



Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | PlanningStaff@OceansideCA.org

Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.

OCEANSIDE DEVELOPER'S CONFERENCE* AGENDA

Wednesday, October 12, 2022

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposing to demolish existing single family residence and keep existing single story garage. Build new two story 2-unit residence (R-3 occupancy). It is a 5,000 square foot lot located at 624 N. Clementine.

Project Number: ADM22-00069

Assessor Parcel Number(s): 147-052-12-00

Contact Person: Diane Byers

Email: diane@rulanddesigngroup.com

Zoning: RH

Land Use: HD-R

Neighborhood Area: Townsite

** The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

ITEM 1





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: Time preference: 9:30 am 10:30 am either

2nd choice date: Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: October 12, 2022 Time: 9:30 a.m.

Assigned Project Planner: Delaney Carmen

King - ACCESSORY DWELLING UNITS

624 N. Clementine,
 Oceanside, CA. 92054

SPECIAL INSPECTIONS:

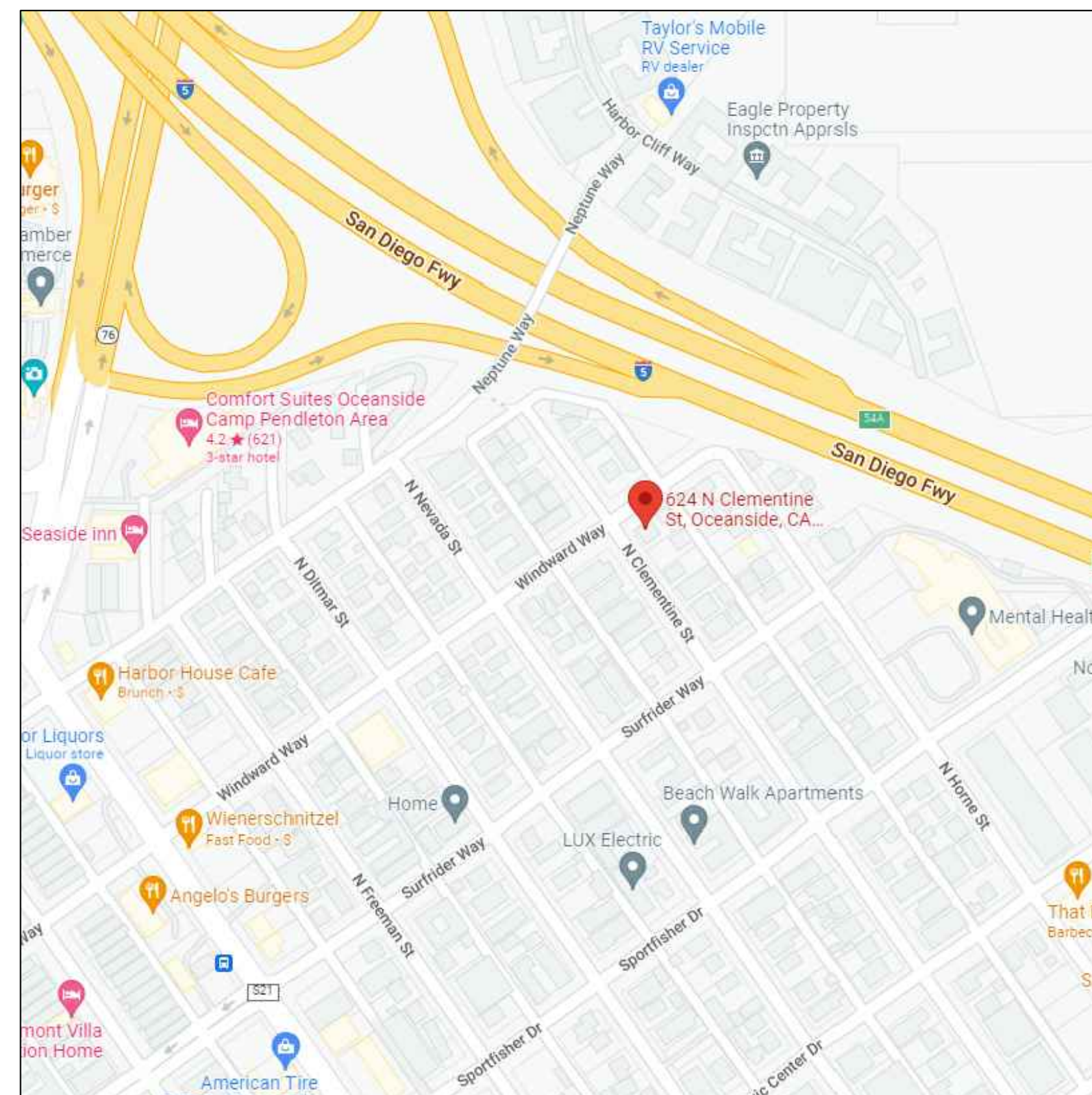
GENERAL REQUIREMENTS:

1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

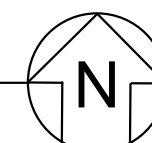
SECURE BOUNDING AREA

King - ACCESSORY DWELLING UNITS
 624 N. Clementine, Oceanside, CA. 92054

PROJECT INFORMATION



REGIONAL VICINITY MAP
 NOT TO SCALE



VICINITY MAP
 NOT TO SCALE

PARKING:

TOTAL SPACES REQUIRED: XXX
 TOTAL SPACES PROVIDED: XXX

IMPERVIOUS SURFACE IN PLOT:

TOTAL DISTURBANCE AREA:	XX S.F.
EXISTING AMOUNT OF IMPERVIOUS AREA:	XXXX S.F.
PROPOSED AMOUNT OF IMPERVIOUS AREA:	XX SF
TOTAL IMPERVIOUS AREA:	XXXX S.F.

EARTHWORK QUANTITIES

CUT QUANTITIES	0.5 C.YD.
FILL QUANTITIES	0 C.YD.
IMPORT/EXPORT	0 CYD
MAX CUT DEPTH UNDER THE BUILDING FOOTPRINT	12 INCHES

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRES A SEPARATE CONDITIONAL USE PERMIT.

PROJECT DATA

PROJECT DESCRIPTION: EXISTING SINGLE STORY RESIDENCE TO BE DEMOLISHED, EXISTING SINGLE STORY GARAGE TO REMAIN, NEW TWO STORY, TWO UNIT BUILDING PROPOSED.

SITE ADDRESSES: 624 N. CLEMENTINE, OCEANSIDE, CA. 92054

YEAR BUILT: 1961

ASSESSORS PARCEL NUMBER: 147-052-12-00

LEGAL DESCRIPTION: TR 332 BLK 56*LOT 7*

LOT ZONING: RH

LOT USE: SINGLE FAMILY RESIDENTIAL (EXISTING)
 SINGLE FAMILY RESIDENTIAL (PROPOSED)

LOT SIZE: 5,000 S.F.

F.A.R.: 1.0 = 5,000 X 1.0 = 5,000 S.F.

OCCUPANCY TYPE: R-3

BUILDING CODE: 2019 CA. BLDG. CODE, 2019 CA. RES. CODE, 2019 CA. ELECT. CODE, 2019 CA. MECH. CODE, 2019 CA. PLUMB. CODE, 2019 CA. GRN. BLDG. CODE, 2019 CA. BLDG. ENERGY EFF. STAND.

CONSTRUCTION TYPE: TYPE VB - NON RATED

FIRE SPRINKLER: EXEMPT PER RESD-3-1 (COMPANION UNIT DOES NOT EXCEED 1,200 S.F. ON LOT WITH AN EXISTING NON-SPRINKLERED RESIDENCE)

SQUARE FOOTAGE CALCULATION

PROPOSED UNIT A:	1,513 S.F.
PROPOSED UNIT B:	1,513 S.F.
TOTAL HABITABLE:	<u>3,026 S.F.</u>
EXISTING GARAGE:	444 S.F.
GRAND TOTAL FOOTAGE:	<u>3,520 S.F.</u>
(HABITABLE + GARAGE)	
MAX ALLOWABLE SQ. FT.:	<u>5,000 S.F.</u>

SHEET INDEX

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T1.3	STORM WATER REQUIREMENT CHECKLIST & MMPCP (IF APPLICABLE)
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A1.1	PROPOSED FLOOR PLANS
A1.2	WINDOW & DOOR SCHEDULE
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A3.0	BUILDING SECTIONS
A4.0	POWER & LIGHTING PLAN
A5.0	DETAILS
A5.1	DETAILS

TITLE-24	
T24.1	TITLE-24 ENERGY ANALYSIS
T24.2	TITLE-24 MANDATORY MEASURES

STRUCTURAL	
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SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SN1	STRUCTURAL NOTES

PROJECT DIRECTORY

OWNER: JIM AND WENDE KING
 624 N. CLEMENTINE,
 OCEANSIDE, CA. 92054
 959-912-8170

DESIGNER: RULAND DESIGN GROUP
 3245 UNIVERSITY AVE, STE 1-180
 SAN DIEGO, CA 92104
 CONTACT: AUDREY RULAND
 VOICE - 619.798.4623

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Author: RDG

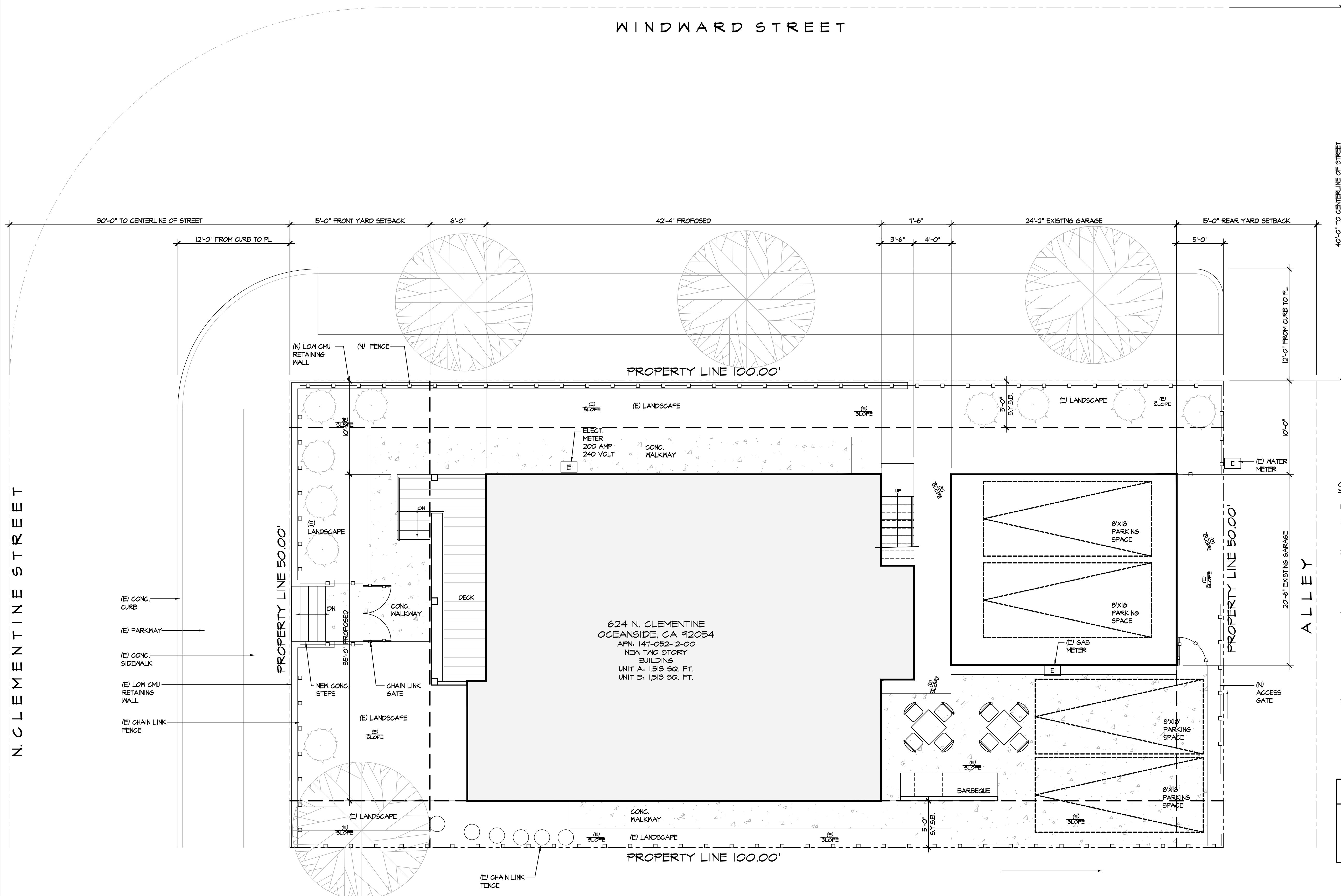
Date: 26-Sep-22

T1.1

King - ACCESSORY DWELLING UNITS
 624 N. Clementine, Oceanside, CA. 92054

PROPOSED SITE PLAN

SECURE BOUNDING AREA



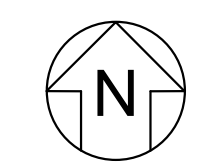
- SITE NOTES:**
1. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
 2. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
 3. A FORMS FOUNDATION FORM CERTIFICATION THAT IS CERTIFIED BY A LICENSED LAND SURVEYOR MAY BE REQUIRED BY THE BUILDING INSPECTOR AT THE FIRST FOOTING INSPECTION.
 4. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
 5. THE FINISH GRADE AND IMPERVIOUS SURFACES SHALL DRAIN AWAY FROM THE FOUNDATION WALLS AT A MINIMUM OF SLOPE 2% OR SHALL FALL 6 INCHES WITHIN THE FIRST 10 FEET WHERE POSSIBLE.

SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	AREA OF NEW FOOTAGE

- 1
- 2
- 3
- 4

PROPOSED SITE PLAN
 SCALE: 3/16" = 1'-0"

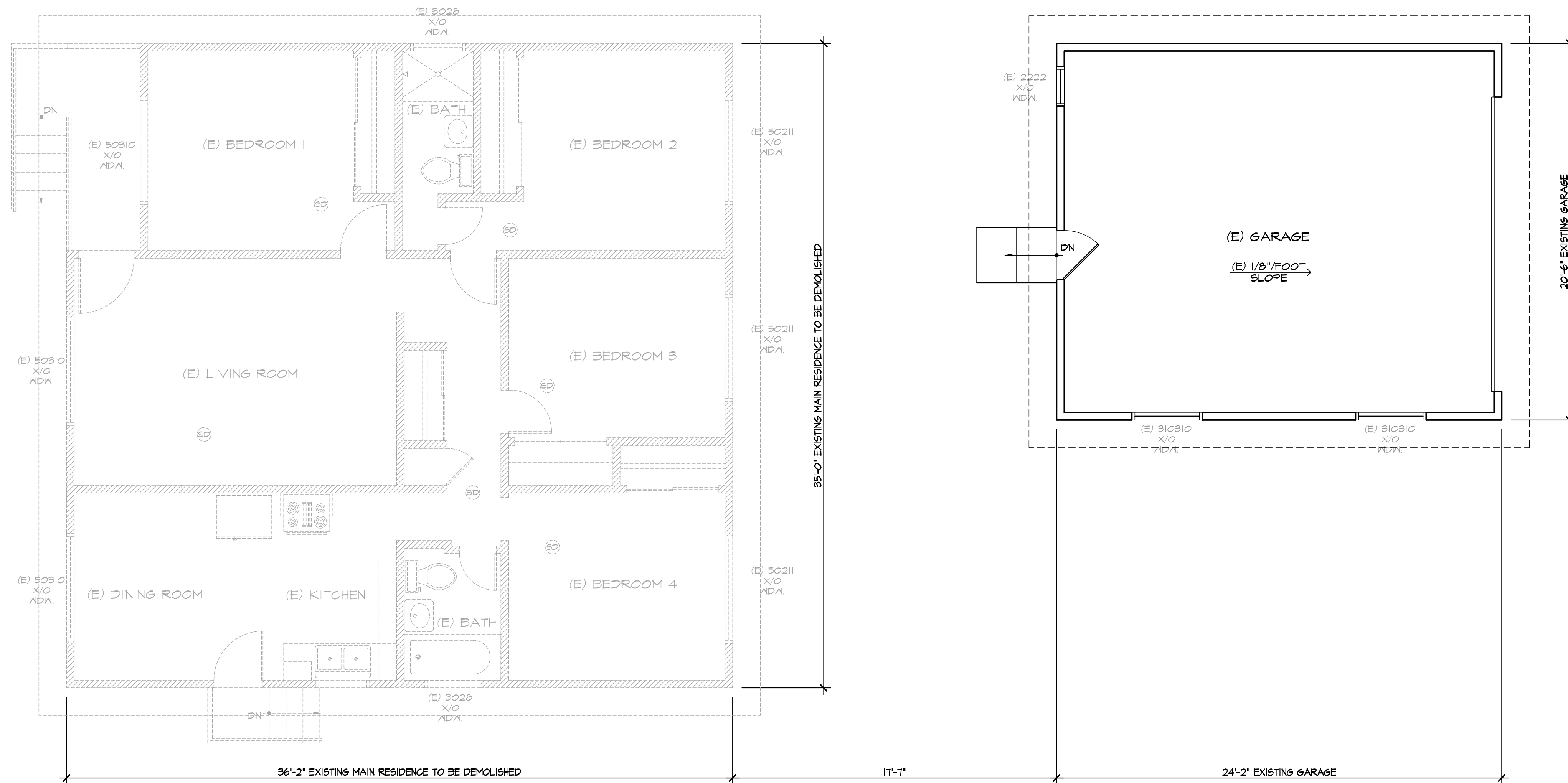


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 Date: 26-Sep-22

A0.0

King - ACCESSORY DWELLING UNITS
 624 N. Clementine, Oceanside, CA. 92054

EXISTING & DEMO FLOOR PLAN



WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	SMOKE & CARBON MONOXIDE DETECTOR

- DEMOLITION NOTES:**
1. THE CONTRACTOR IS TO USE EVERY PRECAUTION TO PREVENT DAMAGE TO ADJOINING AREAS. WHERE APPLICABLE, THE CONTRACTOR IS TO PATCH AND REPAIR DRYWALL, STUCCO OR SIMILAR ADJOINING MATERIAL AFTER DEMOLITION OR REPLACEMENT OF WALLS, WINDOWS OR DOORS.
 2. THE CONTRACTOR IS TO REFERENCE THE NEW FLOOR PLANS AND SITE PLANS FOR PRECISE LIMITS OF DEMOLITION. CONSULT DESIGNER OR OWNER IN AREA OF UNCERTAINTY OR DISCREPANCY.
 3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.
 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER AND ENGINEER SHALL BE NOTIFIED, IN WRITING, IMMEDIATELY OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, ELEVATIONS, SECTIONS OR DETAILS OF THESE DRAWINGS.

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Author: RDG
 Date: 26-Sep-22

EXISTING RESIDENCE FLOOR PLAN

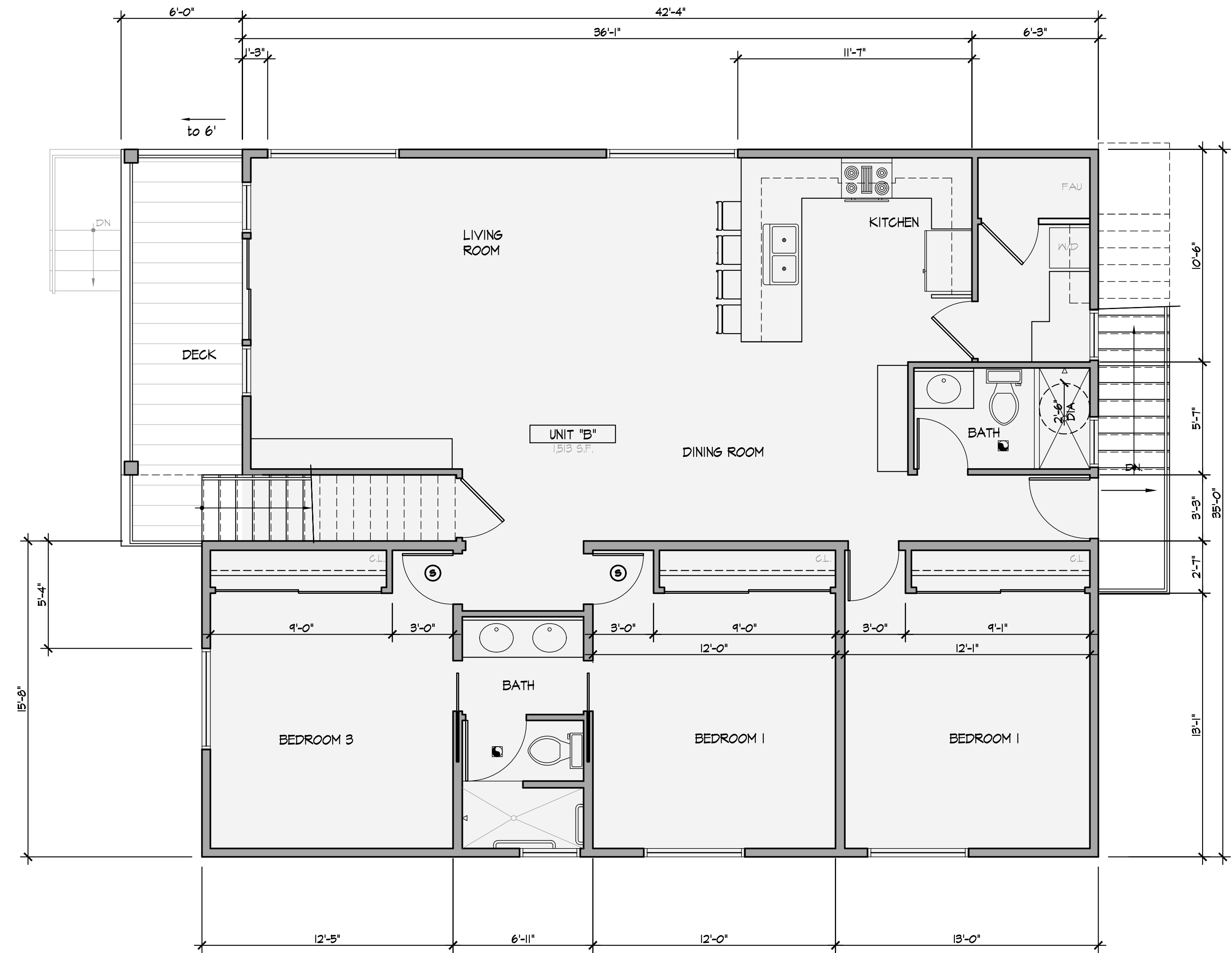
SCALE: 1/4" = 1'-0"



SECURE BOUNDING AREA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROPOSED FLOOR PLANS

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



PLAN NOTES:

- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACKDRAFT TAMPERS CMC 5041, 504.5, CRC R 303.5, R303.6.
 - A) EXHAUST VIA DUCTWORK DIRECTLY TO EXTERIOR, WITH DEDICATED TERMINATOR AT EXTERIOR OF BUILDING.
 - B) EXHAUST SHALL TERMINATE NO LESS THAN 3 FEET FROM ANY OPENING THAT ALLOWS AIR INTO THE OCCUPIED PORTIONS OF THE BLDG.
 - C) EXTERIOR TERMINATOR TO BE PROTECTED W/IT CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS 1/4-INCH TO 1/2 -INCH IN SIZE.
- ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NO LESS THAN 3' FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING.
- ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2019 CGBCS.
- PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.0 GALLONS PER MINUTE (GPM).
- PROVIDE WATER CLOSETS WITH A MAXIMUM FLOW OF 1.20 GALLONS PER FLUSH (GPF).
- PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.0 GALLONS PER MINUTE (GPM).
- PROVIDE PERMANENT VACUUM BREAKERS AT ALL HOSE BIBS, NEW & EXISTING LOCATIONS TYP.
- MATERIALS AND METHODS OF CONSTRUCTION, INCLUDED ATTACHED ACCESSORY BUILDINGS AND STRUCTURES SHALL BE IN ACCORDANCE WITH CRC R331, AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO (CRC R331.1.3, SDMC 149.0321(A), 55.5001).
- ALL OPENINGS FOR RECESSED CEILING LIGHTING HOUSINGS TO BE SEALED/CAULKED.
- MANDATORY INSULATION FOR FIRST 5 FEET OF HOT AND COLD WATER PIPING FROM WATER HEATER.
- ALL WATER PIPING IN UNCONDITIONED SPACES TO BE INSULATED.
- MANDATORY INSULATION FOR HOT WATER PIPING BETWEEN WATER HEATER AND KITCHEN FIXTURES.
- BONDING TO COLD WATER PIPING IS REQUIRED.
- GROUND AND NEUTRAL TO BE SEPARATELY BONDED AT ACCESSORY DWELLING UNIT PANEL.
- WATER PIPING INTO AND THROUGH CONCRETE OR MASONRY MUST BE SLEEVED WITH ADEQUATE ANNULAR SPACE.
- ALL POTABLE WATER PLUMBING PIPING, FITTINGS, DEVICES, FIXTURES, SOLDER AND FLUX MUST BE "LEAD-FREE" IN COMPLIANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTIONS.
 - EES INSTALLATION CERTIFICATES MUST BE COMPLETED, SIGNED, ASSEMBLED & POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS. EES 10-103(A), 10-103 (B) 1.A.

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2X STUD WALL
	LINE OF WALL ABOVE
	1-HR RATED WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	RECESSED EXHAUST FAN (50 CFM) (EQUIP W/BACK DRAFT DAMPER)
	WINDOW W/TEMPERED GLASS
	DOOR W/TEMPERED GLASS

PLAN STAIR NOTES:

GRADE TO SECOND FLOOR
TYP. RISER = "XXX" EACH
TYP. TREAD = 11" EACH
OF RISERS = XX
RISE INFORMATION: X"-XX" TOTAL RISE

HANDRAILS
1 1/2" DIAMETER ALUMINUM HANDRAIL @ 34" ABOVE THE NOSE OF THE STAIRS.

GENERAL FIRE-RATING NOTES:

- THE FLOOR/CEILING ASSEMBLY ABOVE SEPARATING THE TWO DWELLING UNITS SHALL BE CONSTRUCTED OF ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION IN ACCORDANCE WITH SECTION R302.3.
- THE SUPPORTING WALLS, BEAMS, AND POSTS FOR THE ONE-HOUR FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING IN ACCORDANCE WITH R302.3.1.
- PENETRATIONS ON THE ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION (FLOOR/CEILING AND WALL ASSEMBLIES) SHALL COMPLY WITH SECTION R302.4.

SPECIAL PLAN NOTES:

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE (SDMC SEC. 131.0444 & 132.0505).
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.
- ENVIRONMENTAL AIR DUCTS & EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3- FEET FROM A PROPERTY LINE & 3- FEET FROM BUILDING OPENINGS.
- THE DESIGNER IS NOT RESPONSIBLE IN ANY WAY, SHAPE OR FORM FOR THE SIZING, ROUTING LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. THE GENERAL CONTRACTOR IS TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED DROPS & SOFFITS AS REQUIRED.

- AN ELECTRONICALLY SIGNED & REGISTERED INSTALLATION CERTIFICATE(S) (CFIR) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CFIR 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 CFIR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CFIR IS REVIEWED & APPROVED.
- AN ELECTRONICALLY SIGNED & REGISTERED CERTIFICATE OF FIELD VERIFICATION & DIAGNOSTIC TESTING (CFBR) SHALL BE POSTED AT THE BUILDING. SIGNED & REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION & DIAGNOSTIC TESTING (CFBR) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CFBR 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 CFIR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CFBR IS REVIEWED & APPROVED.
- SHOWER COMPARTMENTS & BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6- FEET ABOVE THE FLOOR (CRC R307.2).

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Author: RDG

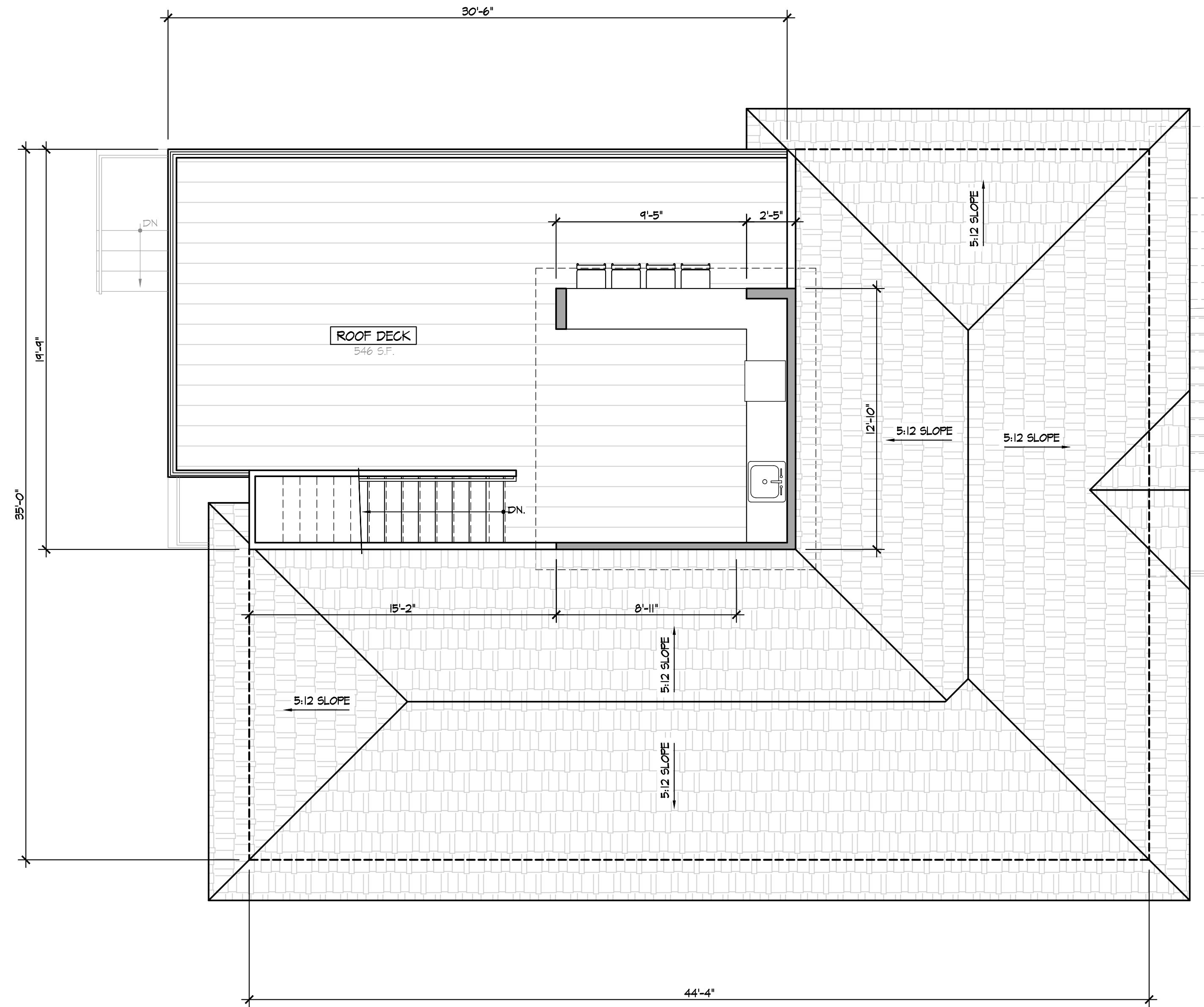
Date: 26-Sep-22

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PLAN STAIR NOTES:
 GRADE TO SECOND FLOOR
 TYP. RISER = "XXX" EACH
 TYP. TREAD = 11" EACH
 # OF RISERS = XX
 RISE INFORMATION: X-XX" TOTAL RISE

HANDRAILS
 1 1/2" DIAMETER ALUMINUM HANDRAIL @ 34" ABOVE THE NOSE OF THE STAIRS.

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2X STUD WALL
	LINE OF WALL ABOVE
	1-HR RATED WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR INTERCONNECTED PER CRC R315.1.7 & HARD WIRED WITH BATTERY BACKUP PER CRC R315.5
	RECESSED EXHAUST FAN (50 CFM) (EQUIP W/BACK DRAFT DAMPER)
	WINDOW W/TEMPERED GLASS
	DOOR W/TEMPERED GLASS



ROOF DECK FLOOR PLAN

PROPOSED FLOOR PLANS

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



PLAN NOTES:

- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACKDRAFT TAMPERS (MG 504), 504.5, CRC R 303.5, R303.6.
 - EXHAUST VIA DUCTWORK DIRECTLY TO EXTERIOR WITH DEDICATED TERMINATOR AT EXTERIOR OF BUILDING.
 - EXHAUST SHALL TERMINATE NO LESS THAN 3 FEET FROM ANY OPENING THAT ALLOWS AIR INTO THE OCCUPIED PORTIONS OF THE BLDG.
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- ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2019 C6B5C.
- 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 WATER CLOSETS WITH A MAXIMUM FLOW OF 1.28 GALLONS PER FLUSH (GPF).
- PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
- PROVIDE PERMANENT VACUUM BREAKERS AT ALL HOSE BIBS, NEW & EXISTING LOCATIONS TYP.
- MATERIALS AND METHODS OF CONSTRUCTION, INCLUDED ATTACHED ACCESSORY BUILDINGS AND STRUCTURES SHALL BE IN ACCORDANCE WITH CRC R301, AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO (CRC R301.3, SDMC 144.0321(A), 55.5001.
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- ALL POTABLE WATER PLUMBING PIPING, FITTINGS, DEVICES, FIXTURES, SOLDER AND FLUX MUST BE "LEAD-FREE" IN COMPLIANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTIONS.
- EES INSTALLATION CERTIFICATES MUST BE COMPLETED, SIGNED, ASSEMBLED & POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS. EES 10-103(A), 10-103 (B) 1A.

GENERAL FIRE-RATING NOTES:

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- THE SUPPORTING WALLS, BEAMS, AND POSTS FOR THE ONE-HOUR FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING IN ACCORDANCE WITH R302.3.1.
- PENETRATIONS ON THE ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION (FLOOR/CEILING AND WALL ASSEMBLIES) SHALL COMPLY WITH SECTION R302.4.

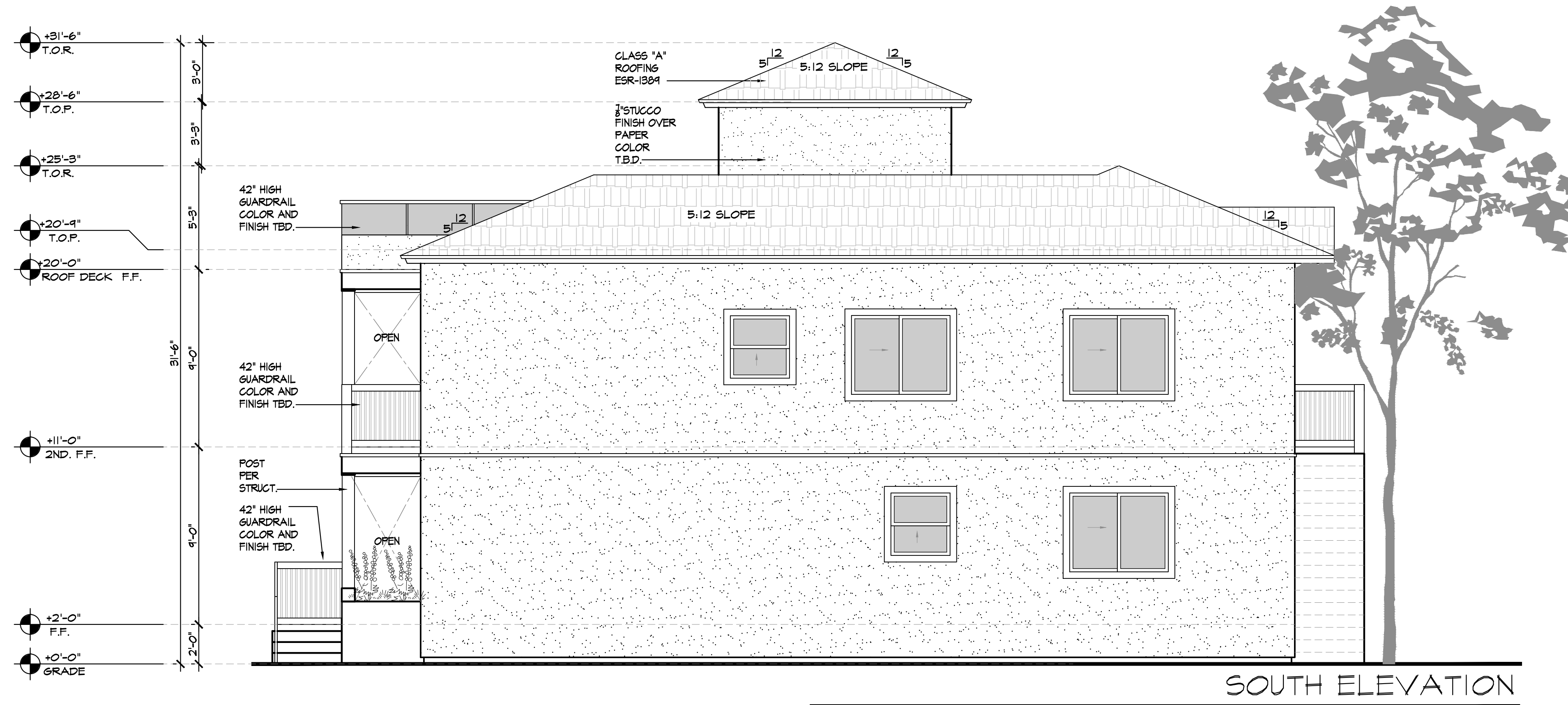
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- ENVIRONMENTAL AIR DUCTS & EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3- FEET FROM A PROPERTY LINE & 3- FEET FROM BUILDING OPENINGS.
- THE DESIGNER IS **NOT** RESPONSIBLE IN ANY WAY, SHAPE OR FORM FOR THE SIZING, ROUTING LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. THE GENERAL CONTRACTOR IS TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED DROPS & SOFFITS AS REQUIRED.
- AN ELECTRONICALLY SIGNED & 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 CFIR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CF2R IS REVIEWED & APPROVED.
- AN ELECTRONICALLY SIGNED & REGISTERED CERTIFICATE OF FIELD VERIFICATION & DIAGNOSTIC TESTING (CFBR) SHALL BE POSTED AT THE BUILDING. SIGNED & REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION & DIAGNOSTIC TESTING (CFBR) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CFBR 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 CFIR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CFBR IS REVIEWED & APPROVED.
- SHOWER COMPARTMENTS & BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6- FEET ABOVE THE FLOOR (CRC R301.2).

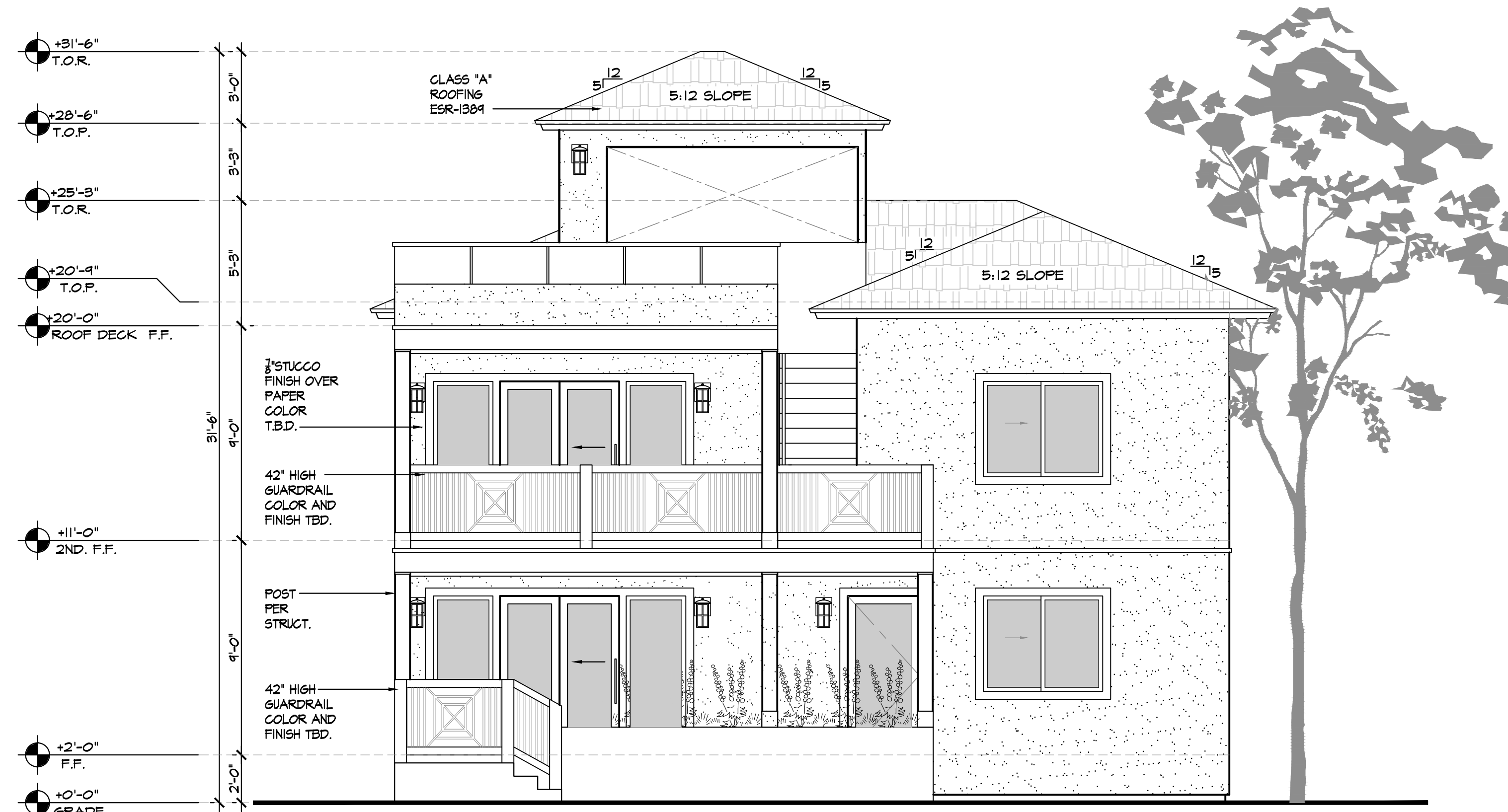
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Author: RDG

Date: 26-Sep-22



SOUTH ELEVATION



WEST ELEVATION

PROPOSED BUILDING ELEVATIONS

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

SPECIAL PLAN NOTES:

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE (SDMC SEC. 131.0444 & 132.0505).
2. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.
3. ENVIRONMENTAL AIR DUCTS & EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3- FEET FROM A PROPERTY LINE & 3- FEET FROM BUILDING OPENINGS.
4. THE DESIGNER IS **NOT** RESPONSIBLE IN ANY WAY, SHAPE OR FORM FOR THE SIZING, ROUTING LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. THE GENERAL CONTRACTOR IS TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED DROPS & SOFFITS AS REQUIRED.
5. EXTEND DUCT WORK TO HEAT ROOM ADDITIONS & NEW CONDITIONED AREAS.

ELEVATION NOTES:

CONTRACTOR TO VERIFY ROOF PITCH AND MATCH EXISTING ROOF PITCH WHEN ORDERING TRUSSES U.O.N.

PAPER-FACED INSULATION IS PROHIBITED IN ATTICS OR OTHER VENTILATED AREAS.

EXTERIOR SHEATHING:
 5/8" PLYWOOD CD OR CC GRADE W/8d @6"O.C. E.N. & B.N. 8d @12" O.C.
 F.N. F1-2%
 UNLESS OTHERWISE NOTED ALL NAILING SHALL BE IN ACCORDANCE WITH NAILING SCHEDULE ON SHEET S-2 OF THESE PLANS

USE PLATE WASHERS A MIN. OF 3"x3"x0.0229" ON EA. BOLT. WASHER MAY NOT BE SLOTTED MORE THAN A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIA. AND SLOT LENGTH NOT TO EXCEED 1-3/4".

ALL HOLDDOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

VENTS:
 MUST BE LOUVERED AND COVERED WITH 1/4" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH

EXTERIOR DOORS:
 MUST BE APPROV'D NON-COMBUSTIBLE OR SOLID CORE NOT LESS THAN 1-3/8" THICK OR 20-MIN FIRE RATED.

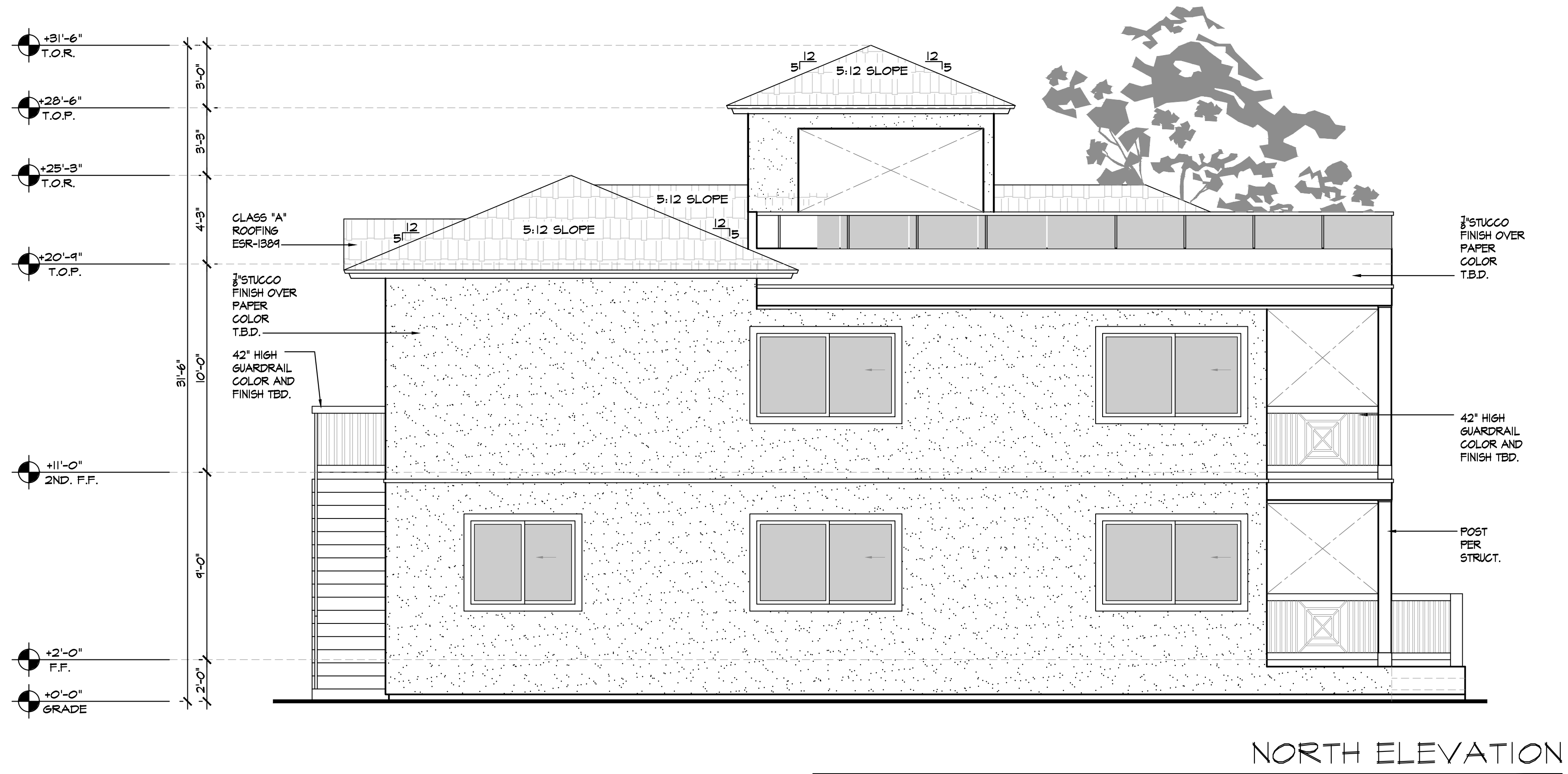
WINDOWS:
 TO BE MILGARD, EAGLE OR APPROV'D EGL SHALL BE TEMPERED GLASS OR MULTI-LAYERED HAVING A FIRE PROTECTION RATINGS OF MIN. 20 MINUTES. GLAZING FRAMES OF VINYL SHALL HAVE WELDED CORNERS, METAL REINFORCED IN THE INTERLOCK AREA.

FLOOR SHEATHING:
 5/8" PLYWOOD CD OR CC GRADE STRUCT I OR II W/8d @6"O.C. E.N. & B.N. 8d @12" O.C. F.N. F1-2% UNLESS OTHERWISE NOTED ALL NAILING SHALL BE IN ACCORDANCE WITH NAILING SCHEDULE ON SHEET S-2 OF THESE PLANS.

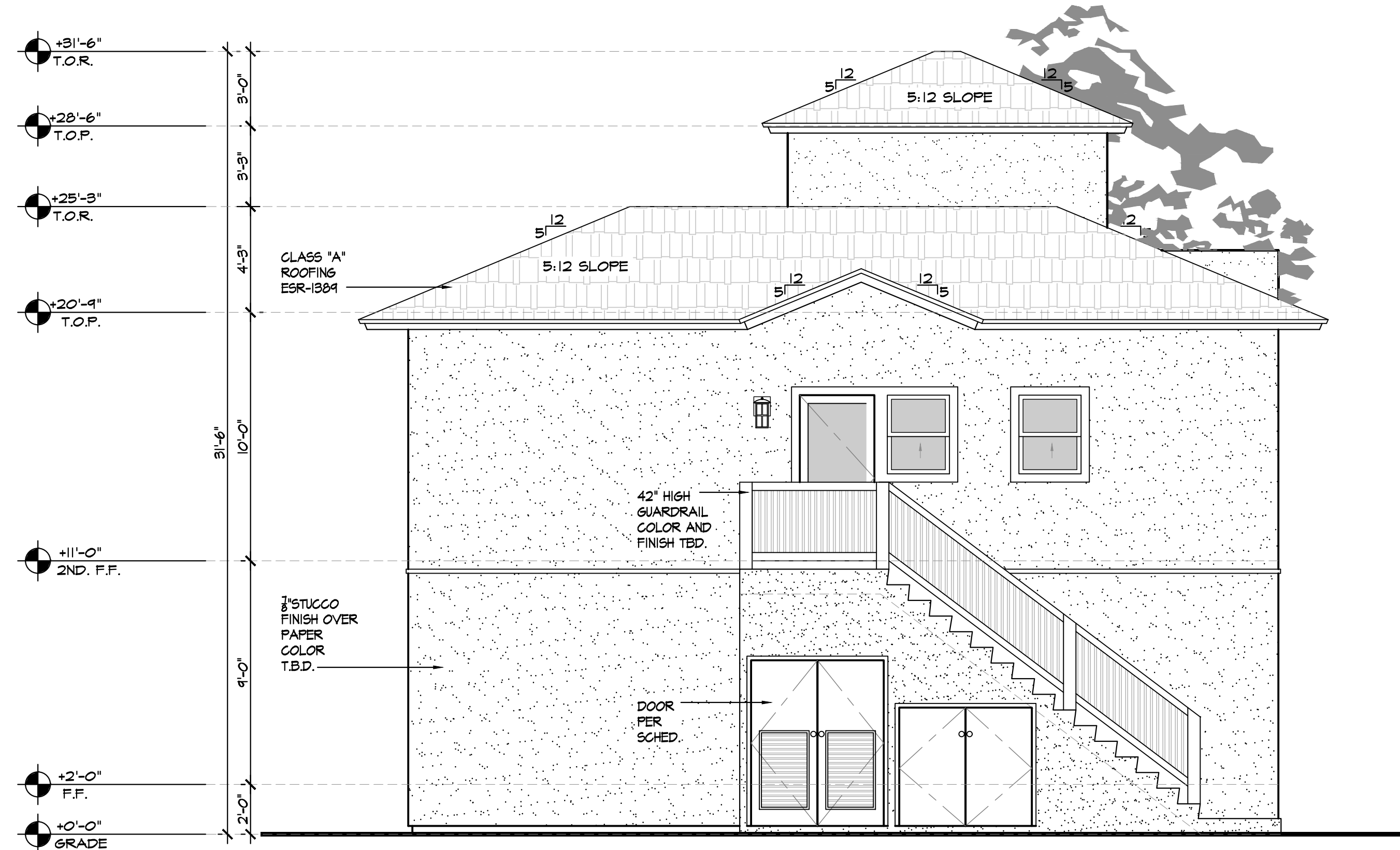
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Author: RDG

Date: 26-Sep-22



NORTH ELEVATION



EAST ELEVATION

PROPOSED BUILDING ELEVATIONS

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

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