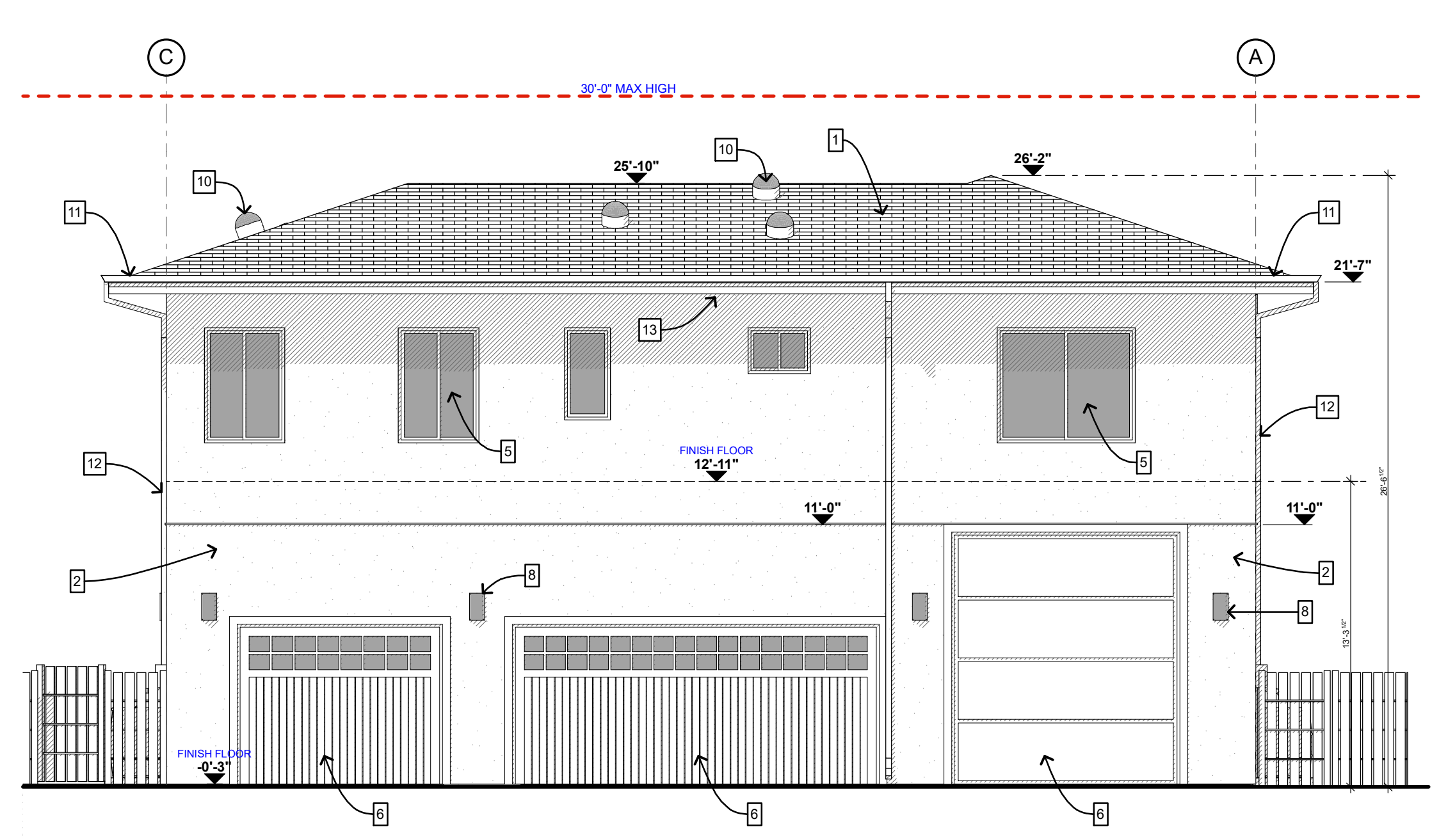
**GARAGE / ADU WEST ELEVATION**  
3/16" = 1'-0"

**ELEVATION & SECTIONS KEY NOTES**

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11. COPPER GUTTER
12. COPPER DOWNSPOUT
13. 2X PAINTED WOOD FASCIA

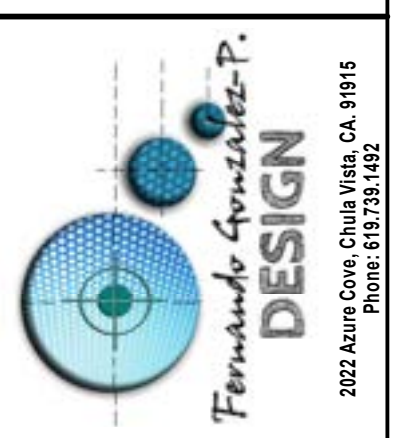


**GARAGE / ADU SOUTH ELEVATION**  
3/16" = 1'-0"



**GARAGE / ADU EAST ELEVATION**  
3/16" = 1'-0"

REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



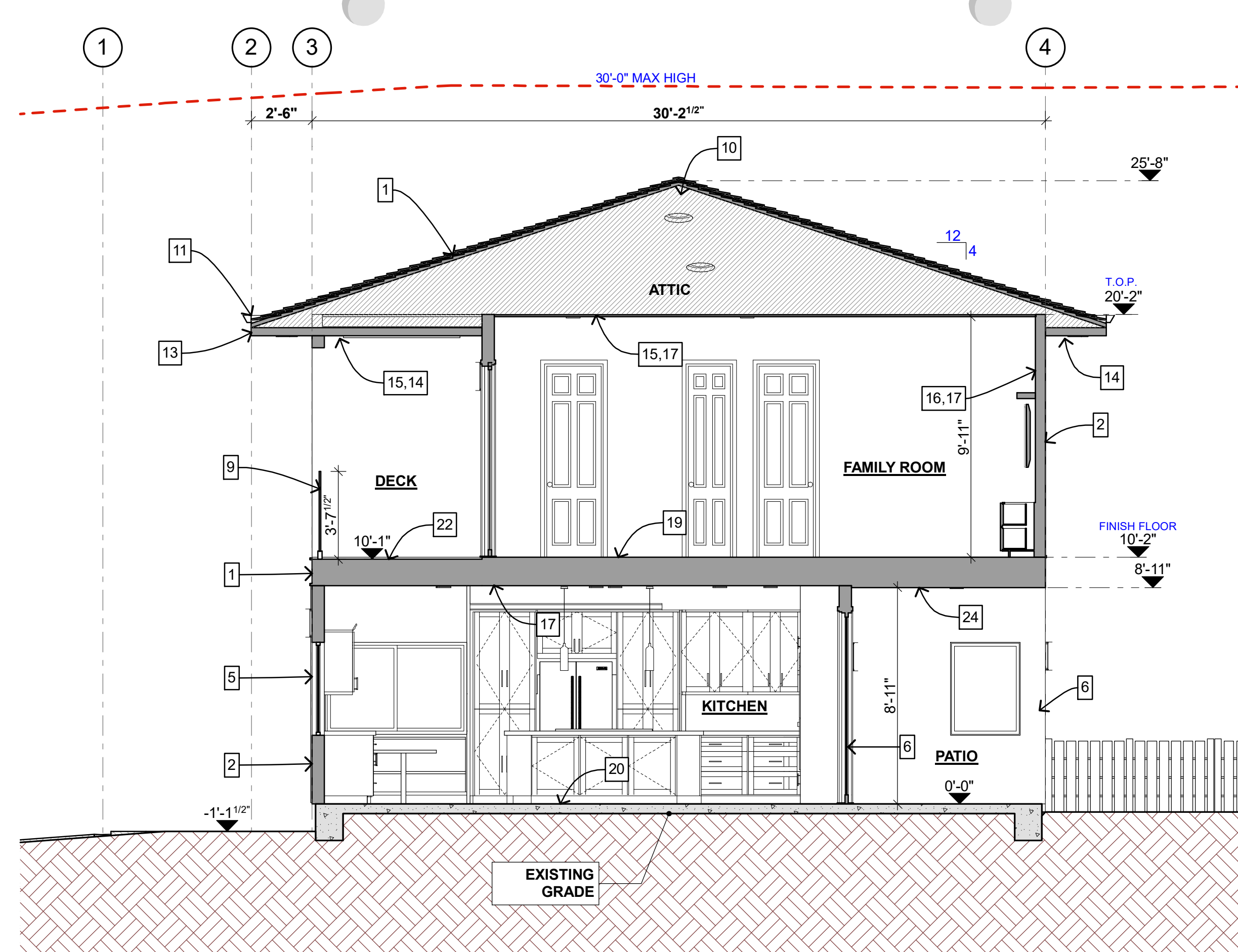
*J. Gonzalez*

Garage / ADU Elevations

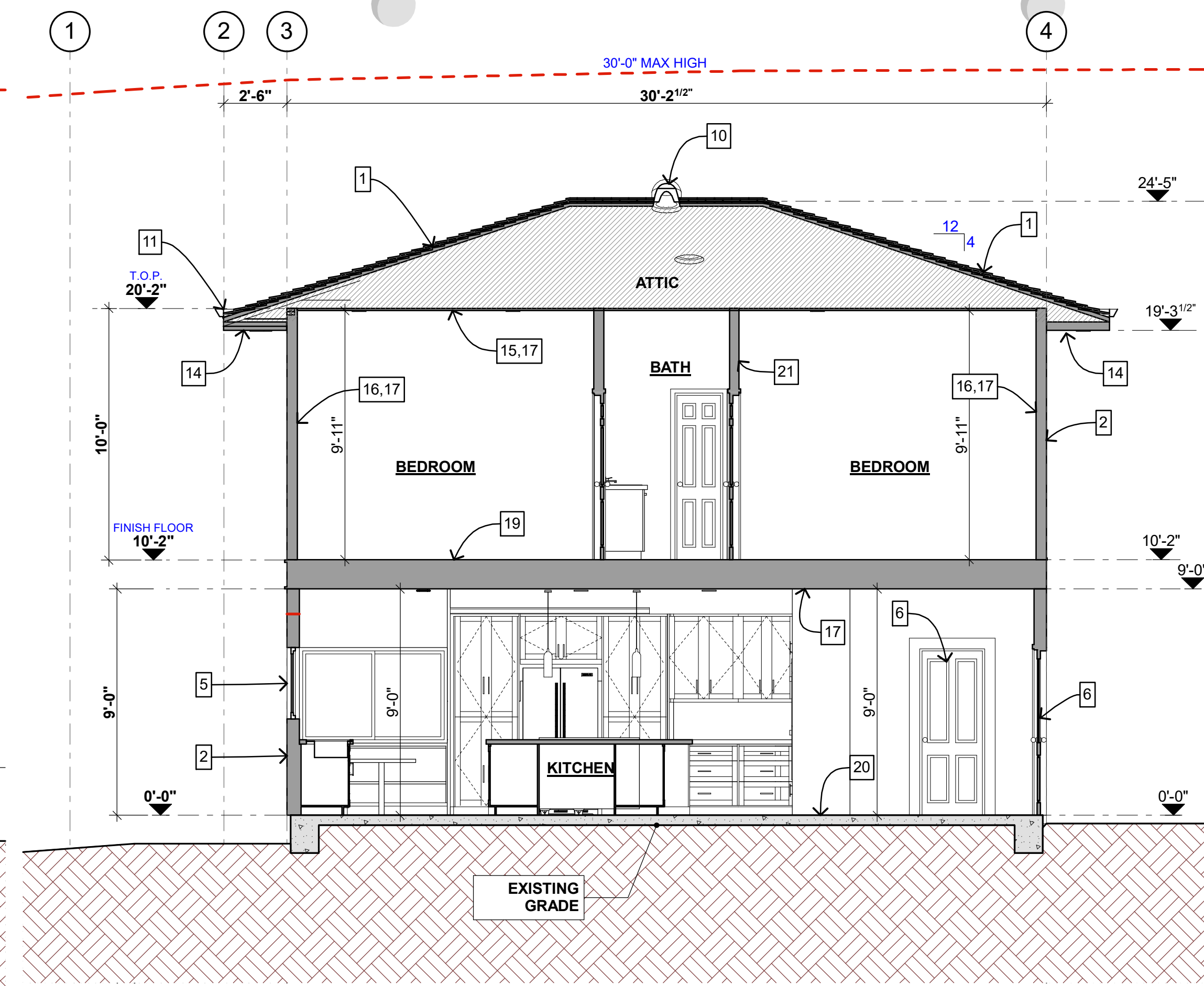
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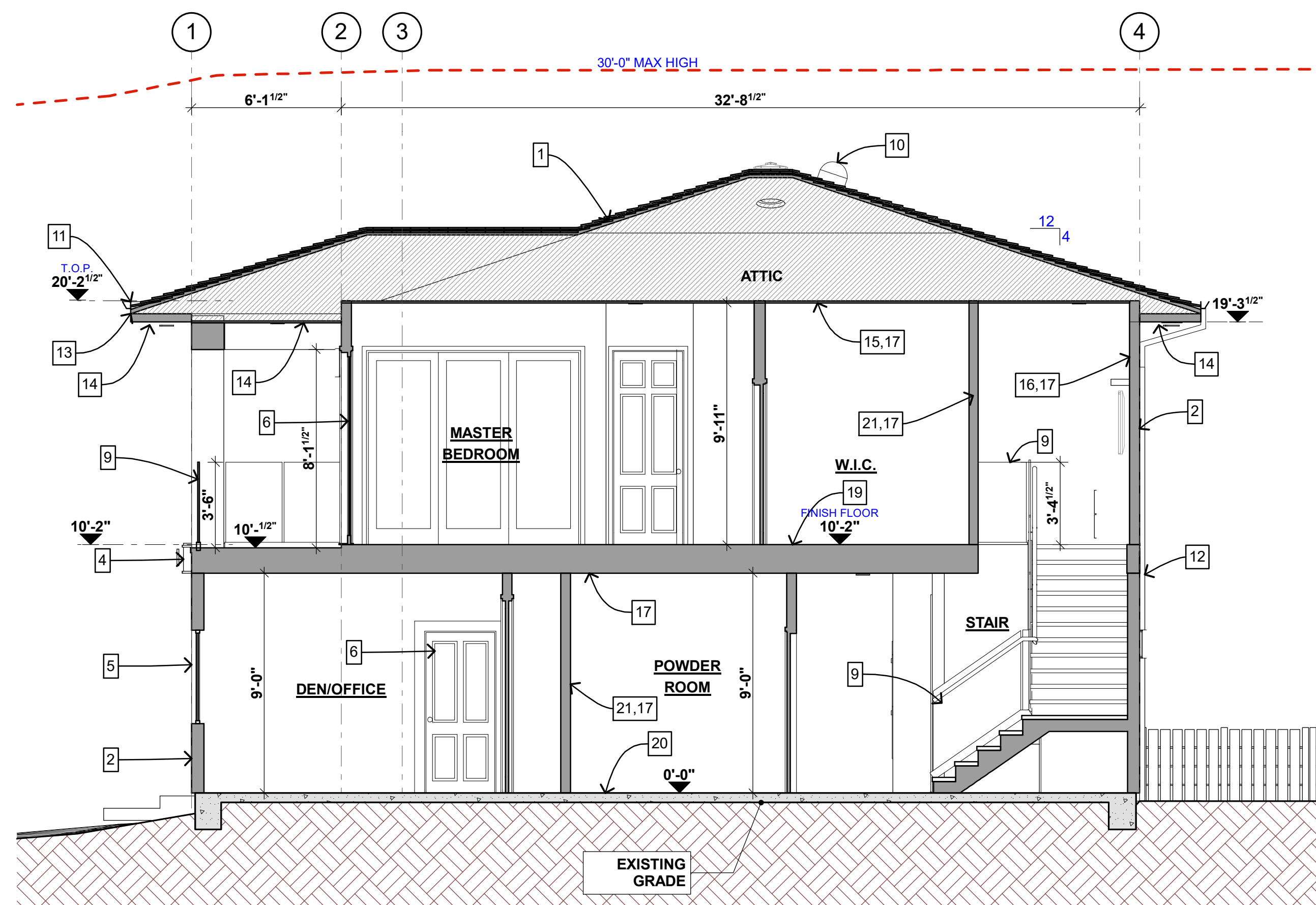
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**HOUSE SECTION 2**  
1/4" = 1'-0"



**HOUSE SECTION 1**  
1/4" = 1'-0"



**HOUSE SECTION 3**  
1/4" = 1'-0"

**ELEVATION & SECTIONS  
KEY NOTES**

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9. CRL LAURANCE GLASS GUARDRAIL
- 9A. WOOD GUARDRAL PER DETAIL
10. SUN TUNNEL TUBE SKYLIGHT
11. COPPER GUTTER
12. COPPER DOWNSPOUT
13. 2X PAINTED WOOD FASCIA
14. COMPOSITE PLANK EXTERIOR CLADDING
15. R-30 AND R13 ROOF INSULATION
16. R-15 INSULATION ON WALLS
17. 5/8" GYP.BOARD.
18. 5/8" TYPE "X" GYP BOARD
19. CONCRETE SLAB ON GRADE PER STRUCTURAL
20. FLOOR FRAMING PER STRUCTURAL (R-19 ON CRAWL SPACE FLOOR)
21. 2x STUD FRAME WALLS
22. WATERPROOFING TO BE ACHIEVED WITH WESTCOAT ALX ICC ESR-2201 MUST BE WATER PROOFING & CLASS "A"
23. TRUSSES PER PLAN
24. COMPOSITE PLANK EXTERIOR CLADDING

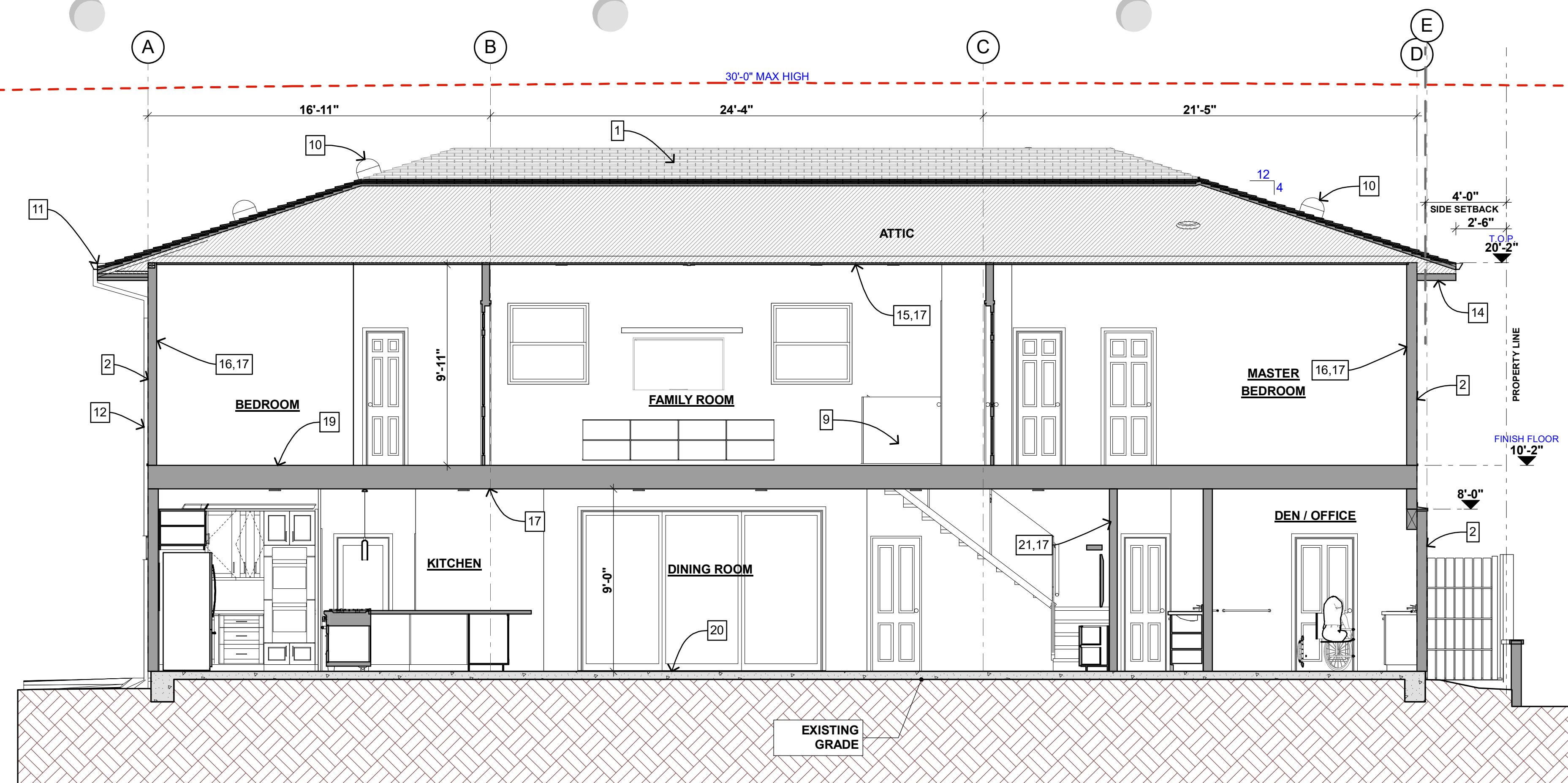
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**REMODEL, ADDITION AND ADU  
HEALY'S RESIDENCE**  
1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107

*Fernando Gonzalez P.*

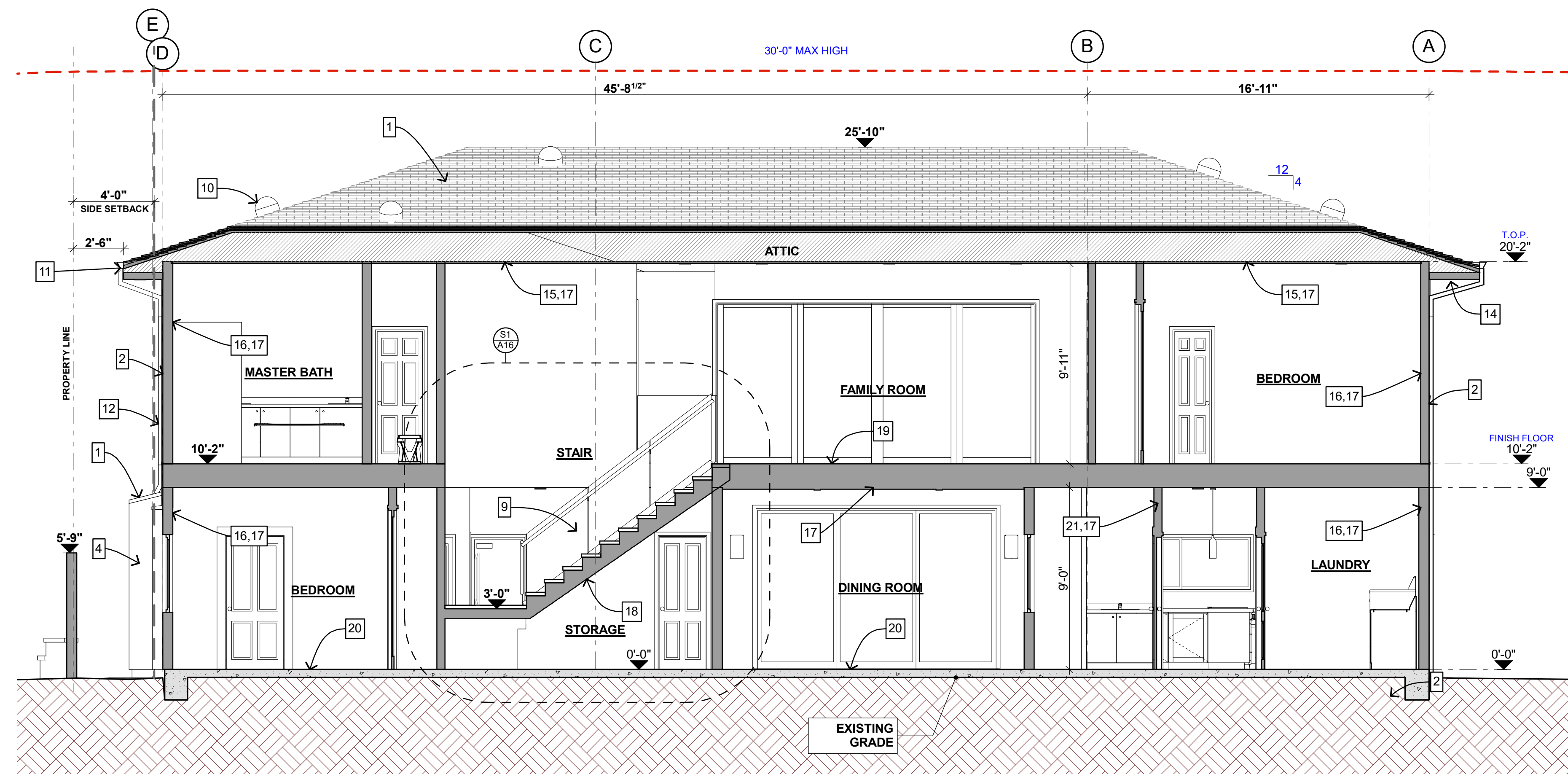
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### HOUSE SECTION 4

1/4" = 1'-0"



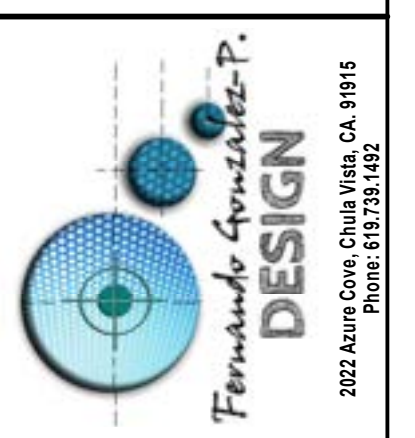
### HOUSE SECTION 5

1/4" = 1'-0"

### ELEVATION & SECTIONS KEY NOTES

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23. TRUSSES PER PLAN
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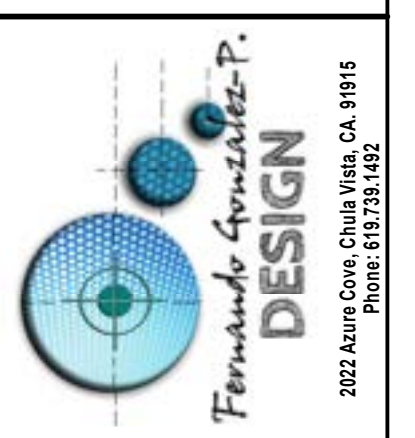
REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



*Fernando Gonzalez P.*

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*Fernando Gonzalez P.*

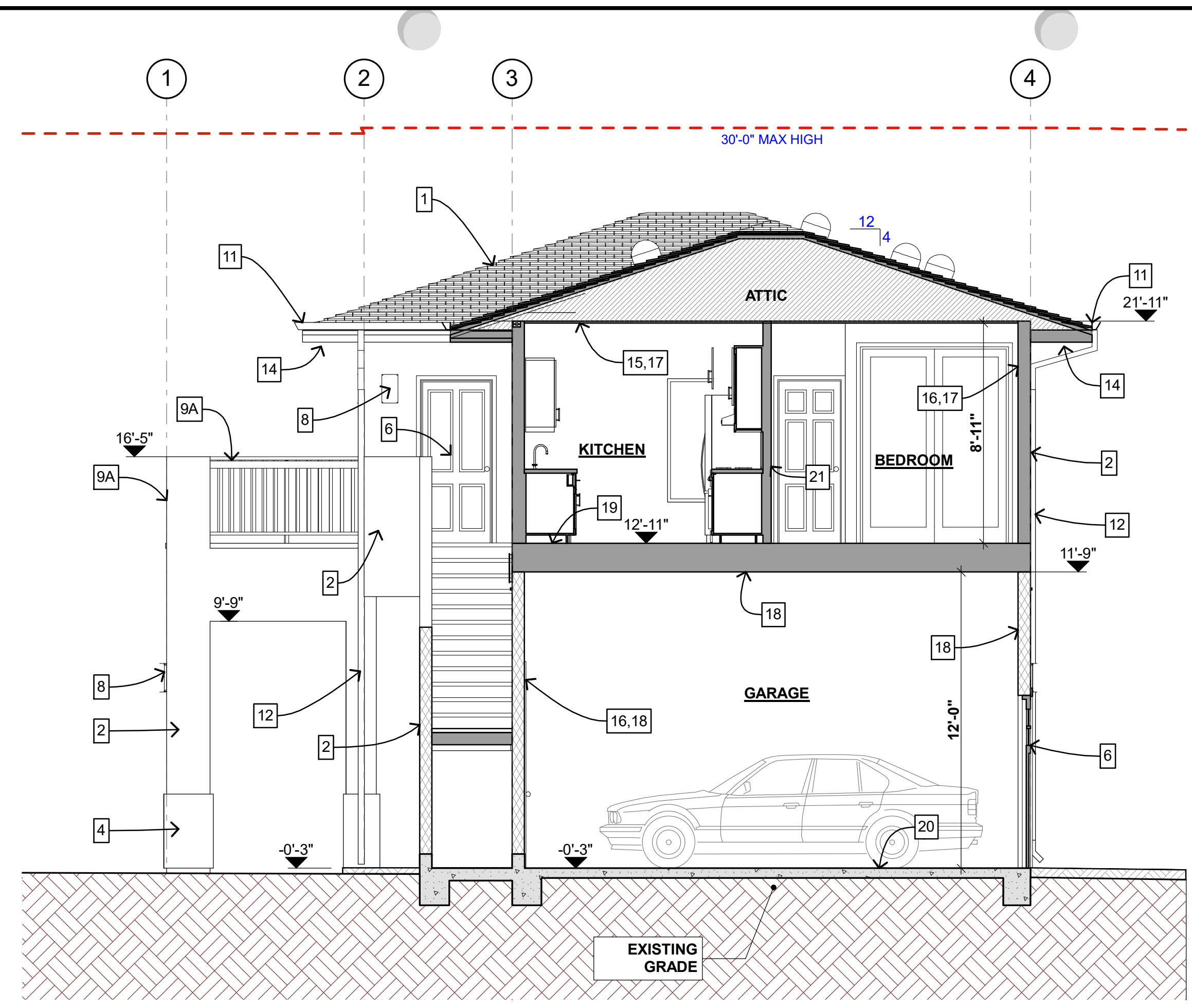
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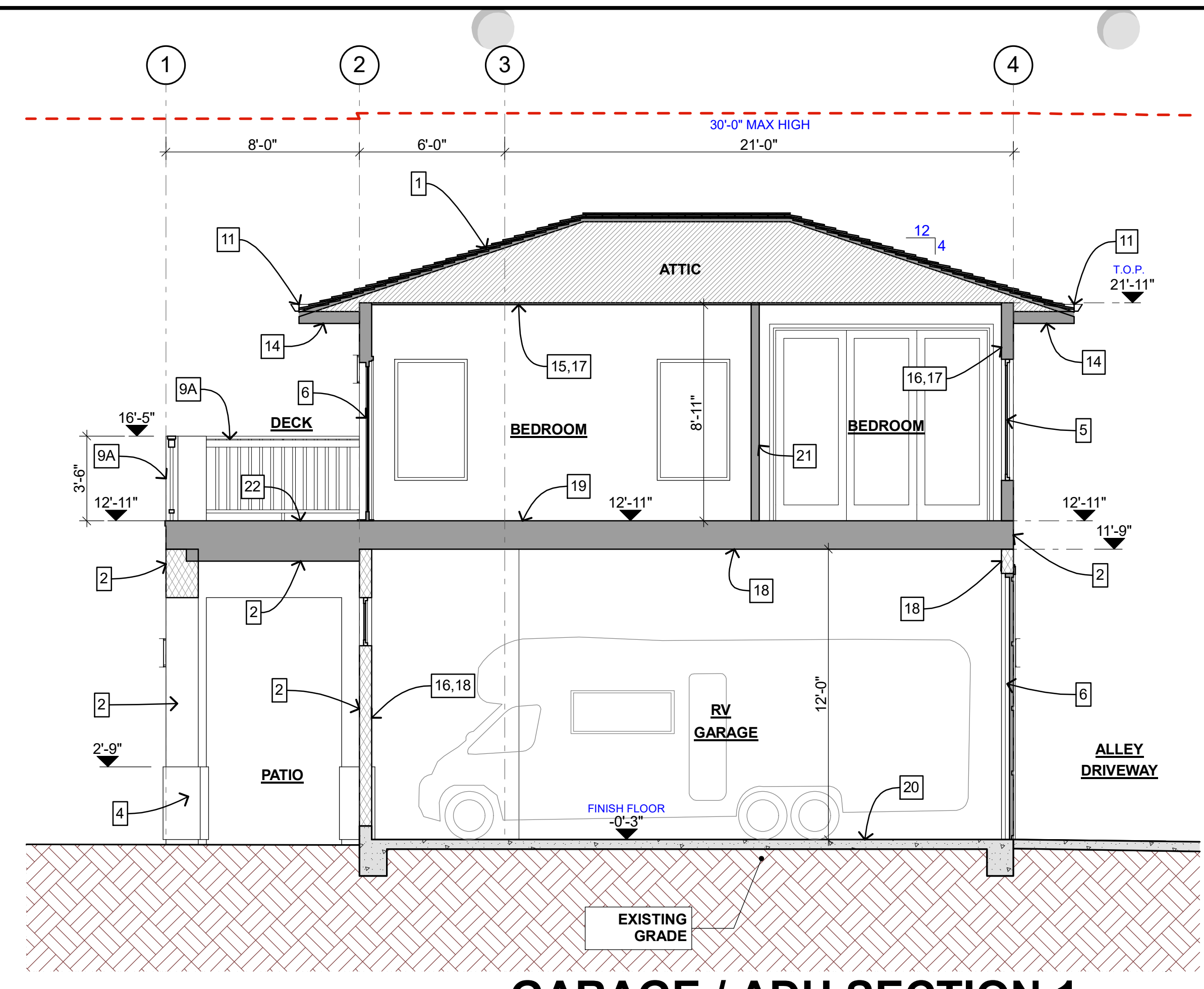
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**ELEVATION & SECTIONS KEY NOTES**

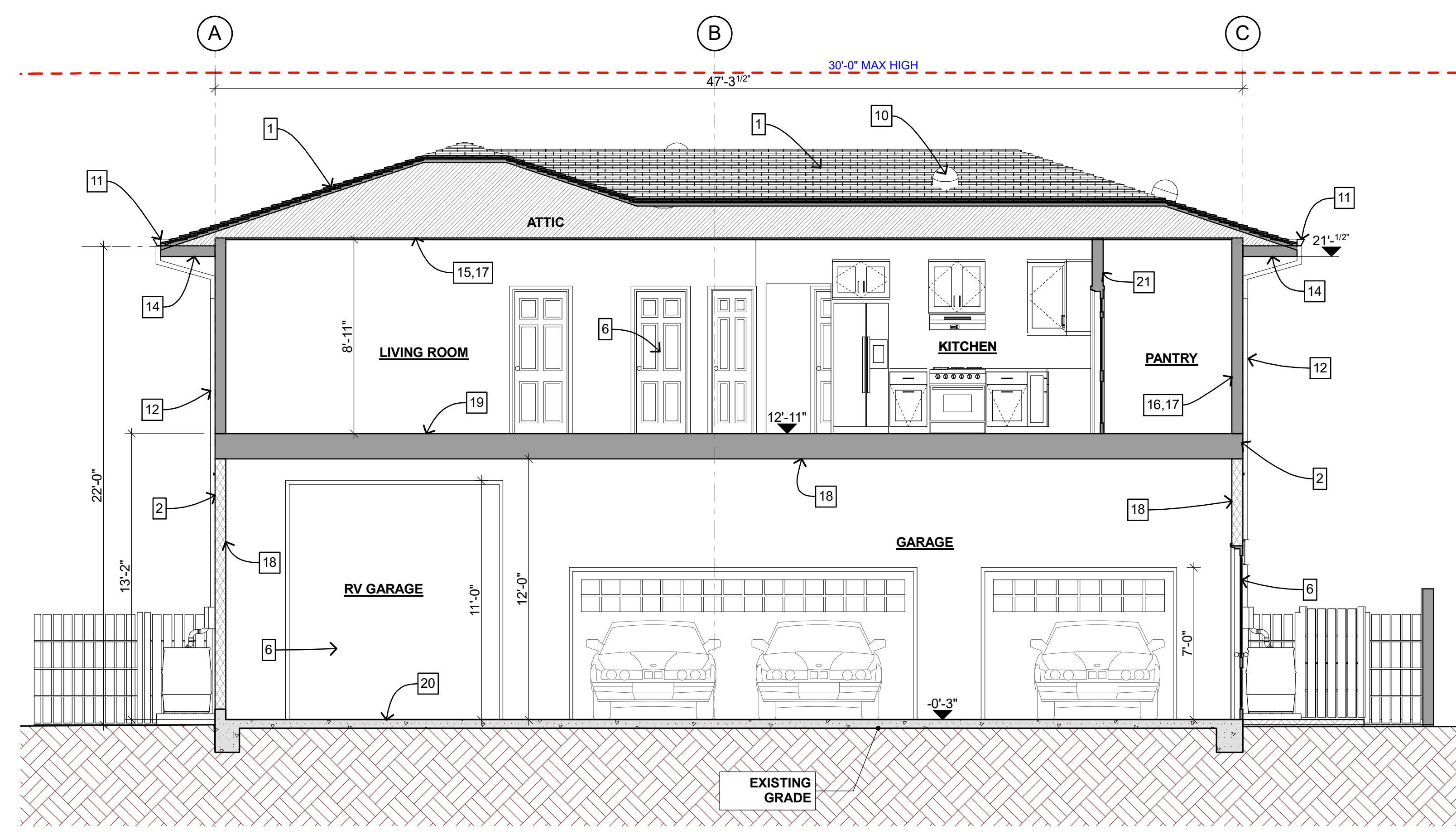
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- STUCCO COLUMN PER DETAIL
- HIGH EFFICACY EXTERIOR LIGHT
- CRL LAURANCE GLASS GUARDRAIL 9A. WOOD GUARDRAL PER DETAIL
- SUN TUNNEL TUBE SKYLIGHT
- COPPER GUTTER
- COPPER DOWNSPOUT
- 2X PAINTED WOOD FASCIA
- HARDIESOFFIT PANELS JAMES HARDIE ICC-NER-405
- R-30 AND R13 ROOF INSULATION
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- WATERPROOFING TO BE ACHIEVED WITH WESTCOAT ALX ICC ESR-2201 MUST BE WATER PROOFING & CLASS "A"
- TRUSSES PER PLAN



**GARAGE / ADU SECTION 2**  
 1/4" = 1'-0"



**GARAGE / ADU SECTION 1**  
 1/4" = 1'-0"



**GARAGE / ADU SECTION 3**  
 1/4" = 1'-0"

**MAIN RESIDENCE**

ID	Qty	USE	Type	SIZE		W/D AREA	Sill height	Frame Material	Glass type	U Factor	SHGC	STC	NOTES
				WIDTH	HEIGHT								
				A	1								
B	1	REPLACE/NEW	COMBINE	9'-9 1/2"	3'-10"	37.53	2'-10"	VINYL	DOUBLE PANE	0.30	0.23		
C	1	NEW	COMBINE	7'-2"	2'-10"	20.29	3'-10"	VINYL	DOUBLE PANE	0.30	0.23		
D	1	REPLACE/NEW	SLIDE	5'-10 1/2"	3'-9 1/2"	22.28	2'-10 1/2"	VINYL	DOUBLE PANE	0.30	0.23		
E	1	REPLACE/NEW	SLIDE	5'-10 1/2"	3'-9 1/2"	22.28	2'-10 1/2"	VINYL	DOUBLE PANE	0.30	0.23		
F	1	REPLACE/NEW	CASEMENT	1'-10"	2'-10"	5.19	3'-10"	VINYL	DOUBLE PANE	0.30	0.23		
G	1	REPLACE/NEW	SLIDE	2'-10 1/2"	3'-10"	11.02	2'-10"	VINYL	DOUBLE PANE	0.30	0.23		
H	1	REPLACE/NEW	FIXED	2'-10 1/2"	3'-10"	11.02	2'-10"	VINYL	DOUBLE PANE	0.30	0.23		
I	1	NEW	SILDE	4'	3'-10"	15.33	2'-10"	VINYL	DOUBLE PANE	0.30	0.23		
J	1	REPLACE/NEW	CASEMENT	2'-10 1/2"	3'-10"	11.02	2'-10"	VINYL	DOUBLE PANE	0.30	0.23		
K	1	REPLACE/NEW	CASEMENT	1'-10"	2'-10"	5.19	3'-10"	VINYL	DOUBLE PANE	0.30	0.23		
L	2	REPLACE/NEW	SLIDE	2'-10 1/2"	3'-10"	11.02	2'-10"	VINYL	DOUBLE PANE	0.30	0.23		
M	2	REPLACE/NEW	FIXED	2'-10 1/2"	3'-10"	11.02	2'-10"	VINYL	DOUBLE PANE	0.30	0.23		
N	1	REPLACE/NEW	CASEMENT	8'-9"	3'-10"	33.48	2'-10"	VINYL	DOUBLE PANE	0.30	0.23		
O	1	NEW	SLIDE	6'	5'	30.00	3'	VINYL	DOUBLE PANE	0.30	0.23		
P	1	NEW	SLIDE	3'	2'	6.00	6'	VINYL	DOUBLE PANE	0.30	0.23	TEMPERED GLASS	
Q	1	NEW	SLIDE	6'	5'	30.00	3'	VINYL	DOUBLE PANE	0.30	0.23		
R	2	NEW	HUNG	4'	4'	16.00	4'	VINYL	DOUBLE PANE	0.30	0.23	TEMPERED GLASS	
S	1	NEW	FIXED	4'	4'	16.00	4'	VINYL	DOUBLE PANE	0.30	0.23	TEMPERED GLASS	
T	1	NEW	FIXED	4'	4'	16.00	4'-2 1/2"	VINYL	DOUBLE PANE	0.30	0.23	TEMPERED GLASS	
U	1	NEW	SLIDE	4'	3'	12.00	5'	VINYL	DOUBLE PANE	0.30	0.23		
V	1	NEW	SLIDE	4'	4'	16.00	4'	VINYL	DOUBLE PANE	0.30	0.23		

**MAIN RESIDENCE**

ID	Qty	USE	TYPE	Width	Height	W/D AREA	Construction	FRAME/DOOR	Treshold	Fire Rtg	U Factor	SHGC	NOTES
2	1	NEW	E	12'	8'	96.00	SOLID	VINYL	FULL		0.30	0.23	TEMPERED GLASS
3	1	NEW	A	2'-8"	6'-8"	17.78	SOLID	WOOD/ GLASS	FULL				TEMPERED GLASS
4	1	NEW	E	15'-11"	8'	127.30	SOLID	VINYL/GLASS	FULL		0.30	0.23	TEMPERED GLASS
5	1	NEW	E	12'	8'	96.00	SOLID	VINYL/GLASS	FULL		0.30	0.23	TEMPERED GLASS
6	1	NEW	A	3'	6'-8"	20.00	SOLID	WOOD					
7	1	NEW	A	3'	6'-8"	20.00	SOLID	WOOD					
8	1	NEW	A	3'	6'-8"	20.00	SOLID	WOOD					
9	1	NEW	A	2'-2"	6'-8"	14.44	SOLID	WOOD					
10	1	NEW	A	3'	6'-8"	20.00	SOLID	WOOD					
11	1	NEW	A	7'-5"	8'	60.00	SOLID	ALUMINUM					TEMPERED MIRROR
12	1	NEW	A	2'-6"	6'-8"	16.67	SOLID	WOOD					
13	1	NEW	A	2'-8"	6'-8"	17.78	SOLID	WOOD					
14	1	NEW	A	2'-8"	6'-8"	17.78	SOLID	WOOD					
15	1	NEW	A	3'	8'	24.00	SOLID	WOOD					
16	1	NEW	A	2'-6"	6'-8"	16.67	SOLID	WOOD					
17	1	NEW	A	2'-4"	6'-8"	15.56	SOLID	WOOD					
18	1	NEW	A	8'-10 1/2"	8'	70.95	SOLID	ALUMINUM					TEMPERED MIRROR
19	1	NEW	A	2'-6"	6'-8"	16.67	SOLID	WOOD					
20	1	NEW	A	2'-6"	8'	20.00	SOLID	WOOD					
21	1	NEW	A	2'	8'	16.00	SOLID	WOOD					
22	1	NEW	A	2'-6"	8'	20.00	SOLID	WOOD					
23	1	NEW	A	6'	8'	48.00	SOLID	ALUMINUM					TEMPERED MIRROR
24	1	NEW	A	6'	8'	48.00	SOLID	ALUMINUM					TEMPERED MIRROR
25	1	NEW	A	2'	6'-8"	13.33	SOLID	WOOD					
26	1	NEW	A	2'	6'-8"	13.33	SOLID	WOOD					
27	1	NEW	A	2'	6'-8"	13.33	SOLID	WOOD					
28	1	NEW	A	2'	8'	16.00	SOLID	WOOD					
29	1	NEW	E	7'-5"	8'	59.26	SOLID	ALUMINUM					TEMPERED MIRROR
30	1	NEW	A	4'	8'	32.00	SOLID	WOOD					LOUVERED DOOR
31	1	NEW	A	4'	8'	32.00	SOLID	WOOD					LOUVERED DOOR

**MAIN RESIDENCE**

ID	1	2	3	4	5	6	7	8	9	10	11	12
Quantity	1	1	1	1	1	1	1	1	1	1	1	1
W x H Size	5'-6"x7'	12'x8'	2'-8"x6'-8"	15'-11"x8'	12'x8'	3'-6"x8"	3'-6"x8"	3'-6"x8"	2'-2"x6'-8"	3'-6"x8"	7'-6"x8"	2'-6"x6'-8"
2D Symbol												
3D Front View												

ID	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
W x H Size	2'-8"x6'-8"	2'-8"x6'-8"	3'-8"	2'-6"x6'-8"	2'-4"x6'-8"	8'-10 1/2"x8"	2'-6"x6'-8"	2'-6"x8"	2'-8"	2'-6"x8"	6'-8"	6'-8"	2'-6"x8"	2'-6"x8"	2'-6"x8"	2'-6"	7'-5"x8"	4'-8"	4'-8"
2D Symbol																			
3D Front View																			

**ACOUSTICAL NOTES:**

1. All new windows and glass doors shall have a minimum Sound Transmission Class (STC) of 30
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 independent fan system. Operation of the ventilation system shall not result in interior noise levels greater than 45 dB CNEL.

**DOOR TYPE LEGEND**

- A. SWINGING DOOR
- B. POCKET DOOR
- C. DOUBLE SWINGING DOOR
- D. GARAGE DOOR
- E. SLIDING DOOR
- F. BIFOLD DOOR
- G. ARCH TOP DOOR
- H. FENCE DOOR

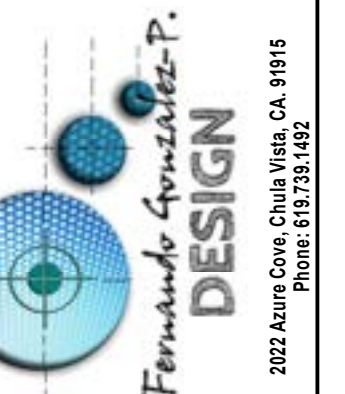
**MAIN RESIDENCE**

ID	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
Quantity	1	1	1	1	1	1	1	1	1	1	1	2	2	1	1	1	1	2	1	1	1	1
W x H Size	4'x3'-10"	9'-9 1/2"x3'-10"	7'-2"x2'-10"	5'-10 1/2"x3'-9 1/2"	5'-10 1/2"x3'-9 1/2"	1'-10"x2'-10"	2'-10 1/2"x3'-10"	2'-10 1/2"x3'-10"	4'x3'-10"	2'-10 1/2"x3'-10"	1'-10"x2'-10"	2'-10 1/2"x3'-10"	2'-10 1/2"x3'-10"	8'-9"x3'-10"	6'x5'	3'x2'	6'x5'	4'x4'	4'x4'	4'x4'	4'x3'	4'x4'
3D Front View																						

Revisions:

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**REMODEL, ADDITION AND ADU**  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



*Fernando Gonzalez P.*

Window & Door Schedule

Date: 01-25-25  
 Scale:  
 Drawn: Fer  
 Job: 00000  
 Sheet Number:

**A12**  
 Total sheet count: -

ADU

ACOUSTICAL NOTES:

- All new windows and glass doors shall have a minimum Sound Transmission Class (STC) of 30
- 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 independent fan system. Operation of the ventilation system shall not result in interior noise levels greater than 45 dB CNEL.

DOOR AND FRAME SCHEDULE

ID	Qty	USE	TYPE	Width	Height	W/D AREA	Construction	FRAME/DOOR	Treshold	Fire Rtg	U Factor	SHGC	NOTES
O1	1	NEW	A	3'	6'-8"	20.00	SOLID	WOOD					
O2	1	NEW	E	9'	6'-8"	60.00	SOLID	VINYL / GLASS			0.30	0.23	TEMPERED GLASS
O3	1	NEW	A	2'-8"	6'-8"	17.78	SOLID	WOOD					
O4	1	NEW	A	2'-6"	6'-8"	16.67	SOLID	WOOD					
O5	1	NEW	A	2'-6"	6'-8"	16.67	SOLID	WOOD					
O6	1	NEW	A	2'	6'-8"	13.33	SOLID	WOOD					
O7	1	NEW	A	2'-8"	6'-8"	17.78	SOLID	WOOD					
O8	1	NEW	A	2'-6"	6'-8"	16.67	SOLID	WOOD					
O9	1	NEW	A	6'-1"	8'	48.70	SOLID	ALUMINUM					TEMPERED MIRROR
O10	1	NEW	A	2'	6'-8"	13.33	SOLID	WOOD					
O11	1	NEW	A	2'	6'-8"	13.33	SOLID	WOOD					
O12	1	NEW	A	3'	8'	24.00	SOLID	WOOD					
O13	1	NEW	A	3'	8'	24.00	SOLID	WOOD					
O14	1	NEW	A	9'	7'	63.00	SOLID	WOOD					
O15	1	NEW	A	16'	7'	112.00	SOLID	WOOD					
O16	1	NEW	A	10'	11'	110.00	SOLID	WOOD					
O17	1	NEW	A	9'	8'	72.00	SOLID	ALUMINUM					TEMPERED MIRROR

ADU

WINDOW SCHEDULE

ID	Qty	USE	Type	SIZE		W/D AREA	Sill height	Frame Material	Glass type	U Factor	SHGC	STC	NOTES
				WIDTH	HEIGHT								
0A	1	NEW	FIXED	2'-10"	3'	8.52	3'-8"	VINYL	DOUBLE PANE	0.30	0.23		
0B	1	NEW	SLIDE	6'	3'	18.00	3'-8"	VINYL	DOUBLE PANE	0.30	0.23		
0C	2	NEW	SLIDE	3'-6"	5'	17.50	1'-8"	VINYL	DOUBLE PANE	0.30	0.23		
0D	1	NEW	CASEMENT	2'	4'	8.00	2'-8"	VINYL	DOUBLE PANE	0.30	0.23		
0E	1	NEW	SLIDE	2'-8 1/2"	2'	5.39	4'-8"	VINYL	DOUBLE PANE	0.30	0.23		TEMPERED GLASS
0F	1	NEW	SLIDE	6'	5'	30.00	1'-8"	VINYL	DOUBLE PANE	0.30	0.23		
0G	2	NEW	FIXED	3'	5'	15.00	1'-8"	VINYL	DOUBLE PANE	0.30	0.23		
0H	2	NEW	CASEMENT	3'	3'	9.00	3'-8"	VINYL	DOUBLE PANE	0.30	0.23		

DOOR TYPE LEGEND

- A. - SWINGING DOOR
- B. - POCKET DOOR
- C. - DOUBLE SWINGING DOOR
- D. - GARAGE DOOR
- E. - SLIDING DOOR
- F. - BIFOLD DOOR
- G. - ARCH TOP DOOR
- H. - FENCE DOOR

ADU

ID	O1	O2	O3	O4	O5	O6	O6	O7	O8	O9	O10	O11	O12	O13	O14	O15	O16
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
W x H Size	3'x6'-8"	9'x6'-8"	2'-8"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'x6'-8"	9'x8"	2'-8"x6'-8"	2'-6"x6'-8"	6'-1"x8"	2'x6'-8"	2'x6'-8"	3'x8"	3'x8"	9'x7"	16'x7"	10'x11"
2D Symbol																	
3D Front View																	

ADU

ID	0A	0B	0C	0D	0E	0F	0G	0H	0I
Quantity	1	1	2	1	1	1	2	2	2
W x H Size	2'-10"x3'	6'x3'	3'-6"x5'	2'x4'	2'-8 1/2"x2'	6'x5'	3'x5'	3'x3'	6'x2'
3D Front View									

Revisions:

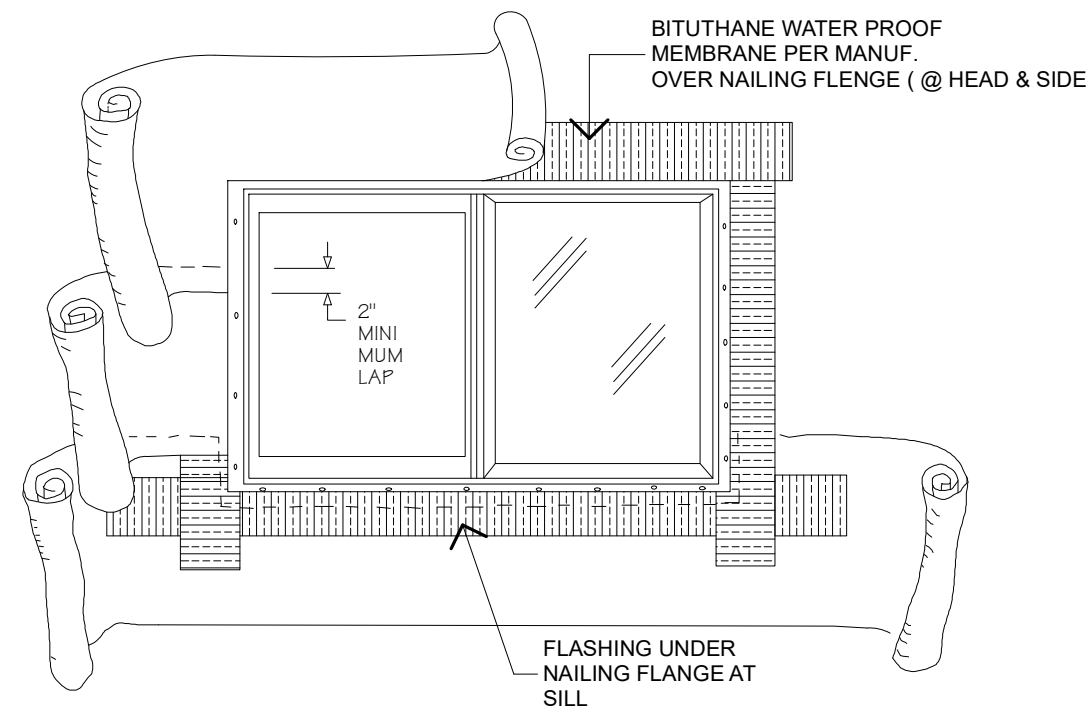
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REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107

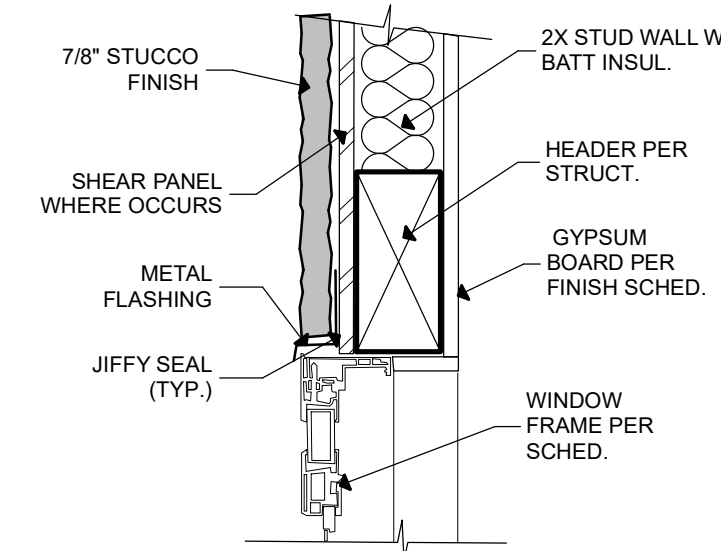
*J. Gonzalez*

Window & Door Schedule

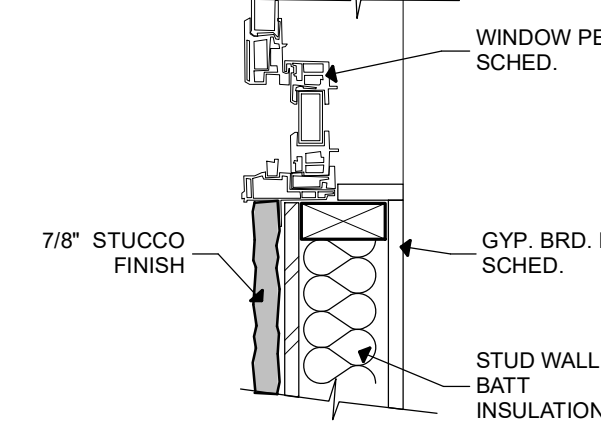
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 Scale:  
 Drawn: Fer  
 Job: 00000  
 Sheet Number:  
**A13**  
 Total sheet count: -



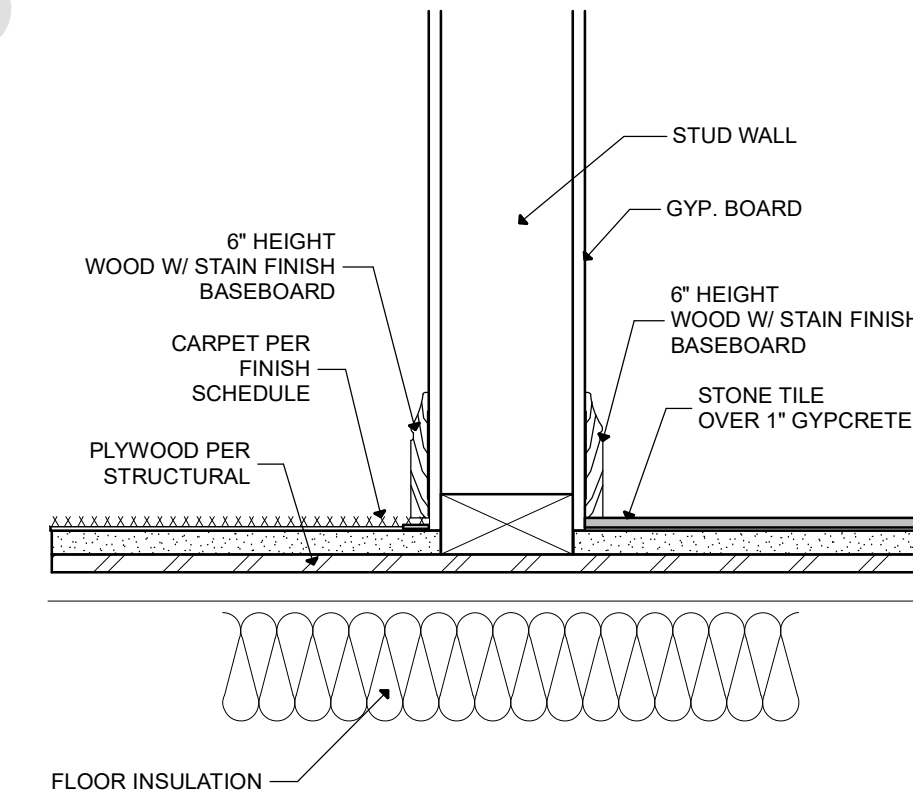
1 Window moisture barrier  
1 1/2" = 1'-0"



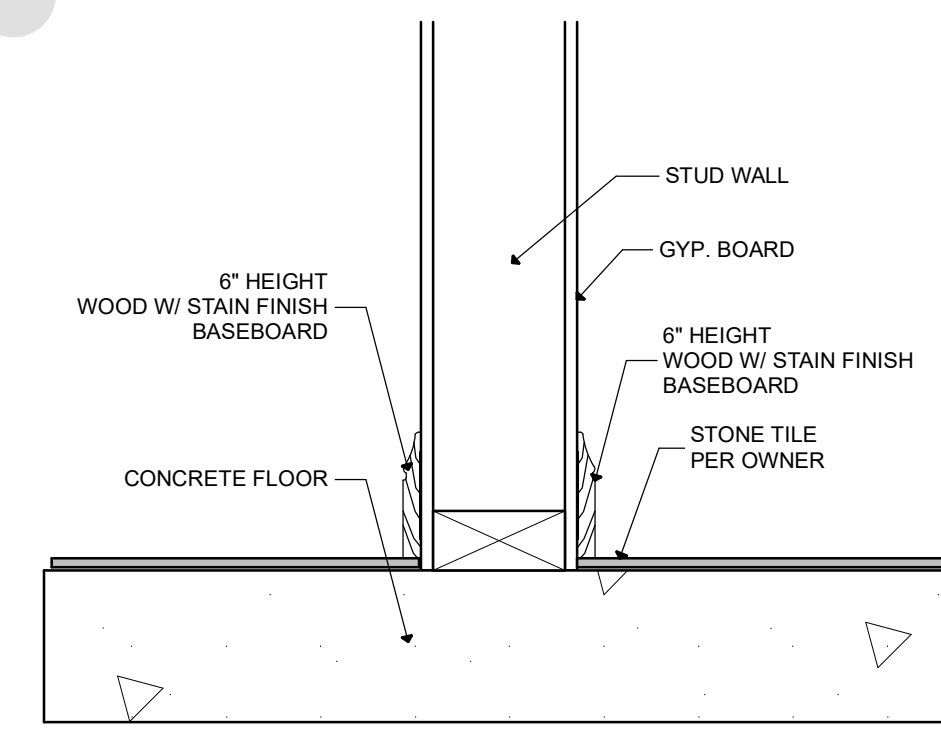
2 Window header detail  
1 1/2" = 1'-0"



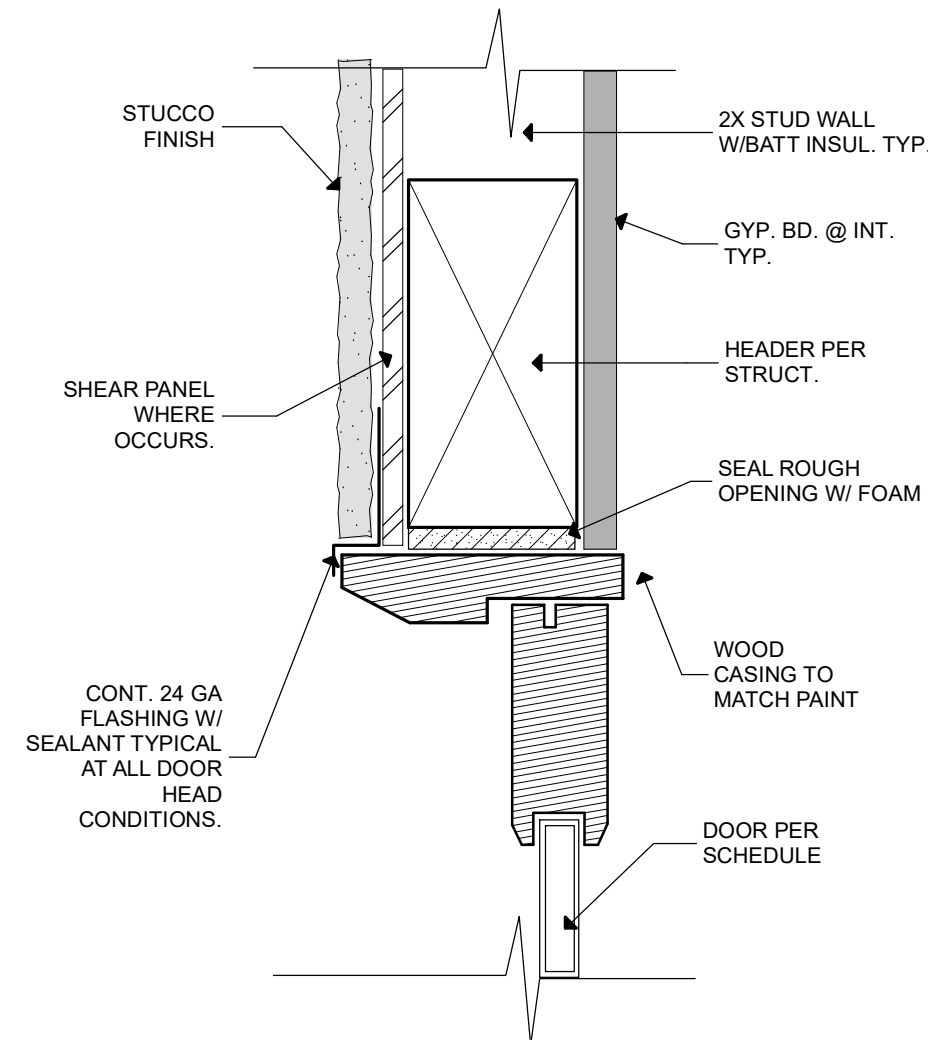
3 Windows sill detail  
1 1/2" = 1'-0"



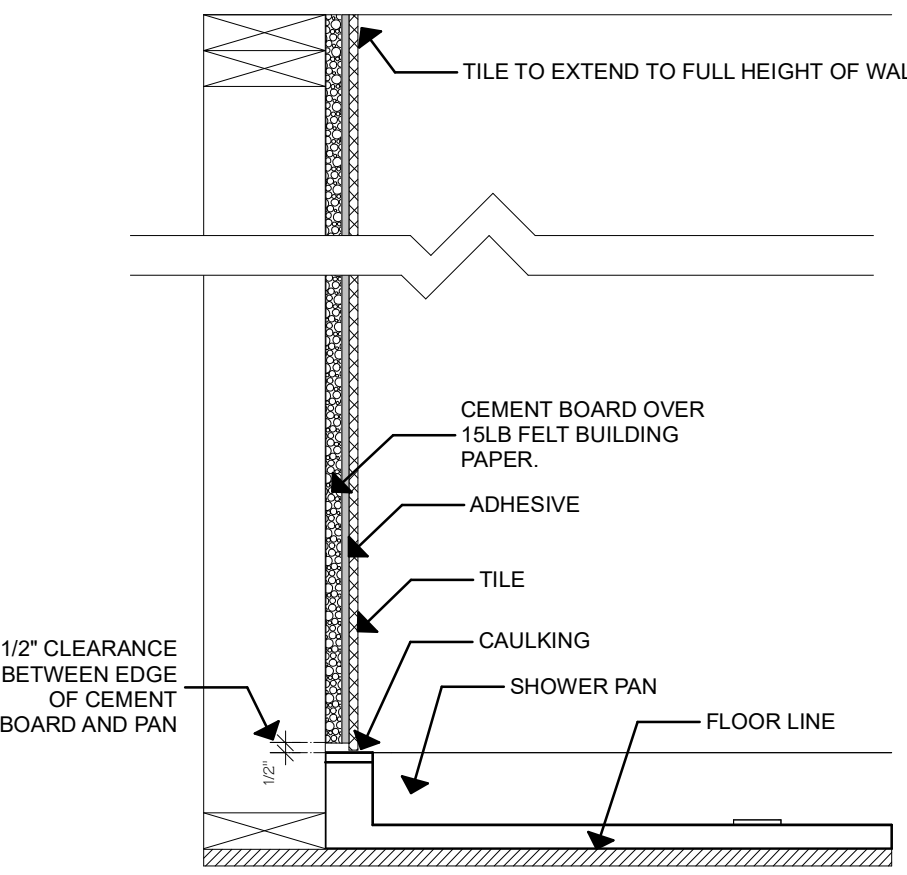
4 Baseboard Typ. Detail  
1 1/2" = 1'-0"



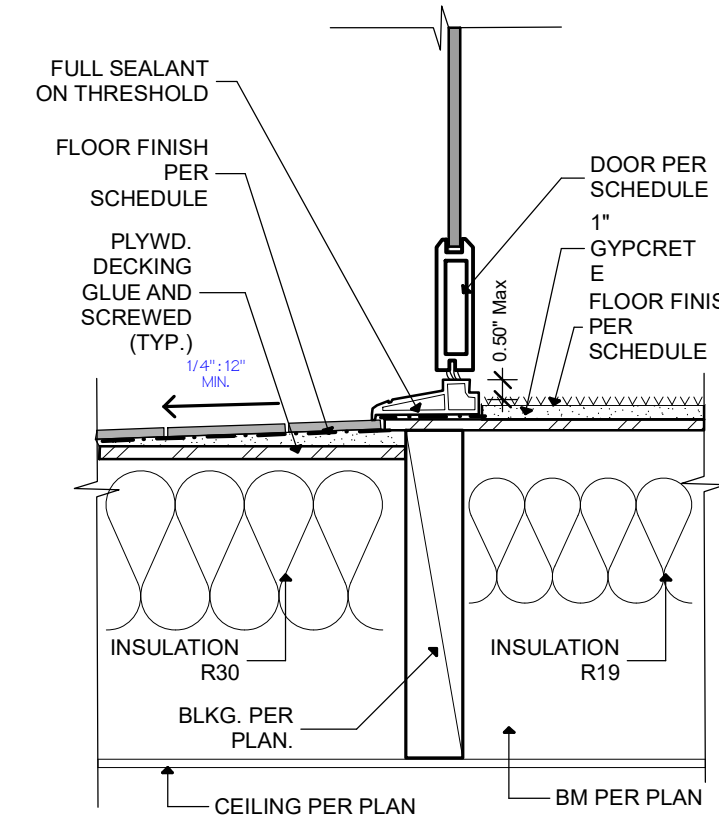
5 Baseboard Typ. Detail  
1 1/2" = 1'-0"



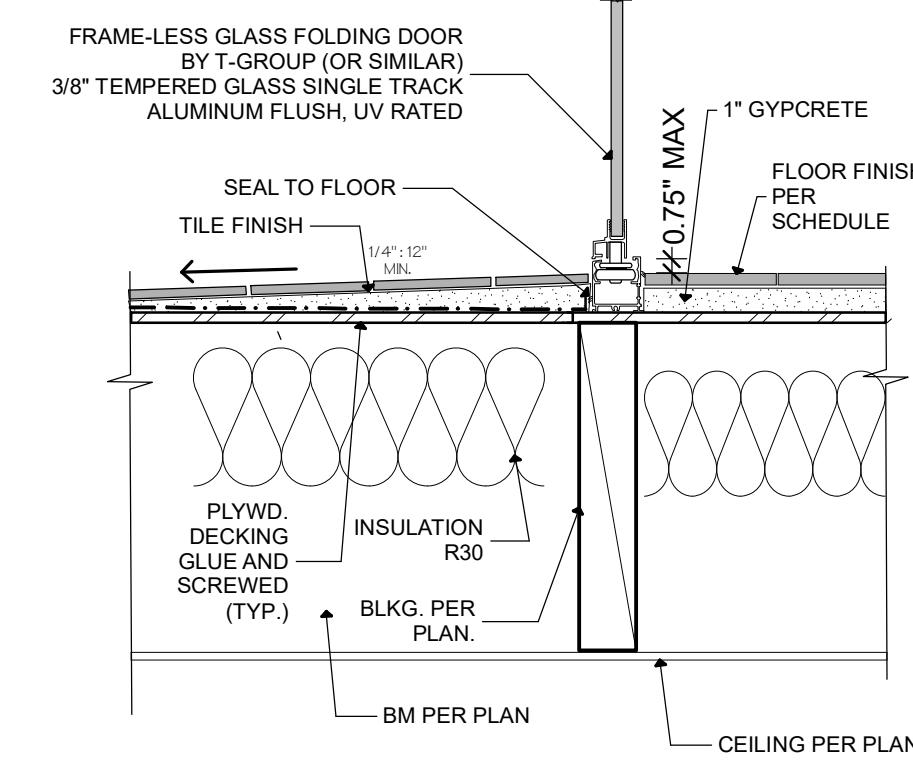
6 Door Header Det.  
3" = 1'-0"



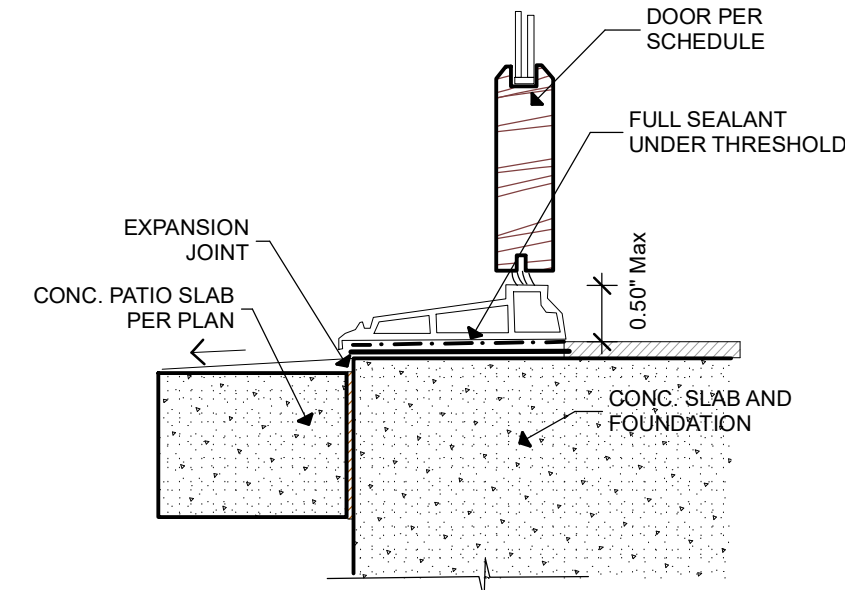
7 Shower enclosure cement brd.  
1 1/2" = 1'-0"



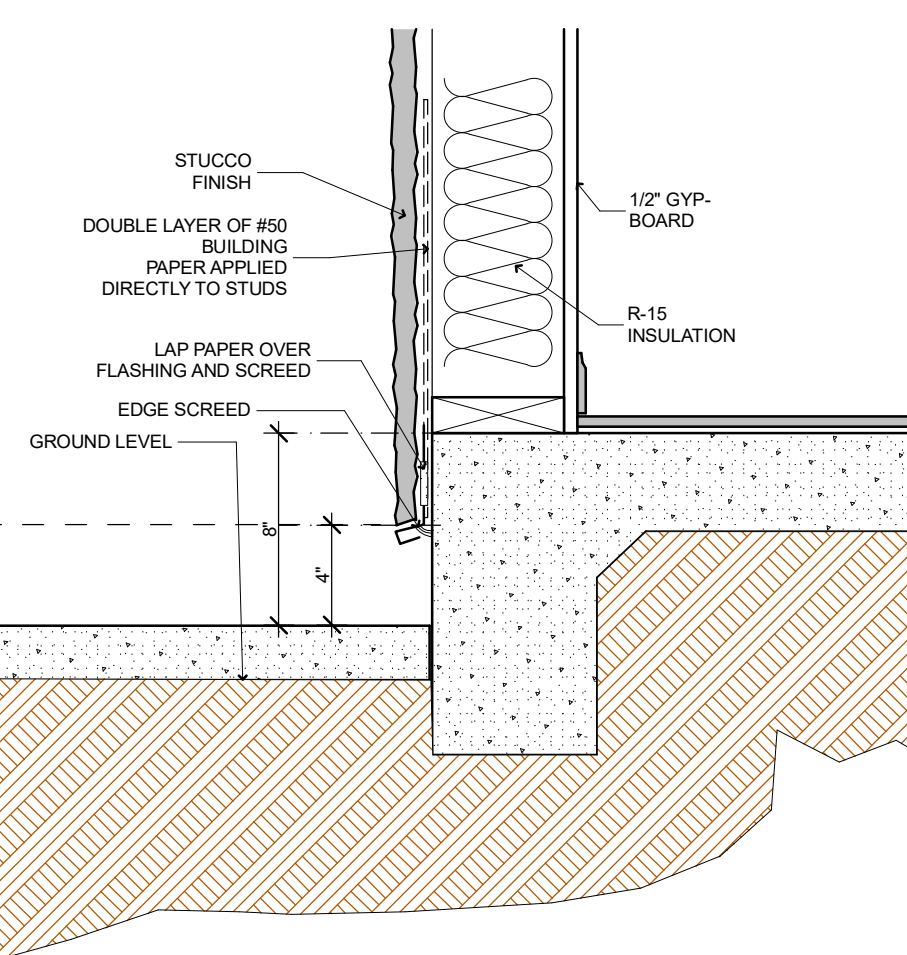
8 Deck & Door Detail  
1 1/2" = 1'-0"



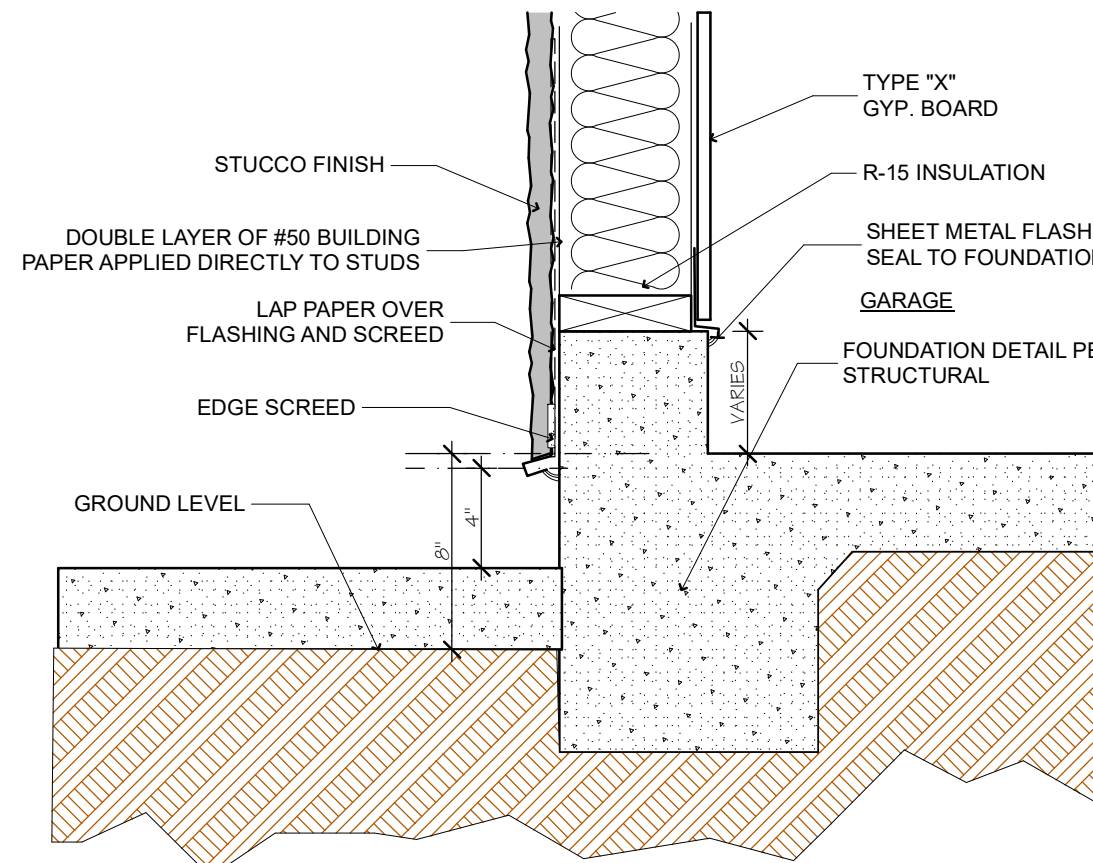
9 Deck & Door Detail  
1 1/2" = 1'-0"



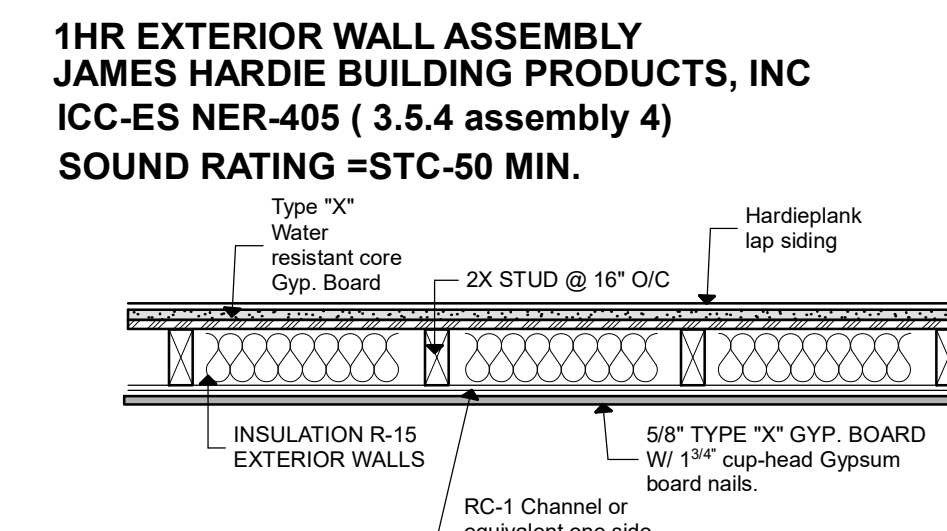
10 Door Detail  
1 1/2" = 1'-0"



7 Wall Detail at sidewal  
1 1/2" = 1'-0"



8 Garage Wall Detail  
1 1/2" = 1'-0"



- Hardieplank
- 1/2" type "x" water resistant Gyp. Board
- 2 x 4 wood studs 16" o.c.
- 3" Thermafiber SAFB / R15 insulation
- RC-1 Channel
- 5/8" Type "X" Gyp board.

8 1hr Fire Rating Exterior  
1" = 1'-0"

Revisions:


REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



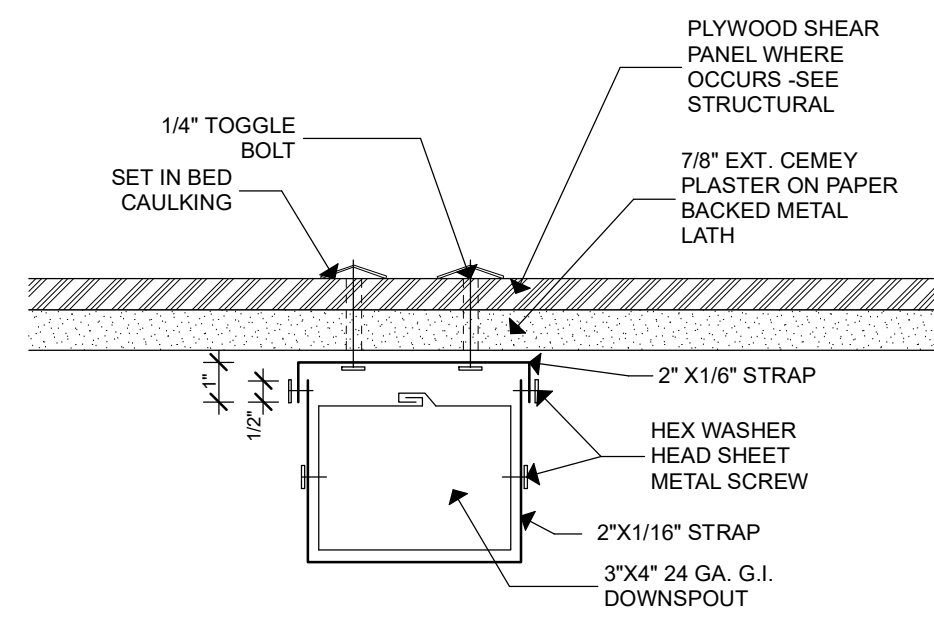
J. Gonzalez

Typical Details

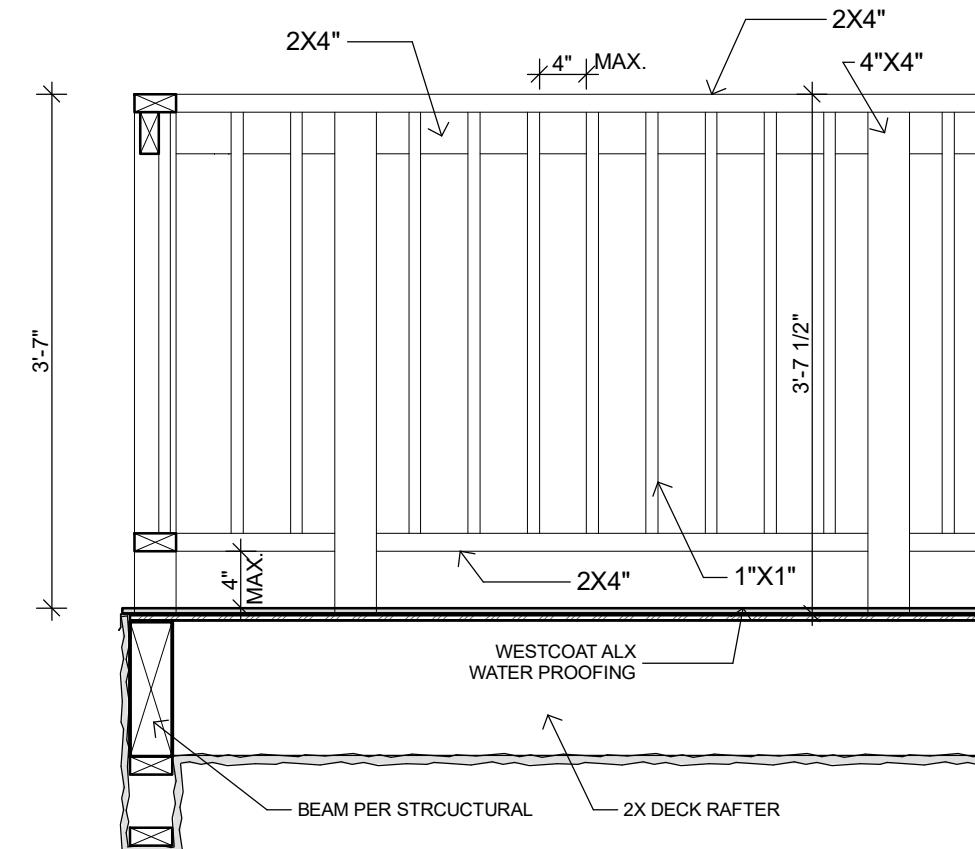
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Drawn:	Fer
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Sheet Number:	

**A14**

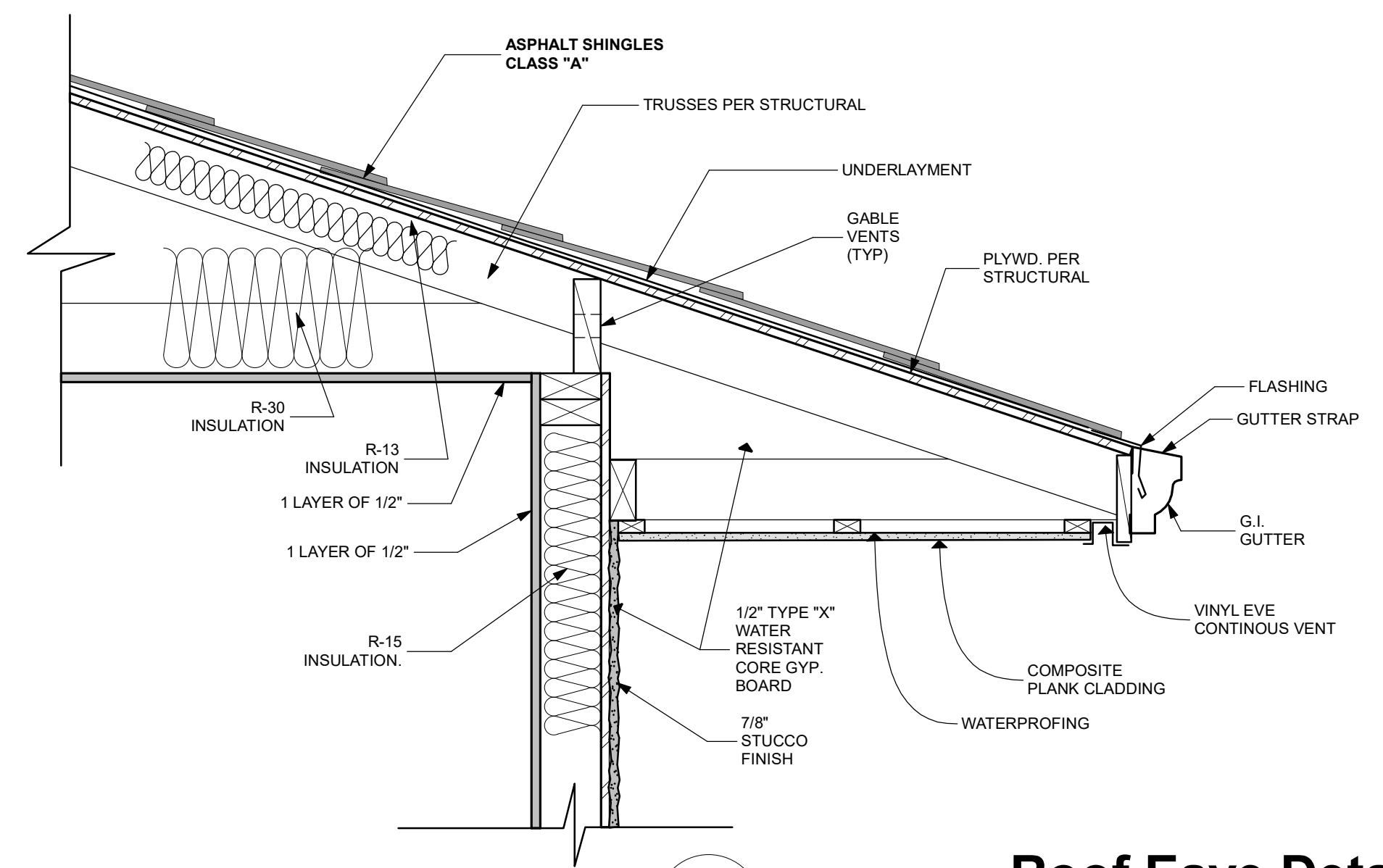
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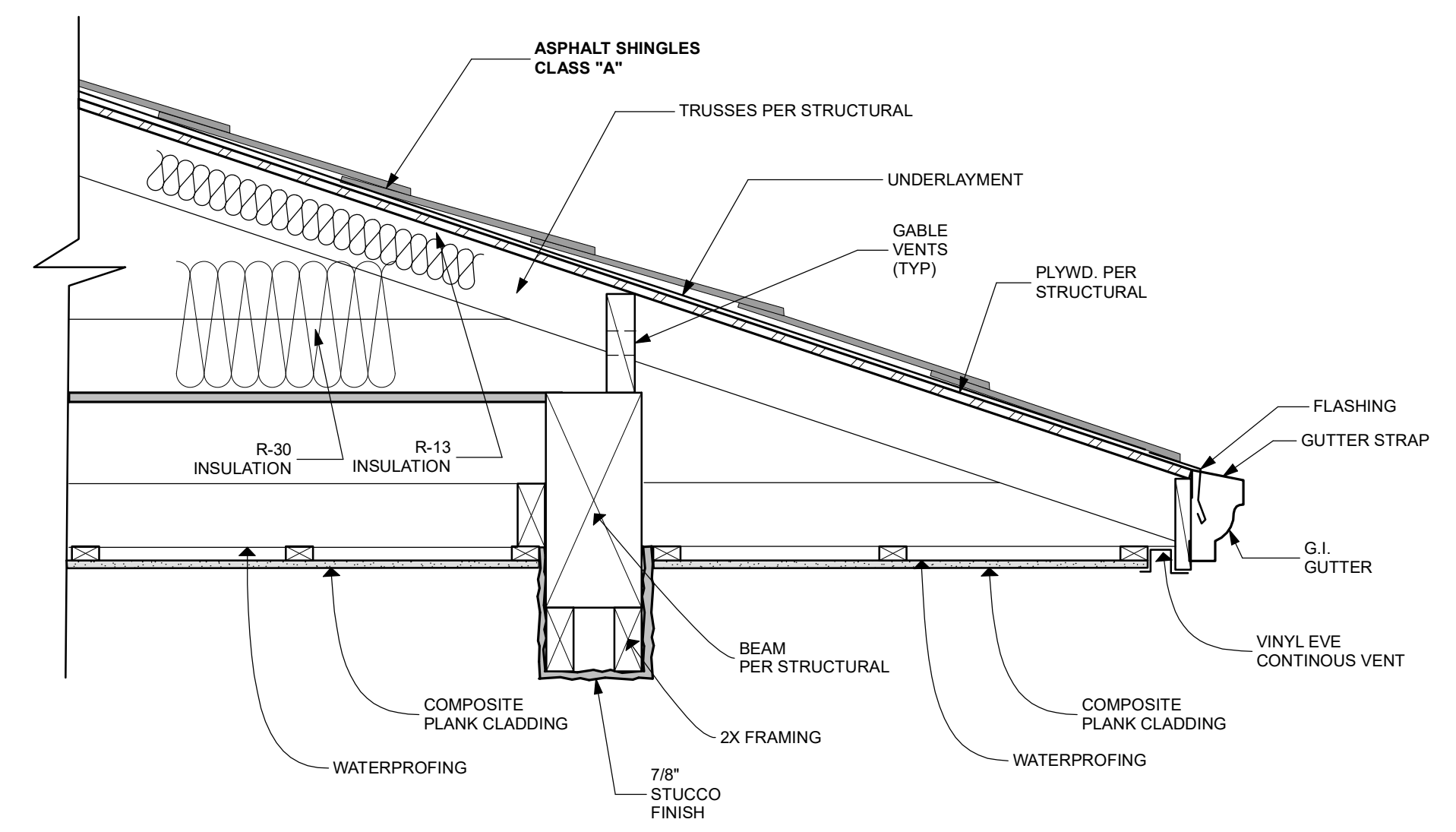
**3** Typical Downspout  
3" = 1'-0"



**4** Balcony Guardrail Detail  
SCALE: 3/4" = 1'-0"



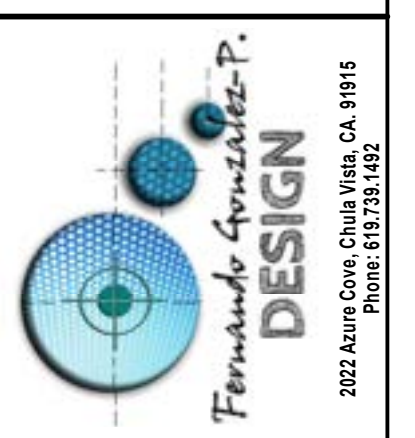
**9** Roof Eave Detail  
1 1/2" = 1'-0"



**10** Roof Eave Detail  
1 1/2" = 1'-0"

Revisions:


REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
 1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



*Fernando Gonzalez P.*

Typical Details

Date:	01-25-25
Scale:	
Drawn:	Fer
Job:	00000
Sheet Number:	

**A15**

Total sheet count: -

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△		
△		
△		

Revisions By:	
△	-
△	06/28/21 AB
△	06/05/18 VM
△	08/12/16 JG
△	02/08/16 JG

**CRL**

2503 E. Vermont Avenue, Los Angeles, CA 90058-1897  
PH: (800) 421-5144 FX: (800) 872-9201 www.crlusa.com

**ICC ESR-3269**

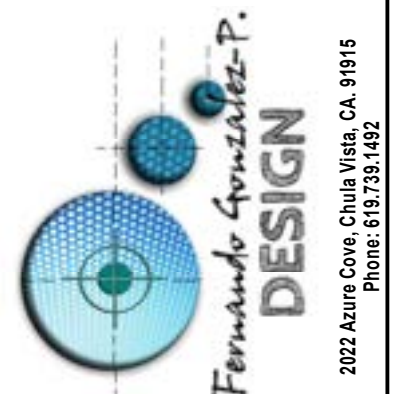
**GRS GLASS RAILING SYSTEM WET GLAZED FOR TEMPERED MONOLITHIC 1/2", 5/8" & 3/4" THK. GLASS**

**ELEVATIONS AND DETAILS SURFACE MOUNT AND FASCIA MOUNT OPTIONS**

Drawn By: JG  
Date: 12/15/2015  
Scale: AS NOTED  
File Name: CRL GRS Monolithic Glass Railing System.dwg  
Sheet

**1**

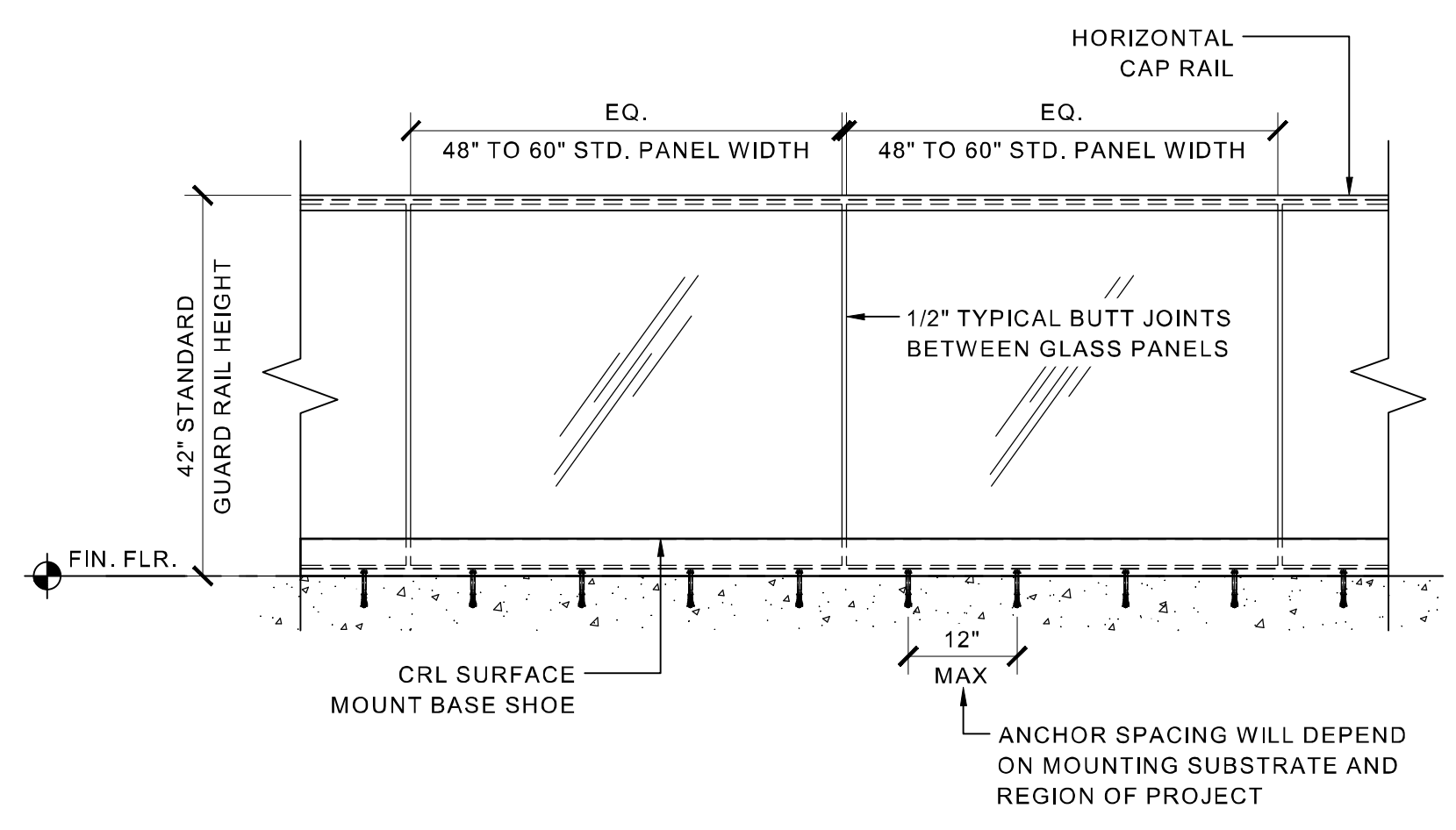
**REMODEL, ADDITION AND ADU HEALY'S RESIDENCE**  
1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



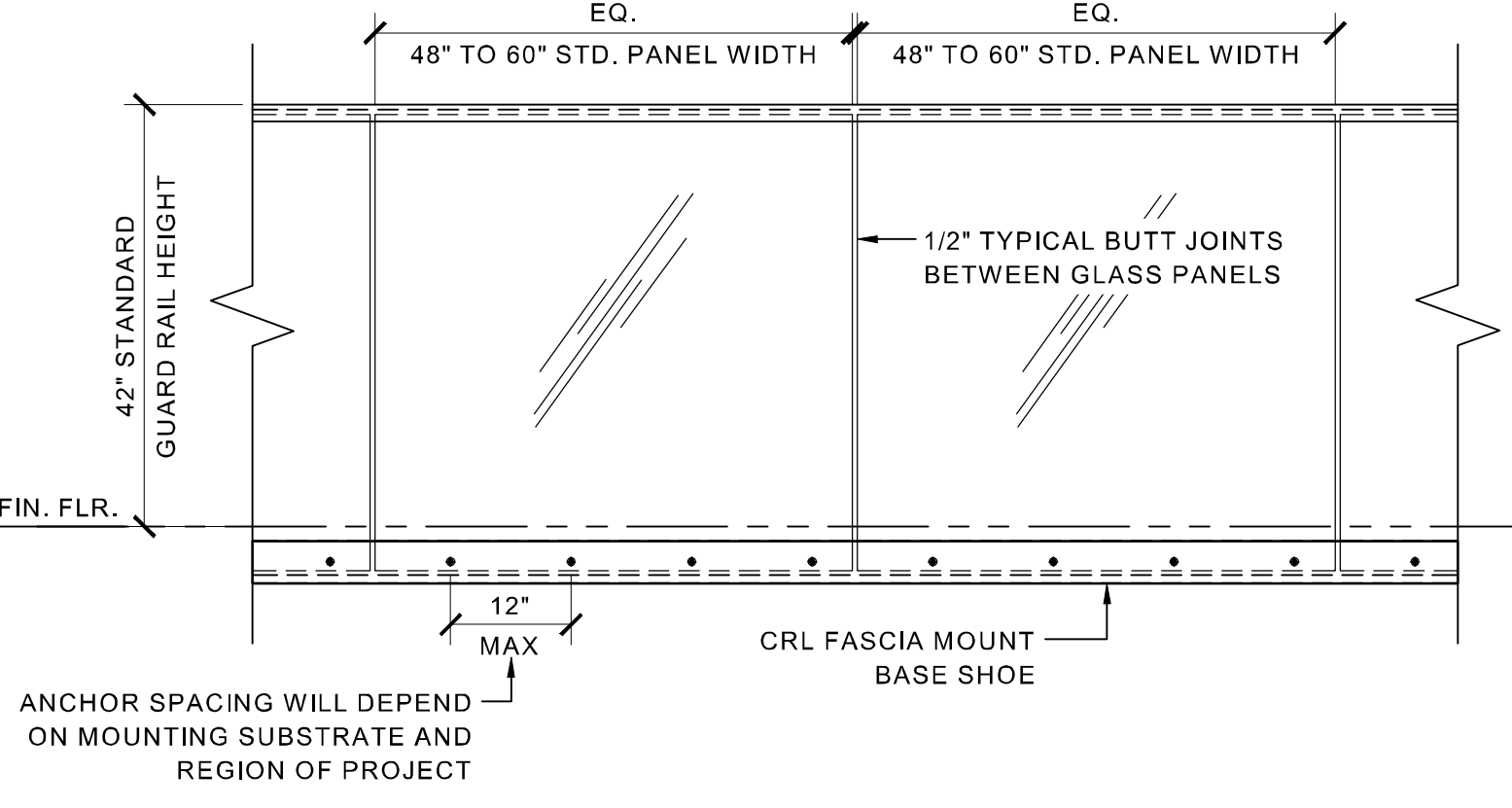
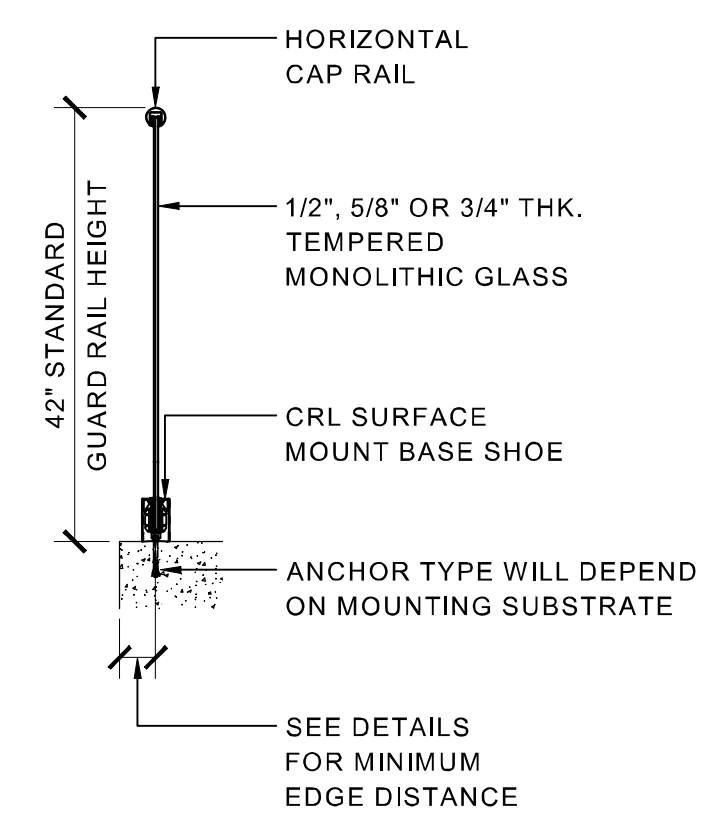
**GLASS GUARDRAIL**

Date: 01-25-25  
Scale:  
Drawn: Fer  
Job: 00000  
Sheet Number:

**A16**

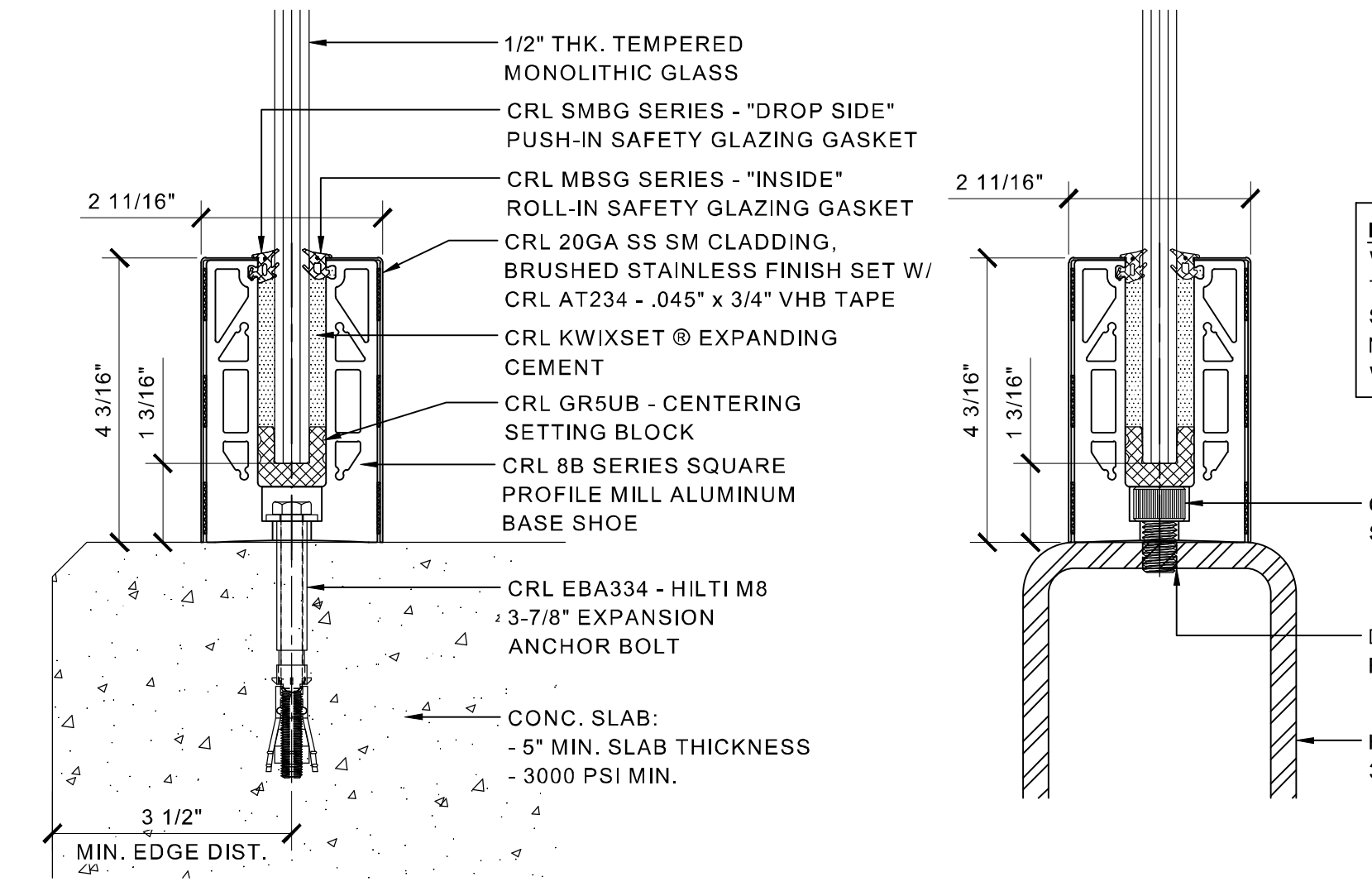


**TYPICAL GRS GLASS RAILING ELEVATION VIEW - SURFACE MOUNT**



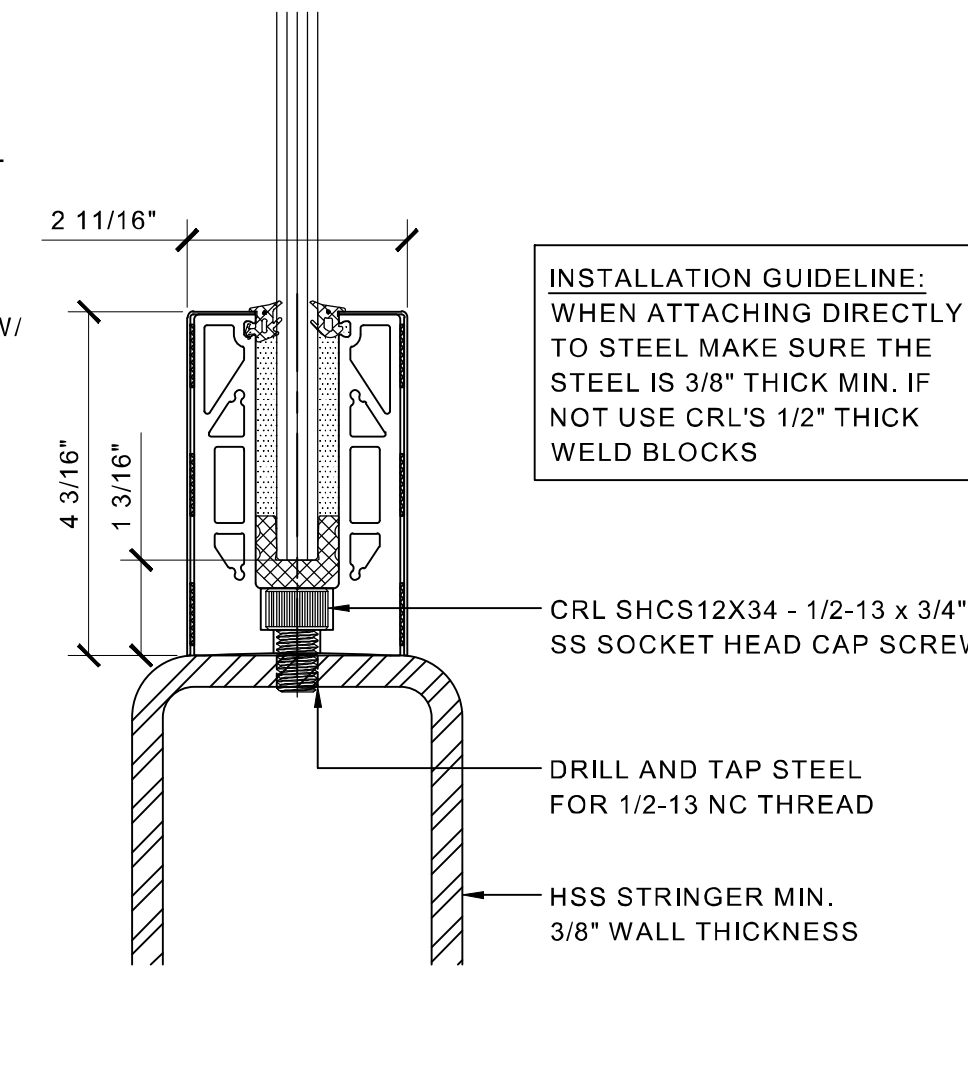
**TYPICAL GRS GLASS RAILING ELEVATION VIEW - FASCIA MOUNT**

**TYPICAL BASE SHOE ATTACHMENTS USING THE 8B SERIES BASE SHOE WITH TAPER-LOC® SYSTEM**



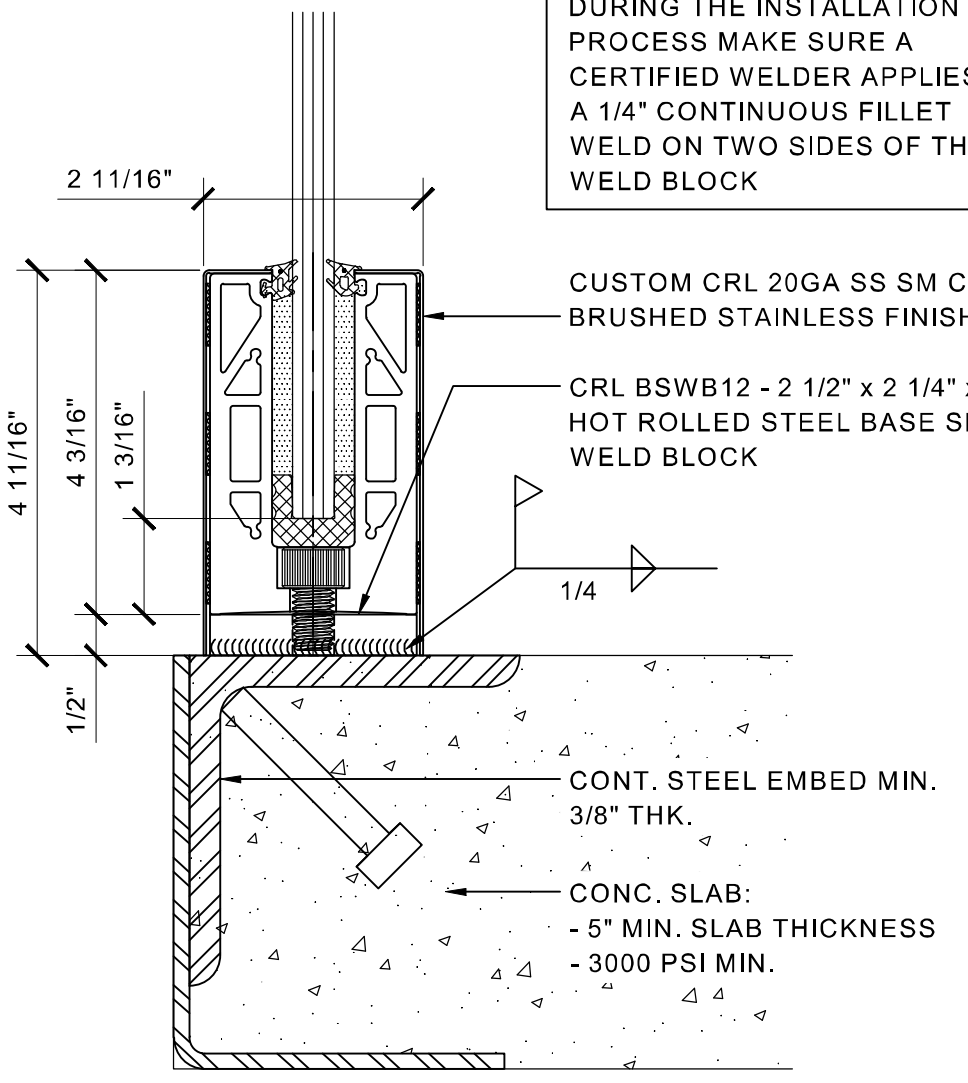
**SURFACE MOUNT DETAIL CONCRETE SUBSTRATE**

ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT



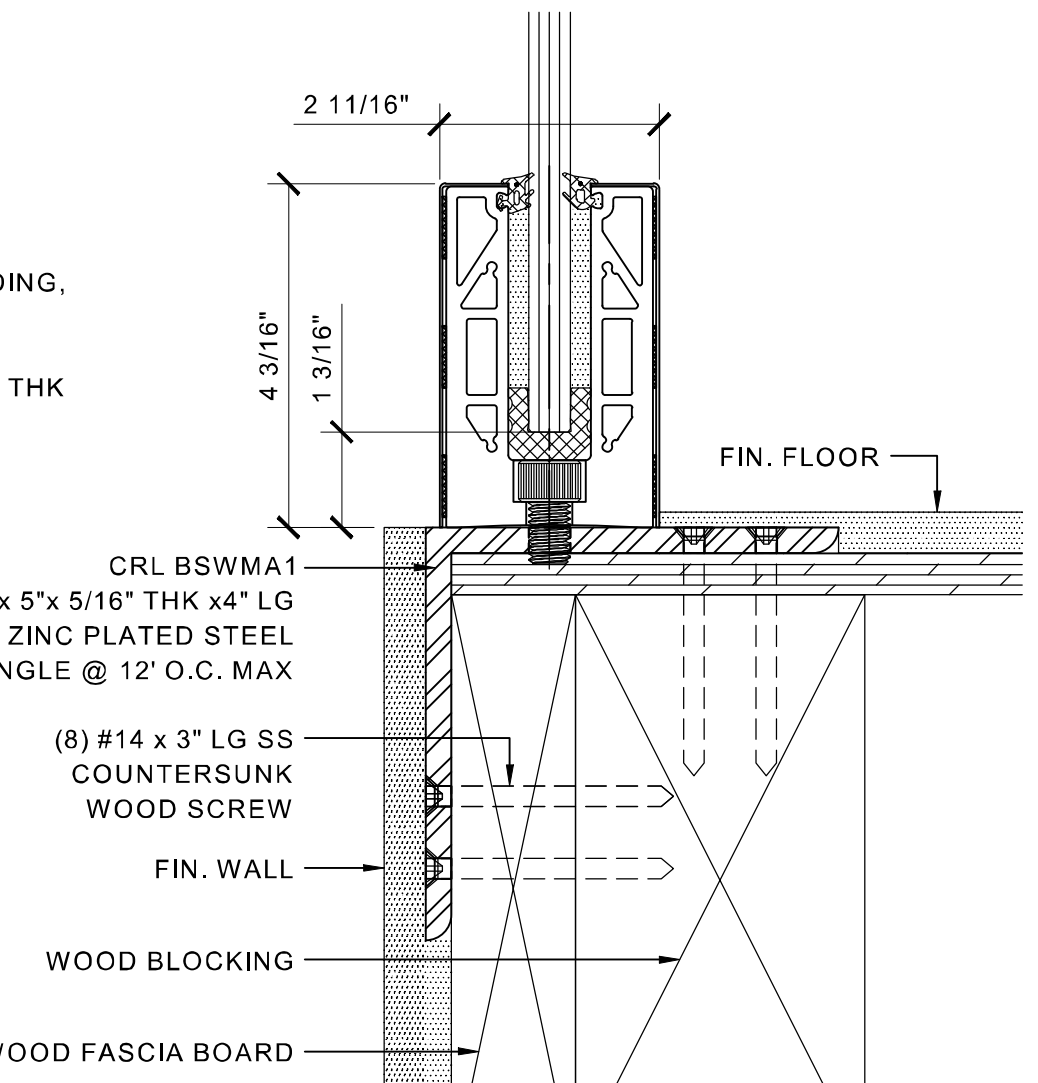
**SURFACE MOUNT DETAIL STEEL SUBSTRATE**

12" ON CENTER ANCHOR SPACING



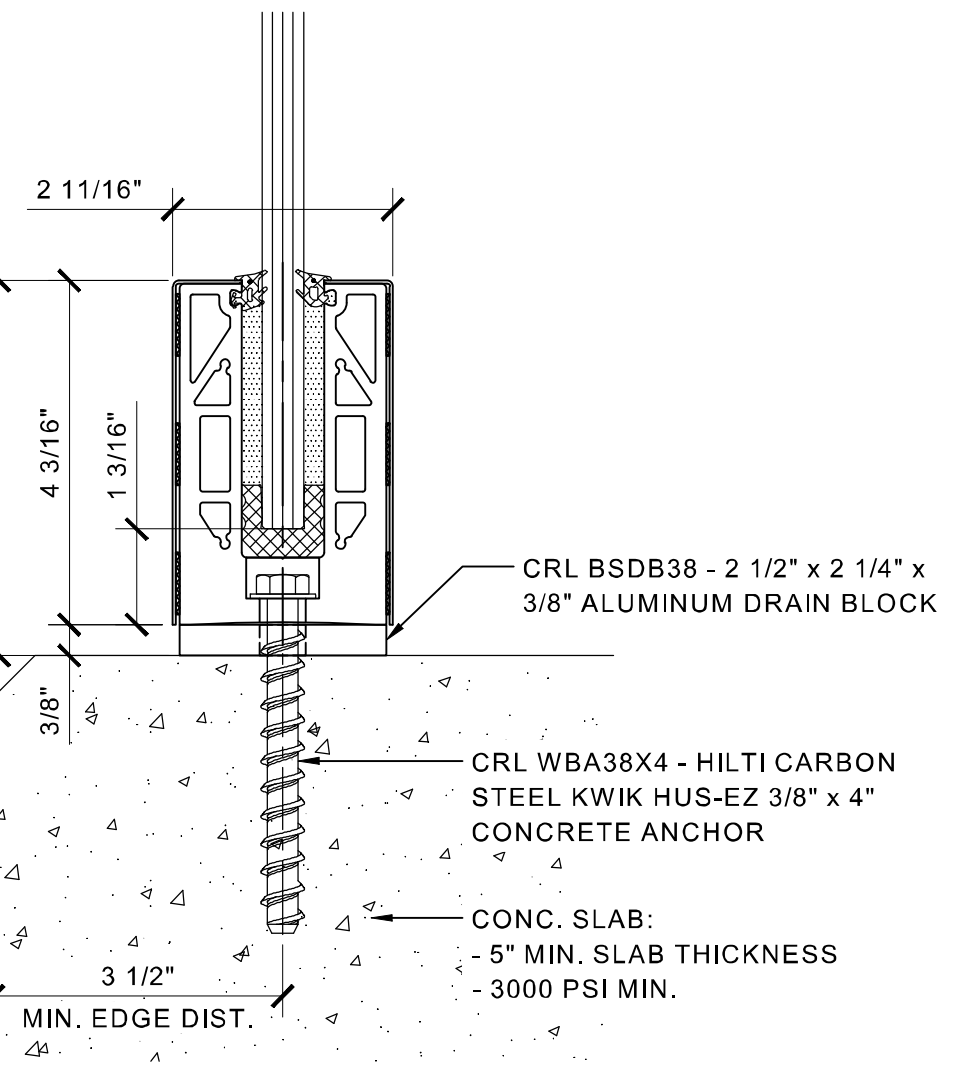
**SURFACE MOUNT DETAIL STEEL SUBSTRATE W/ WELD BLOCK**

12" ON CENTER ANCHOR SPACING



**SURFACE MOUNT DETAIL WOOD SUBSTRATE**

12" ON CENTER ANCHOR SPACING



**SURFACE MOUNT DETAIL CONCRETE SUBSTRATE W/ DRAIN BLOCK**

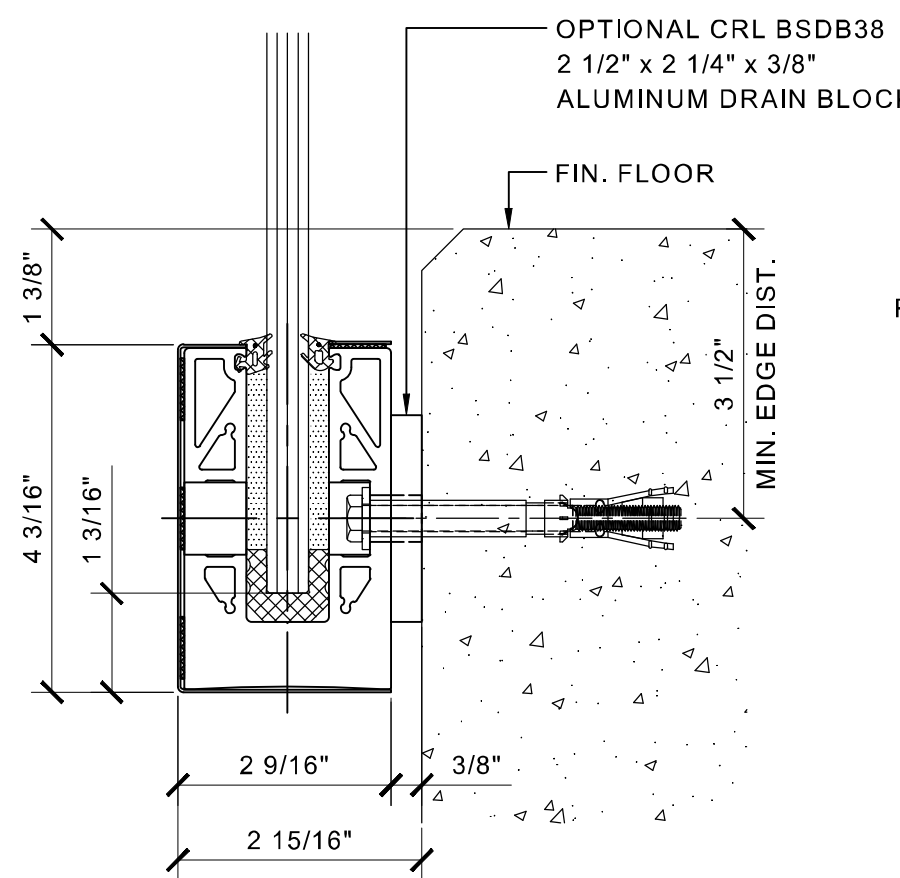
ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT

**INSTALLATION GUIDELINE:**  
DURING THE INSTALLATION PROCESS MAKE SURE A CERTIFIED WELDER APPLIES A 1/4" CONTINUOUS FILLET WELD ON TWO SIDES OF THE WELD BLOCK

**INSTALLATION GUIDELINE:**  
WHEN ATTACHING DIRECTLY TO STEEL MAKE SURE THE STEEL IS 3/8" THICK MIN. IF NOT USE CRL'S 1/2" THICK WELD BLOCKS

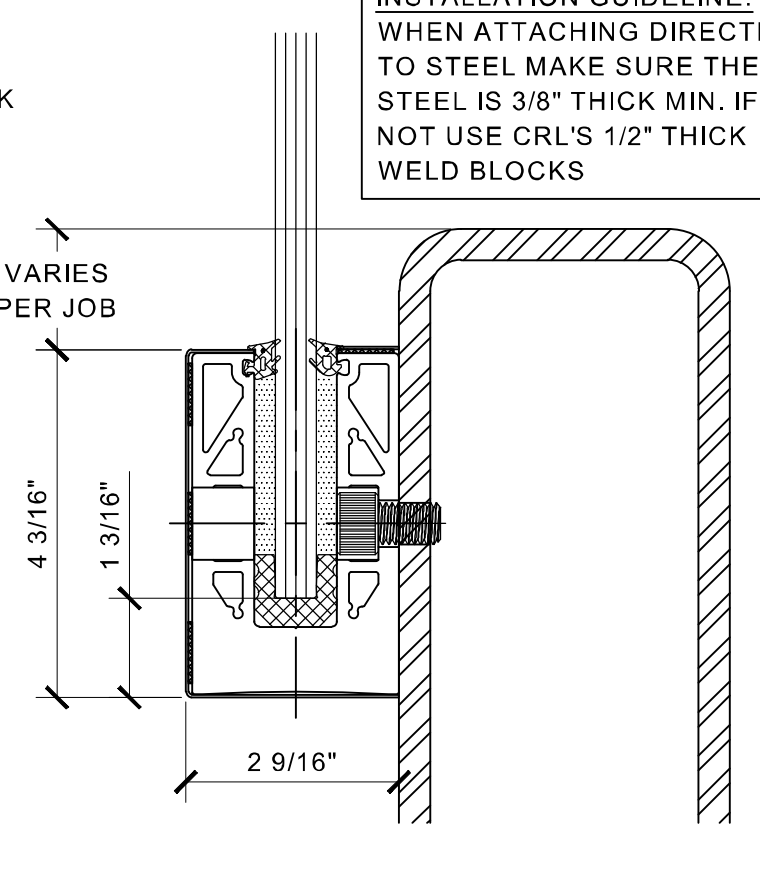
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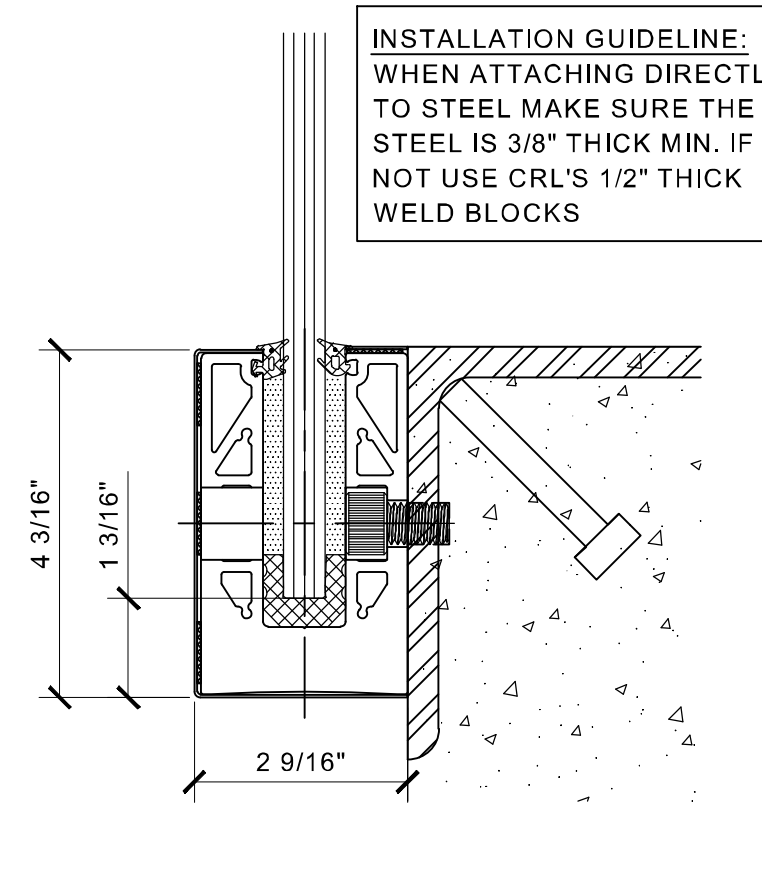
**FASCIA MOUNT DETAIL CONCRETE SUBSTRATE**

ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT



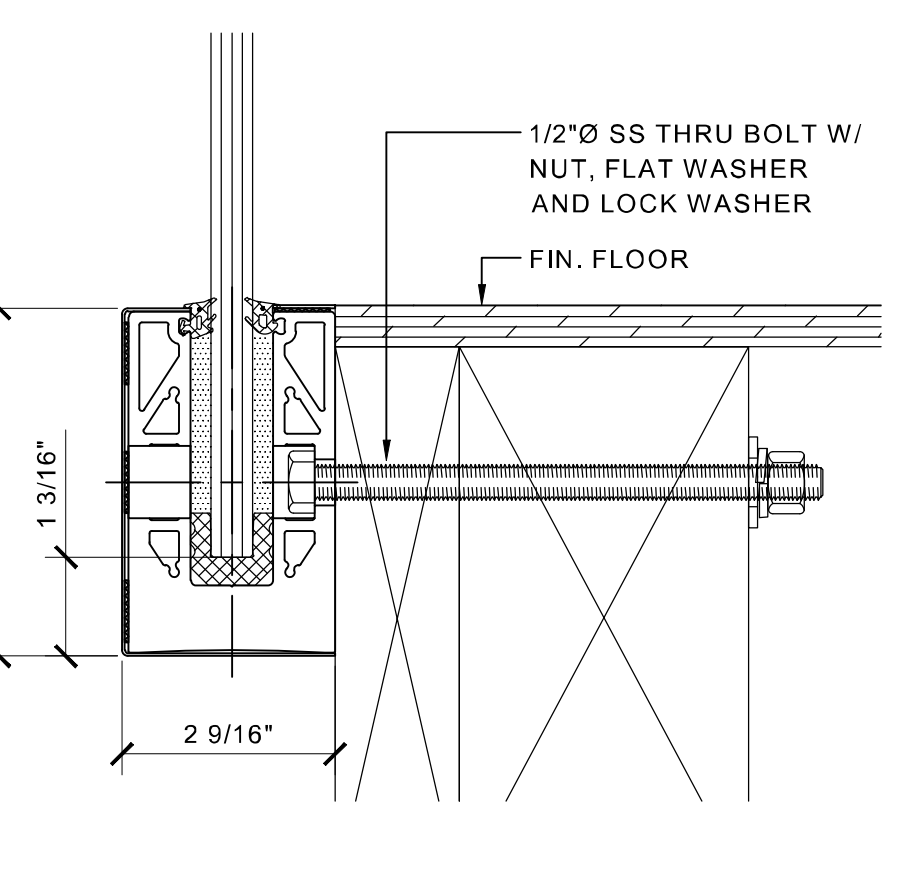
**FASCIA MOUNT DETAIL STEEL SUBSTRATE**

12" ON CENTER ANCHOR SPACING



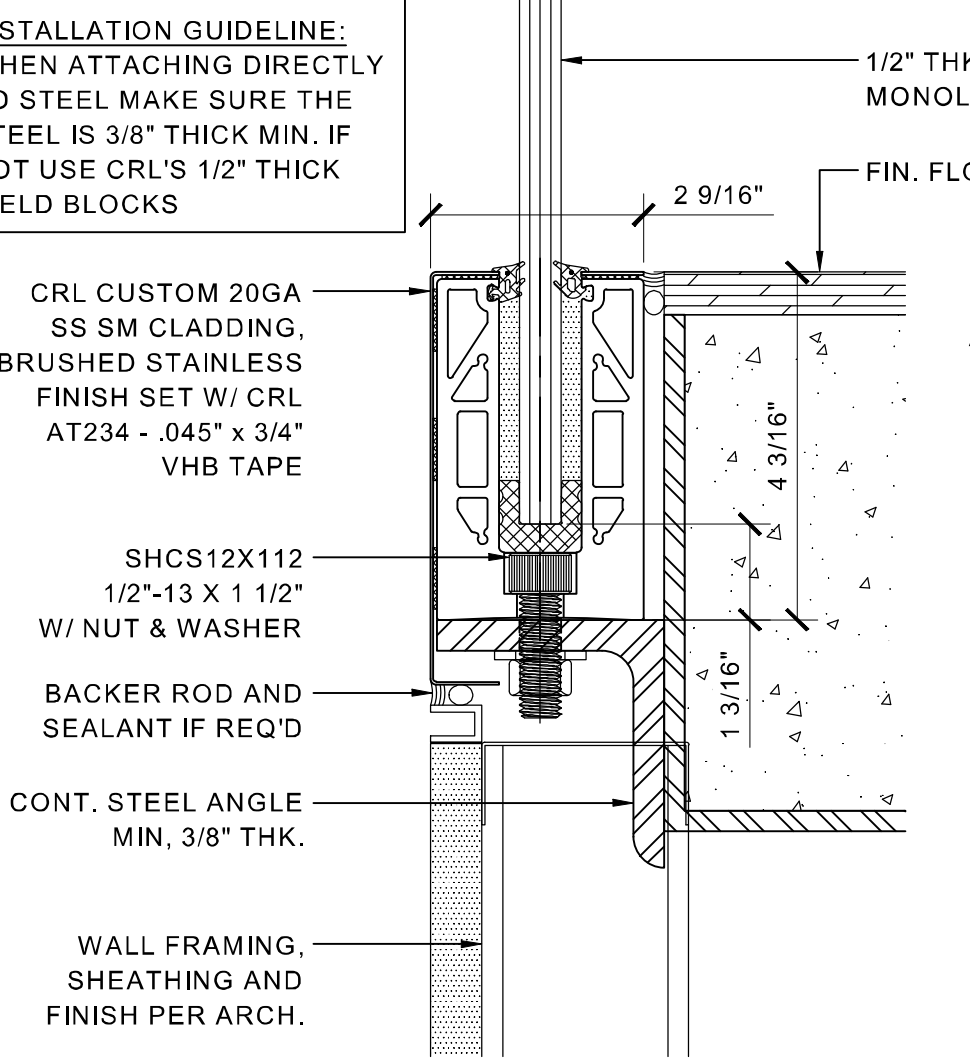
**FASCIA MOUNT DETAIL STEEL SUBSTRATE**

12" ON CENTER ANCHOR SPACING



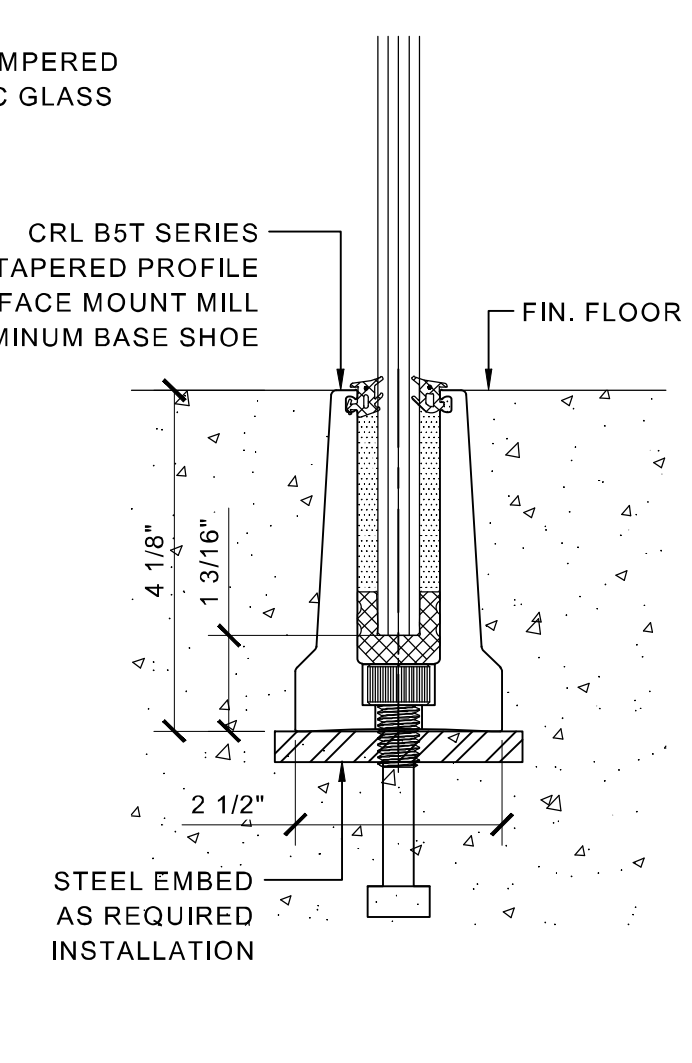
**FASCIA MOUNT DETAIL WOOD SUBSTRATE**

ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT



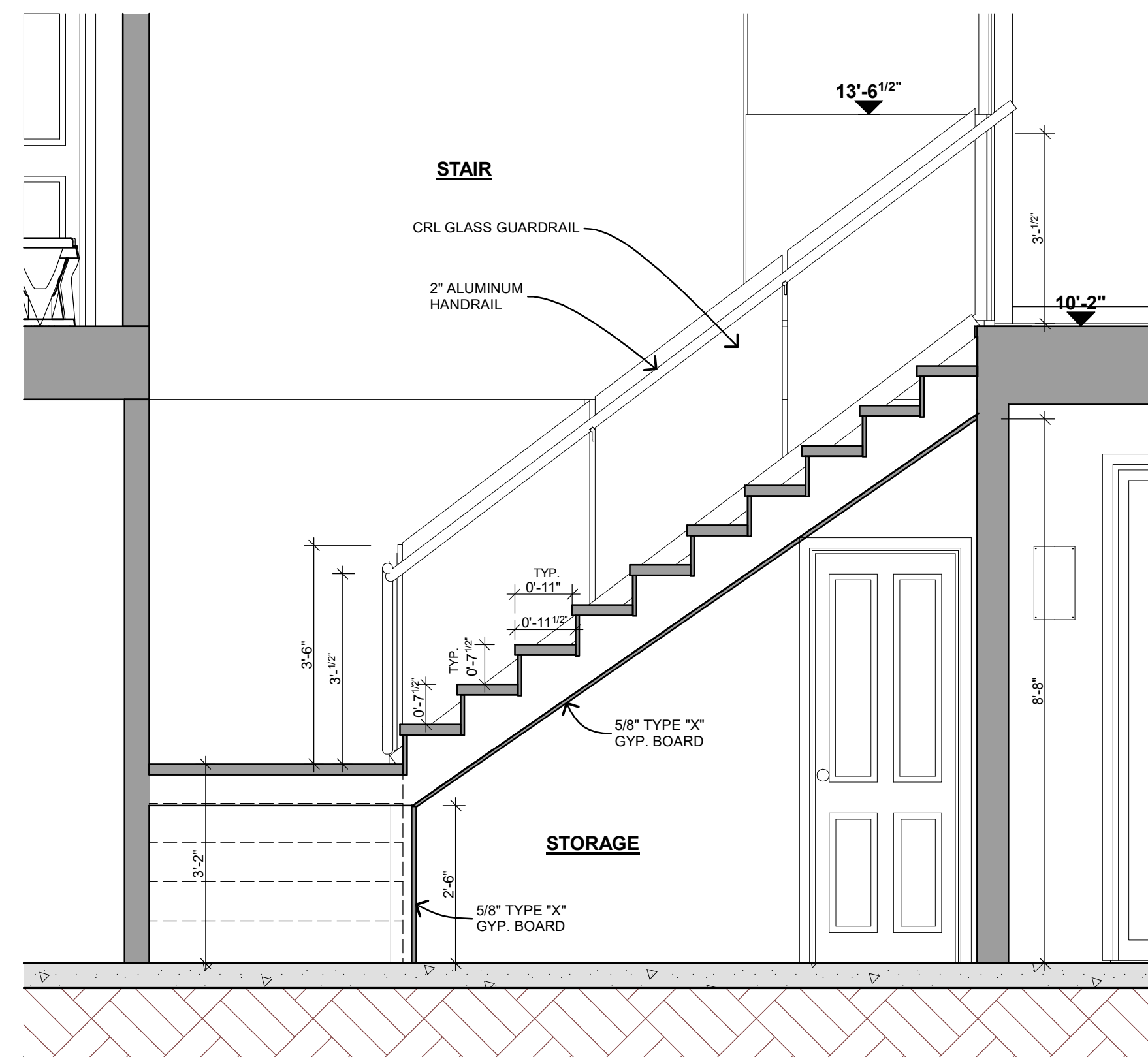
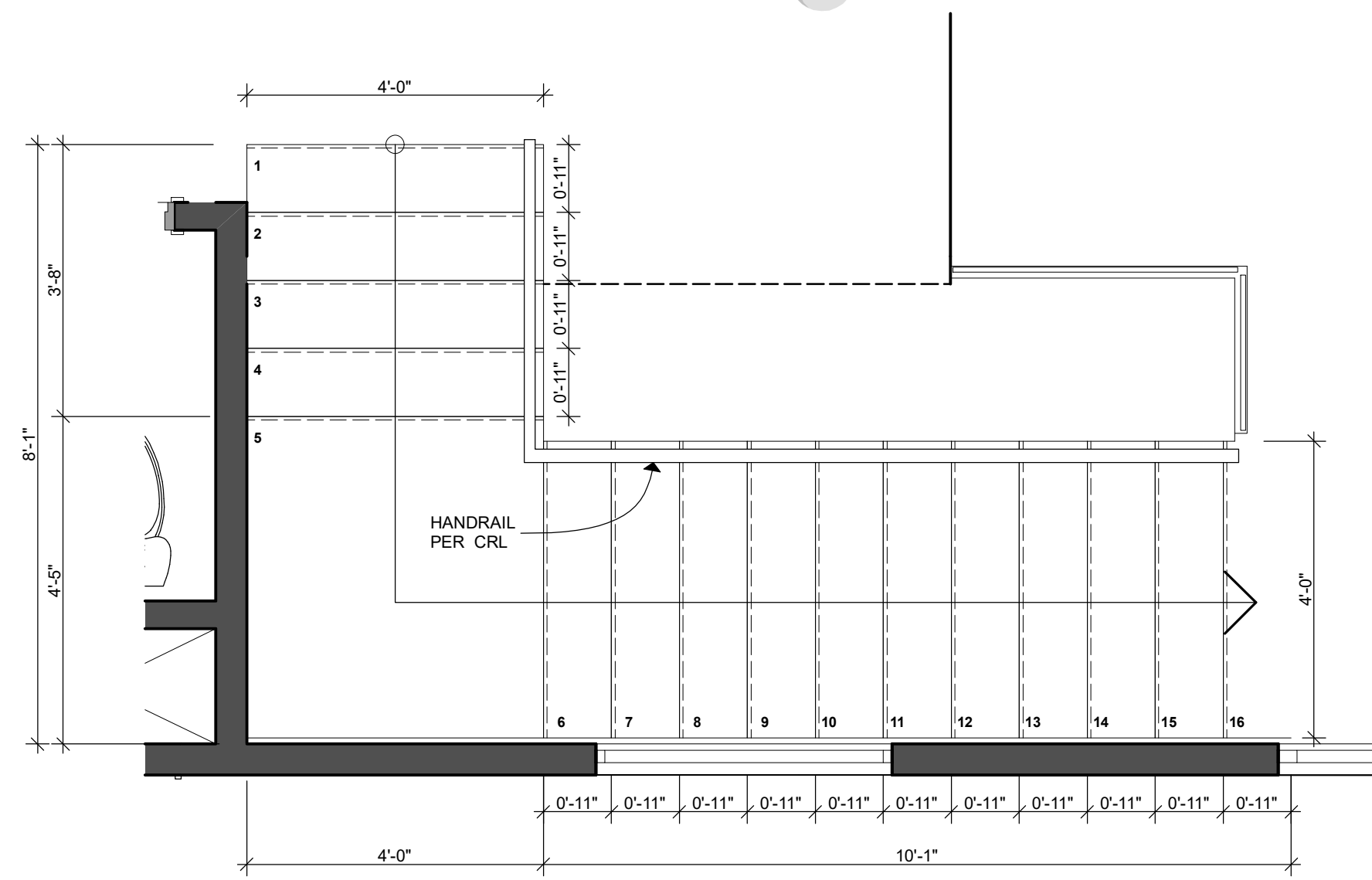
**SURFACE MOUNT DETAIL STEEL SUBSTRATE W/ CUSTOM CLADDING**

12" ON CENTER ANCHOR SPACING



**EMBED MOUNT CONCRETE SUBSTRATE**

ANCHOR SPACING WILL DEPEND ON MOUNTING SUBSTRATE AND REGION OF PROJECT



**1011.7 Stairway construction**  
Stairways shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood handrails shall be permitted for all types of construction.

**1011.7.1 Stairway walking surface**  
The walking surface of treads and landings of a stairway shall not be sloped steeper than one unit vertical in 48 units horizontal (2-percent slope) in any direction. Stairway treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.  
Exceptions: Openings in stair walking surfaces shall be a size that does not permit the passage of 1/2-inch-diameter (12.7 mm) sphere. Elongated openings shall be placed so that the long dimension is perpendicular to the direction of travel.  
In Group F, H and S occupancies, other than areas of parking structures accessible to the public, openings in treads and landings shall not be prohibited provided a sphere with a diameter of 11/8 inches (29 mm) cannot pass through the opening.

**1011.7.2 Outdoor conditions**  
Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on walking surfaces.

**1011.7.3 Enclosures under interior stairways**  
The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire-resistance-rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure.  
Exception: Spaces under stairways serving and contained within a single residential dwelling unit in Group R-2 or R-3 shall be permitted to be protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

**1011.7.4 Enclosures under exterior stairways**  
There shall not be enclosed usable space under exterior exit stairways unless the space is completely enclosed in 1-hour fire-resistance-rated construction. The open space under exterior stairways shall not be used for any purpose.

**1011.8 Vertical rise**  
A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings. Exception: Spiral stairways used as a means of egress from technical production areas.

**1011.9 Curved stairways**  
Curved stairways with winder treads shall have treads and risers in accordance with Section 1011.5 and the smallest radius shall be not less than twice the minimum width or required capacity of the stairway. Exception: The radius restriction shall not apply to curved stairways in Group R-3 and within individual dwelling units in Group R-2.

**1011.10 Spiral stairways**  
Spiral stairways are permitted to be used as a component in the means of egress only within dwelling units or from a space not more than 250 square feet (23 m<sup>2</sup>) in area and serving not more than five occupants, or from technical production areas in accordance with Section 410.6.  
A spiral stairway shall have a 7 1/2-inch (191 mm) minimum clear tread depth at a point 12 inches (305 mm) from the narrow edge. The risers shall be sufficient to provide a headroom of 78 inches (1981 mm) minimum, but riser height shall not be more than 9 1/2 inches (241 mm). The minimum stairway clear width at and below the handrail shall be 26 inches (660 mm).

**1011.11 Handrails**  
Stairways shall have handrails on each side and shall comply with Section 1014. Where glass is used to provide the handrail, the handrail shall comply with Section 2407.  
[DSA-AC] For applications listed in Section 1.9.1 regulated by the Division of the State Architect-Access Compliance, see Chapter 11B, Sections 11B-504.6 and 11B-505.  
Exceptions: Stairways within dwelling units and spiral stairways are permitted to have a handrail on one side only. Decks, patios and walkways that have a single change in elevation where the landing depth on each side of the change of elevation is greater than what is required for a landing do not require handrails. [SFM] In Group R-3 occupancies, a continuous run of treads or flight of stairs with less than four risers does not require handrails.  
Changes in room elevations of three or fewer risers within dwelling units and sleeping units in Group R-2 and R-3 do not require handrails.

**1011.12 Stairway to roof**  
In buildings four or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). Exception: Other than where required by Section 1011.12.1, in buildings without an occupied roof access to the roof from the top story shall be permitted to be by an alternating tread device, a ships ladder or a permanent ladder.

**1011.12.1 Stairway to elevator equipment**  
Roofs and penthouses containing elevator equipment that must be accessed for maintenance are required to be accessed by a stairway.

**1011.12.2 Roof access**  
Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2.  
Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m<sup>2</sup>) in area and having a minimum dimension of 2 feet (610 mm).

**1011.13 Guards**  
Guards shall be provided along stairways and landings where required by Section 1015 and shall be constructed in accordance with Section 1015. Where the roof hatch opening providing the required access is located within 10 feet (3049 mm) of the roof edge, such roof access or roof edge shall be protected by guards installed in accordance with Section 1015.

**1011.14 Alternating tread devices**  
Alternating tread devices are limited to an element of a means of egress in buildings of Groups F, H and S from a mezzanine not more than 250 square feet (23 m<sup>2</sup>) in area and that serves not more than five occupants; in buildings of Group I-3 from a guard tower, observation station or control room not more than 250 square feet (23 m<sup>2</sup>) in area and for access to unoccupied roofs. Alternating tread devices used as a means of egress shall not have a rise greater than 20 feet (6096 mm) between floor levels or landings.

**1011.14.1 Handrails of alternating tread devices**  
Hand-rails shall be provided on both sides of alternating tread devices and shall comply with Section n class="uc\_ca amended">1014.

**1011.14.2 Treads of alternating tread devices**  
Alternating tread devices shall have a minimum tread depth of 5 inches (127 mm), a minimum projected tread depth of 8 1/2 inches (216 mm), a minimum tread width of 7 inches (178 mm) and a maximum riser height of 9 1/2 inches (241 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projections of adjacent treads. The riser height shall be measured vertically between the leading edges of adjacent treads. The riser height and tread depth provided shall result in an angle of ascent from the horizontal of between 50 and 70 degrees (0.87 and 1.22 rad). The initial tread of the device shall begin at the same elevation as the platform, landing or floor surface.  
Exception: Alternating tread devices used as an element of a means of egress in buildings from a mezzanine area not more than 250 square feet (23 m<sup>2</sup>) in area that serves not more than five occupants shall have a minimum tread depth of 3 inches (76 mm) with a minimum projected tread depth of 10 1/2 inches (267 mm). The rise to the next alternating tread surface shall not exceed 8 inches (203 mm).

**1011 STAIRWAYS**  
DSA-AC] In addition to the requirements of this section, means of egress, which provide access to, or egress from, buildings or facilities where accessibility is required for applications listed in Section 1.9.1 regulated by the Division of the State Architect-Access Compliance, shall also comply with Chapter 11A or Chapter 11B, Sections 11B-210 and 11B-504, as applicable.

**1011.1 General**  
Stairways serving occupied portions of a building shall comply with the requirements of Sections 1011.2 through 1011.13. Alternating tread devices shall comply with Section 1011.14. Ships ladders shall comply with Section 1011.15. Ladders shall comply with Section 1011.16.  
Exception: Within rooms or spaces used for assembly purposes, stepped aisles shall comply with Section 1029.

**1011.2 Width and capacity**  
The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches (1118 mm). See Section 1009.3 for accessible means of egress stairways.  
Exceptions: Stairways serving an occupant load of less than 50 shall have a width of not less than 36 inches (914 mm). Spiral stairways as provided for in Section 1011.10.  
Where an incline platform lift or stairway chairlift is installed on stairways serving occupancies in Group R-3, or within dwelling units in occupancies in Group R-2, a clear passage width not less than 20 inches (508 mm) shall be provided. Where the seat and platform can be folded when not in use, the distance shall be measured from the folded position.  
Means of egress stairs in a Group I-2 or I-2.1 occupancy used for the movement of beds and stretcher patients shall provide a clear width not less than 44 inches (1118 mm).

**1011.3 Headroom**  
Stairways shall have a headroom clearance of not less than 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.  
Exceptions: Spiral stairways complying with Section 1011.10 are permitted a 78-inch (1981 mm) headroom clearance.  
In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 43/4 inches (121 mm).

**1011.4 Walkline**  
The walkline across winder treads shall be concentric to the direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. Where winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.  
**1011.5 Stair treads and risers**  
Stair treads and risers shall comply with Sections 1011.5.1 through 1011.5.5.3.

**1011.5.1 Dimension reference surfaces**  
For the purpose of this section, all dimensions are exclusive of carpets, rugs or runners.

**1011.5.2 Riser height and tread depth**  
Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. The riser height shall be measured vertically between the nosings of adjacent treads. Rectangular tread depths shall be 11 inches (279 mm) minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's nosing. Winder treads shall have a minimum tread depth of 11 inches (279 mm) between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline and a minimum tread depth of 10 inches (254 mm) within the clear width of the stair.  
Exceptions: Spiral stairways in accordance with Section 1011.10.  
Stairways connecting stepped aisles to cross aisles or concourses shall be permitted to use the riser/tread dimension in Section 1029.13.2.  
In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; the maximum riser height shall be 7 3/4 inches (197 mm); the minimum tread depth shall be 10 inches (254 mm); the minimum winder tread depth at the walkline shall be 10 inches (254 mm); and the minimum winder tread depth shall be 6 inches (152 mm). A nosing projection not less than 3/4 inch (19.1 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).  
See California Fire Code Chapter 11 and California Existing Building Code for the replacement of existing stairways. [DSA-AC] For applications listed in Section 1.9.1 regulated by the Division of the State Architect-Access Compliance, see Chapter 11B, Section 11B-202.  
In Group I-3 facilities, stairways providing access to guard towers, observation stations and control rooms, not more than 250 square feet (23 m<sup>2</sup>) in area, shall be permitted to have a maximum riser height of 8 inches (203 mm) and a minimum tread depth of 9 inches (229 mm).  
[SFM] Stairways providing access to lifeguard towers not open to the public, not more than 250 square feet (23 m<sup>2</sup>) in area, shall be permitted to have a maximum riser height of 8 inches (203 mm) and a minimum tread depth of 9 inches (229 mm).

**1011.5.3 Winder treads**  
Winder treads are not permitted in means of egress stairways except within a dwelling unit.  
Exceptions: Curved stairways in accordance with Section 1011.9. Spiral stairways in accordance with Section 1011.10.

**1011.5.4 Dimensional uniformity**  
Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch (9.5 mm) in any flight of stairs. The greatest winder tread depth at the walkline within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).  
Exceptions: Stairways connecting stepped aisles to cross aisles or concourses shall be permitted to comply with the dimensional nonuniformity in Section 1029.13.2.  
Consistently shaped winders, complying with Section 1011.5, differing from rectangular treads in the same flight of stairs. Nonuniform riser dimension complying with Section 1011.5.4.1.

**1011.5.4.1 Nonuniform height risers**  
When the bottom or top riser adjoins a sloping public way, walkway or driveway having an established grade and serving as a landing, the bottom or top riser is permitted to be reduced along the slope to less than 4 inches (102 mm) in height, with the variation in height of the bottom or top riser not to exceed one unit vertical in 12 units horizontal (8-percent slope) of stair width. The nosings or leading edges of treads at such nonuniform height risers shall have a distinctive marking stripe, different from any other nosing marking provided on the stair flight. The distinctive marking stripe shall be visible in descent of the stair and shall have a slip-resistant surface. Marking stripes shall have a width of not less than 1 inch (25 mm) but not more than 2 inches (51 mm).

**1011.5.5 Nosing and riser profile**  
Nosings shall have a curvature or bevel of not less than 1/16 inch (1.6 mm) but not more than 9/16 inch (14.3 mm) from the foremost projection of the tread. Risers shall be solid and vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees (0.52 rad) from the vertical.

**1011.5.5.1 Nosing projection size**  
The leading edge (nosings) of treads shall project not more than 1 1/4 inches (32 mm) beyond the tread below.

**1011.5.5.2 Nosing projection uniformity**  
Nosing projections of the leading edges shall be of uniform size, including the projections of the nosing's leading edge of the floor at the top of a flight.

**1011.5.5.3 Solid risers**  
Risers shall be solid. Exceptions: Solid risers are not required for stairways that are not required to comply with Section 1009.3, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).  
Solid risers are not required for occupancies in Group I-3 or in Group F, H and S occupancies other than areas accessible to the public. There are no restrictions on the size of the opening in the riser. Solid risers are not required for spiral stairways constructed in accordance with Section 1011.10.

**1011.6 Stairway landings**  
There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall be not less than the width of stairways served. Every landing shall have a minimum width measured perpendicular to the direction of travel equal to the width of the stairway. Where the stairway has a straight run the depth need not exceed 48 inches (1219 mm). Doors opening onto a landing shall not reduce the landing to less than one-half the required width. When fully open, the door shall not project more than 7 inches (178 mm) into a landing. Where wheelchair spaces are required on the stairway landing in accordance with Section 1009.6.3, the wheelchair space shall not be located in the required width of the landing and doors shall not swing over the wheelchair spaces.  
Exception: Where stairways connect stepped aisles to cross aisles or concourses, stairway landings are not required at the transition between stairways and stepped aisles constructed in accordance with Section 1029.

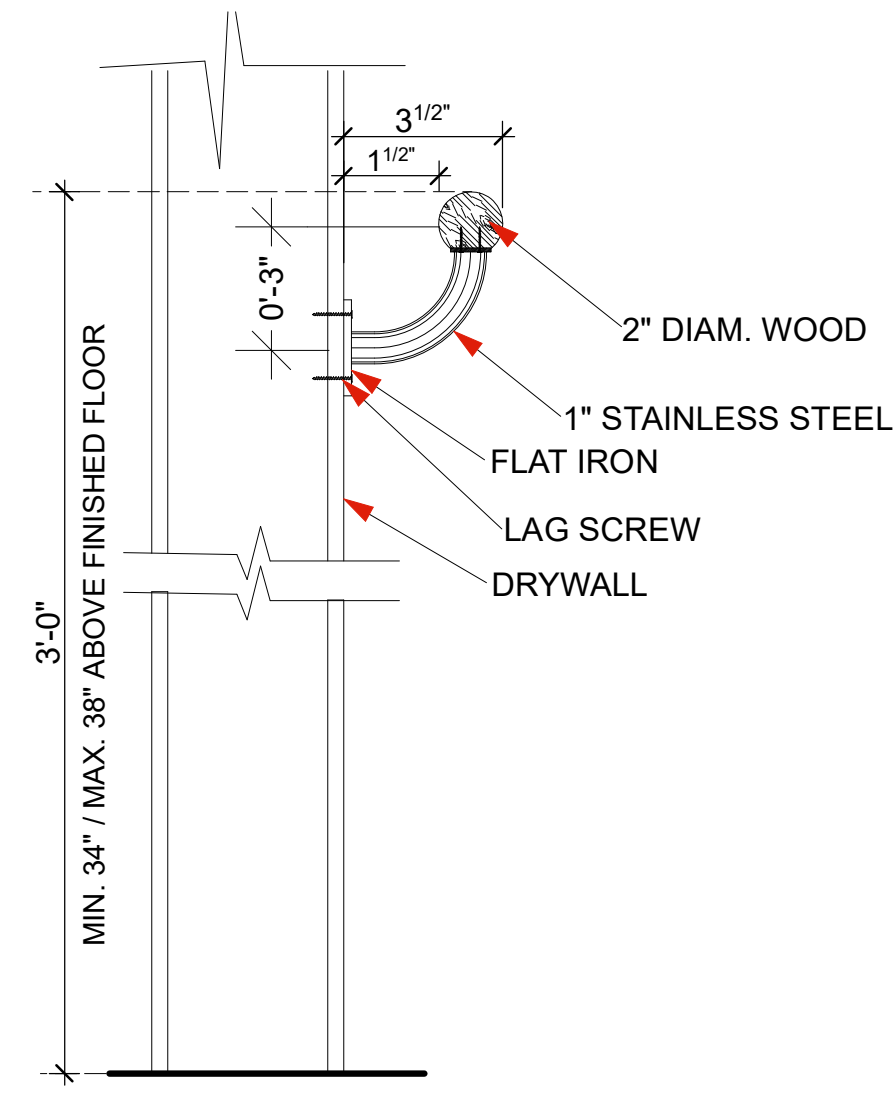
Revisions:


REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
1161 SUNSET CLIFFS BLDV, SAN DIEGO, CA 92107

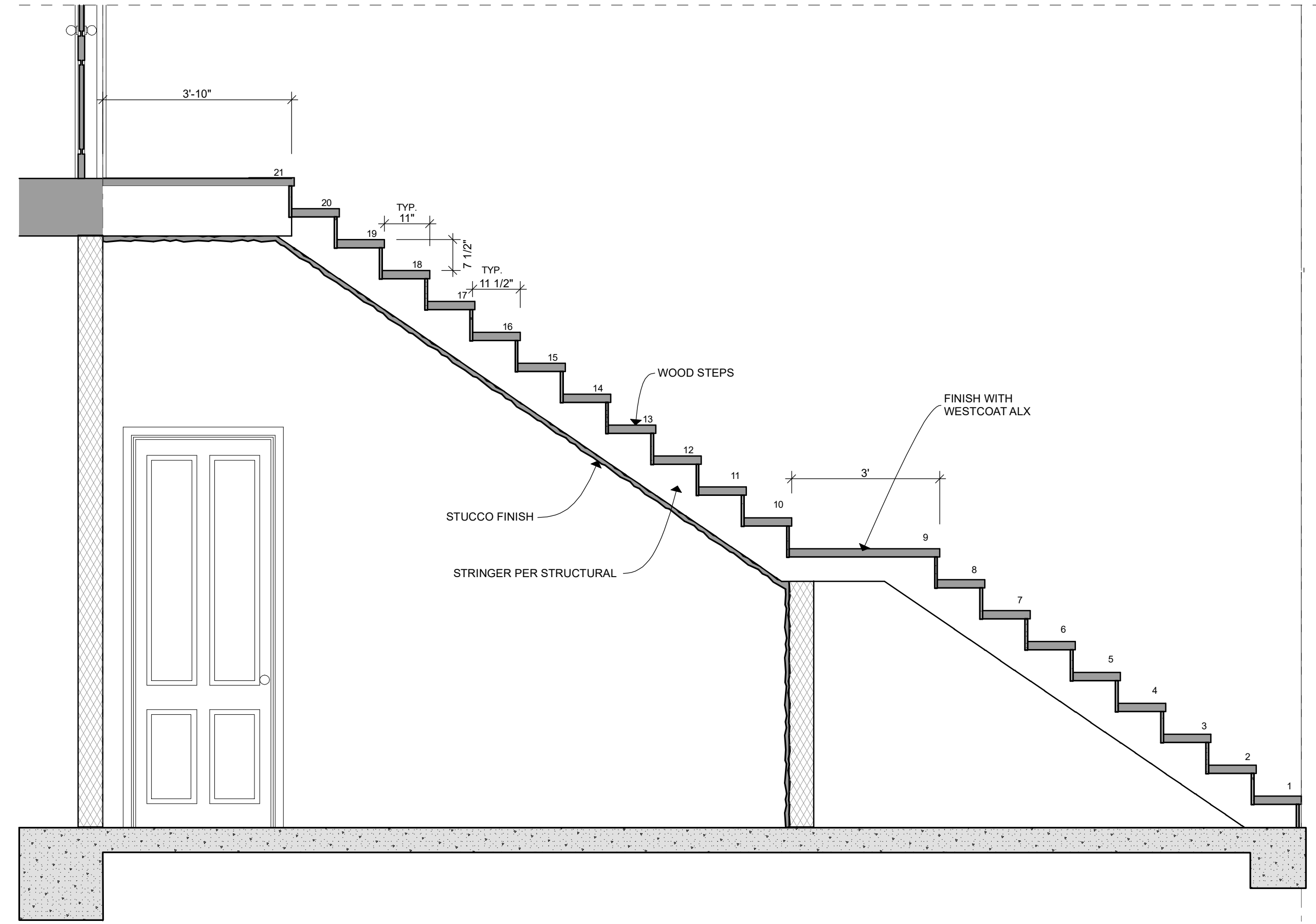
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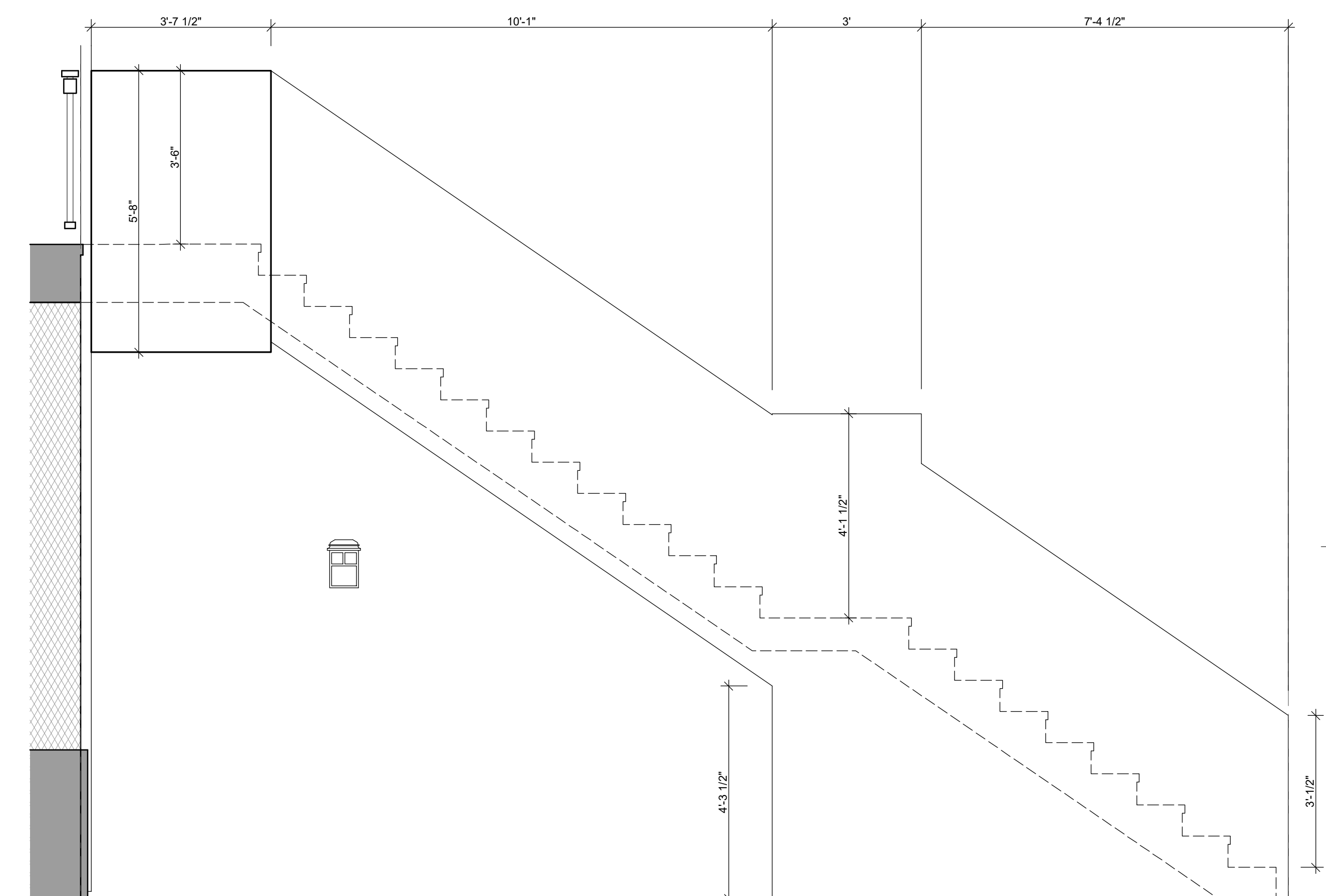
2022 Aaron Cole Chisholm, CA, 94115  
Phone: 415.224.1024  
DESIGN  
Fernando Aguirre-P.



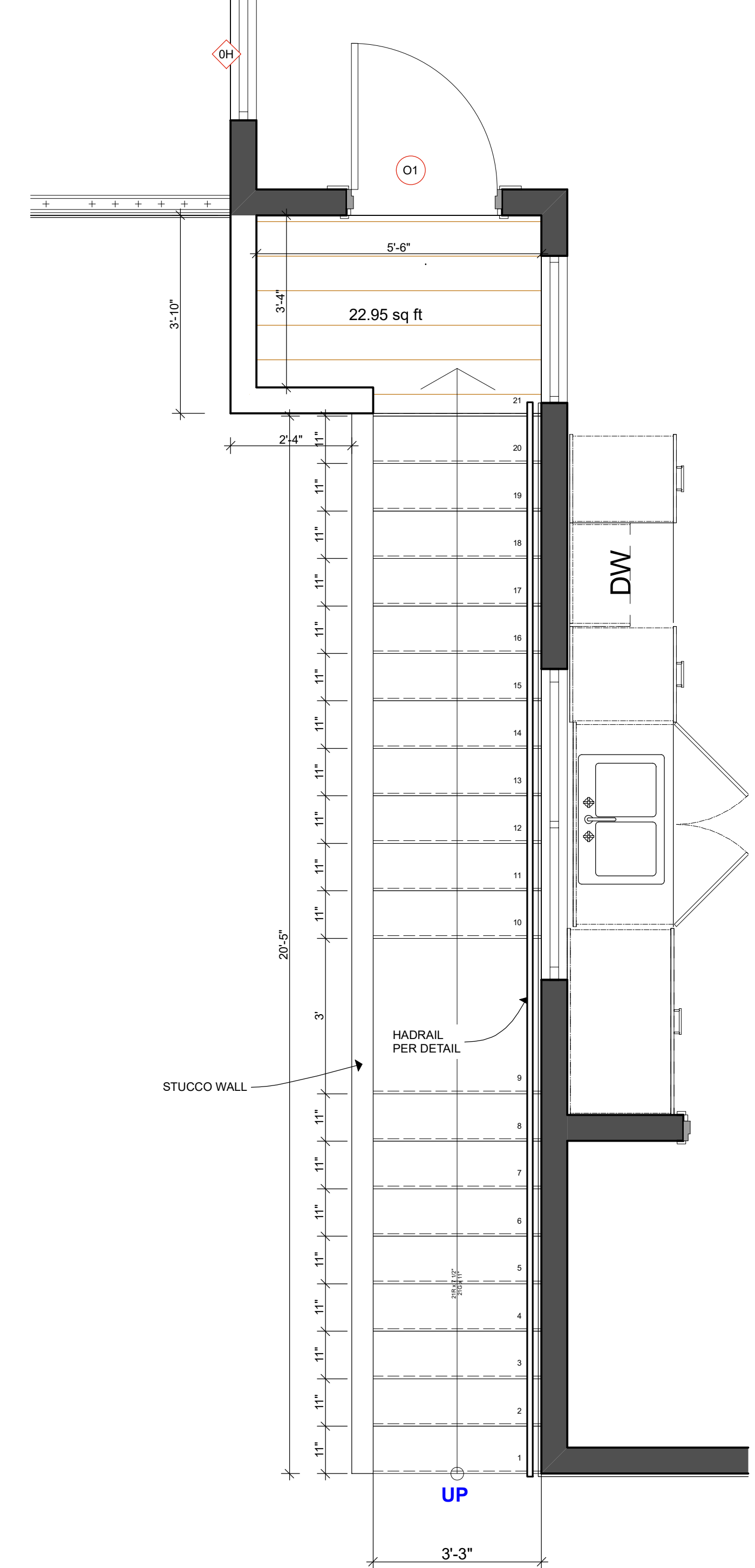
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1/2" = 1'-0"



HOUSE STAIR FLOOR PLAN  
1/2" = 1'-0"



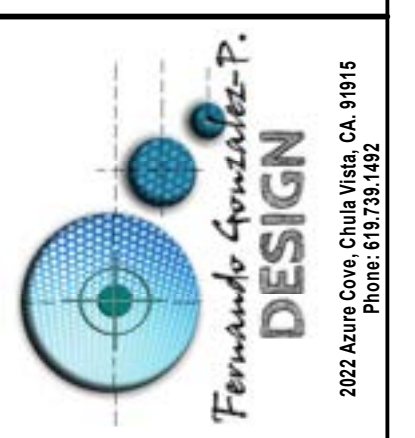
HOUSE STAIR FLOOR PLAN  
1/2" = 1'-0"



ADU STAIR FLOOR PLAN  
1/2" = 1'-0"

Revisions:


REMODEL, ADDITION AND ADU  
**HEALY'S RESIDENCE**  
1161 SUNSET CLIFFS BLDY, SAN DIEGO, CA 92107



*J. Gonzalez-P.*

ADU STAIR

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