



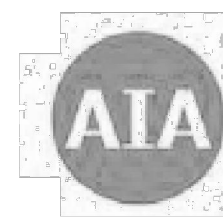
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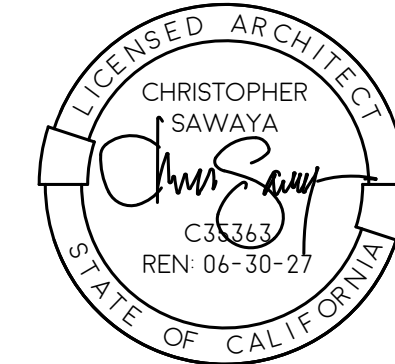
DATE	BY	ISSUE DESCRIPTION
12-18-25	CC	SUBMITTAL
02-24-26	CC	RESUBMITTAL



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



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BARSTOW
ADUS

5372 BARSTOW AVE

4956 ROSCREA AVE UNIT 1
4956 ROSCREA AVE UNIT 2
4958 ROSCREA AVE UNIT 3
4958 ROSCREA AVE UNIT 4

SAN DIEGO, CA 92117

DATE: 12-18-25
BY: CC
SUBMITTAL: 07-24-26
CC: RESUBMITAL

SAWAYA ARCHITECTURE

TS3.0
CALGREEN NOTES

Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.	Y	N/A	RESPON. PARTY	4.106.4.2.4 Identification.	Y	N/A	RESPON. PARTY	4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.
			301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.				4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.				4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.				4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
			301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.				4.106.4.2.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.				4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).				NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ .
			The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.				1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.				1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.				DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
			Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.				The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.				2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.				4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
			Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures.				Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.				4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in soleboard plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.				4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
			Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.				Notes: a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.				4.408.1 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.				4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
			301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.				2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.				4.408.2.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.				Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
			SECTION 302 MIXED OCCUPANCY BUILDINGS				Exception: Areas of parking facilities served by parking lifts.				4.408.2.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.				4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which provide verifiable documentation that the percentage of construction and demolition material diverted from the landfill complies with Section 4.408.1.
			302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.				4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.				4.408.3.1.2 Urinals. The effective flush volume of all urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.				Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
			Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.				Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.				4.408.3.1.3 Showerheads. 4.408.3.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.				4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs/sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			DIVISION 4.1 PLANNING AND DESIGN				Notes: a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.				4.408.3.1.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.				4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSH-SP Office of Statewide Health Planning and Development LR Low Rise HR High Rise NA Additions and Alterations N New				3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.				4.408.3.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.				4.408.4.2 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 minimum 65% construction waste reduction requirement in Section 4.408.1.
			CHAPTER 4 RESIDENTIAL MANDATORY MEASURES				When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes used to reduce the minimum required electrical capacity to the required EV capable spaces.				4.408.3.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.				4.408.4.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which provide verifiable documentation that the percentage of construction and demolition material diverted from the landfill complies with Section 4.408.1.
			SECTION 4.102 DEFINITIONS				4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: 1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.				4.408.3.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.				4.408.4.4 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.				4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 16 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.				4.408.3.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.				4.408.4.5 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			WATTLERS. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.				4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.6 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106 SITE DEVELOPMENT				4.106.4.2.2.1.4 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.6 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.7 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.				4.106.4.2.2.1.5 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.7 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.8 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.				4.106.4.2.2.1.6 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.8 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.9 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106 SITE DEVELOPMENT				4.106.4.2.2.1.7 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.9 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.10 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.				4.106.4.2.2.1.8 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.10 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.11 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.				4.106.4.2.2.1.9 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.11 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.12 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106 SITE DEVELOPMENT				4.106.4.2.2.1.10 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.12 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.13 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.				4.106.4.2.2.1.11 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.13 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.14 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.				4.106.4.2.2.1.12 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.14 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.15 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106 SITE DEVELOPMENT				4.106.4.2.2.1.13 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.15 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.16 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.				4.106.4.2.2.1.14 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.16 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.17 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.				4.106.4.2.2.1.15 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.17 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.18 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			4.106 SITE DEVELOPMENT				4.106.4.2.2.1.16 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.				4.408.3.1.4.18 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				4.408.4.19 WASTE STREAM REDUCTION ALTERNATIVE.</



RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)



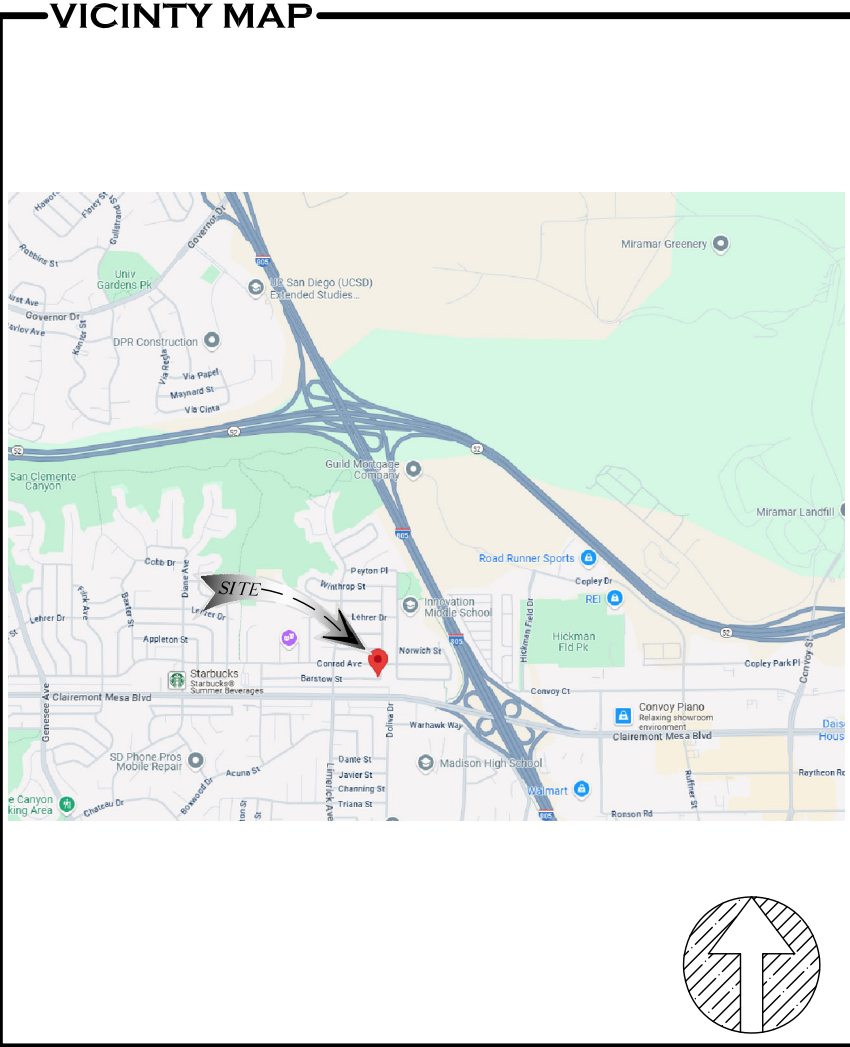
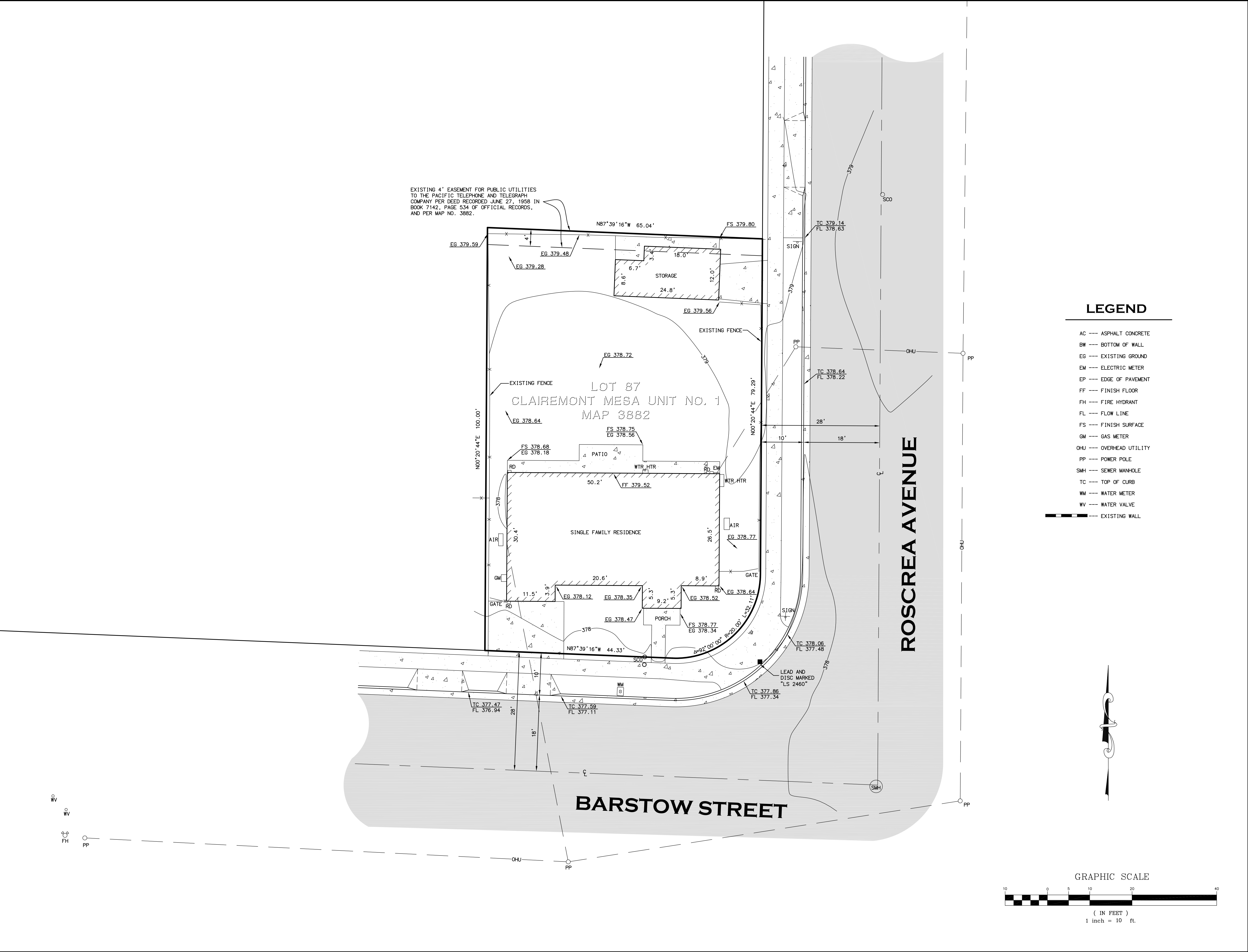
3565 7TH AVENUE
SAN DIEGO, CA 92103
SAWAYAARCHITECTURE.COM
(619) 916 - 8145

5372 BARSTOW AVE

SAN DIEGO, CA 92117

SAWAYA ARCHITECTURE

2524
PRINT TO SCALE : 24" X 36"



BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG, IN TOP OF CURB, LOCATED AT THE SOUTHWEST CORNER OF ROSCREA AVENUE AND CONRAD AVENUE.

ELEVATION = 377.412 (NGVD '29)

SITE INFORMATION

**5372 BARSTOW STREET
SAN DIEGO, CA 92117**

LEGAL DESCRIPTION

LOT 87 OF CLAIREMONT MESA UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3882, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 08, 1958, BEING DESCRIBED IN DOCUMENT NO. 2024-0223996, RECORDED AUGUST 21, 2024.

APN: 355-424-14

GROSS AREA - 0.147 ACRES

6,406.97 SQ. FT.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.

THE PROPERTY LINES, BEARINGS AND DIMENSIONS, SHOWN HEREON, ARE ESTABLISHED FROM AVAILABLE RECORD INFORMATION AND ARE SUBJECT TO VERIFICATION BY A COMPLETE FIELD BOUNDARY RETRACEMENT SURVEY.

PLAN PREPARED BY

**ACCURATE
LAND SURVEYS**

2514 ALPINE BLVD. SUITE #4, ALPINE, CA 91901
PH. 619-445-0110

SEAL

PROFESSIONAL LAND SURVEYOR
ROBERT J. RUSSELL
EXP. MAR 31 27
NO. 8211
STATE OF CALIFORNIA

RJR

SHEET TITLE

TOPOGRAPHIC MAP

DATE

07/16/2025

SHEET NUMBER

C1

038 NO. 254539 BARSTOW STREET

PLAN CHECK NOTES

- LIGHTING IN BATHROOMS SHALL HAVE ONE HIGH EFFICACY LUMINAIRE AND ALL LOW EFFICACY LIGHTING MUST BE CONTROLLED BY VACANCY SENSORS.
- ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING.
- PER 2019 CGBSC SEC 4.303.2. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC 906 AND THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
- PROVIDE SHOWER HEADS 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).
- PER 2019 GREEN CODE, 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 A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
- KITCHENS: ALL THE INSTALLED WATTAGES OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
- OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO VACANCY SENSOR OR DIMMER.
- OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO THE OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON/OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE.
- ATTIC UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CMC.
- LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
- LIGHTING IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6" ABOVE FLOOR.
- 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.
- THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.
- ARCHITECT SIGNATURE: Christopher Sawaya
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- BACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 701.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL.
- SITE PLAN ACCURATELY DISPLAYS ALL POTENTIAL EASEMENT AND PUBLIC ROW ENCROACHMENTS RELATED TO THIS PROJECT.
- 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.

ENGINEERING NOTES

- | | | |
|---|------|-------------|
| 1. CUT QUANTITIES | 0 | CUYD |
| FILL QUANTITIES | 0 | CUYD |
| IMPORT/EXPORT | 0 | CUYD EXPORT |
| MAX CUT DEPTH | 2 FT | |
| MAX FILL DEPTH | 0 FT | |
| 2. TOTAL DISTURBANCE AREA | 1200 | SF |
| 3. EXISTING AMOUNT OF IMPERVIOUS AREA | 1426 | SF |
| PROPOSED AMOUNT OF 'CREATED' IMPERVIOUS AREA | 1200 | SF |
| PROPOSED AMOUNT OF 'REPLACED' IMPERVIOUS AREA | 0 | SF |
| TOTAL IMPERVIOUS AREA | 2626 | SF |
| 4. THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2021 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT. | | |

VERY HIGH FIRE SEVERITY ZONE NOTES

- | |
|--|
| 1. ALL EXPOSED WOOD TO BE FIRE RETARDANT TREATED WOOD, OR ENCLOSED WITH STUCCO |
| 2. ALL WINDOWS ARE BE DUAL PANE, WITH ONE PANE MINIMUM TEMPERED |
| 3. ALL WINDOWS NONCOMBUSTIBLE (WNTYL) |
| 4. ALL WALLS COVERED WITH NONCOMBUSTIBLE MATERIAL (STUCCO OR CEMENT FIBER SIDING) |
| 5. ALL VENTS MUST BE NONCOMBUSTIBLE, CORROSION RESISTANT, AND COVERED WITH A MESH WITH OPENING DIMENSIONS BETWEEN 1/16" AND 1/8" |
| 6. THE UNDERSIDE OF THE STAIRS AND LANDINGS ARE ENCLOSED IN NONCOMBUSTIBLE FINISH (STUCCO) |
| 7. STAIR AND LANDING SURFACES FINISHES ARE NONCOMBUSTIBLE (DXXOTEX) |

DEFERRED SUBMITTALS

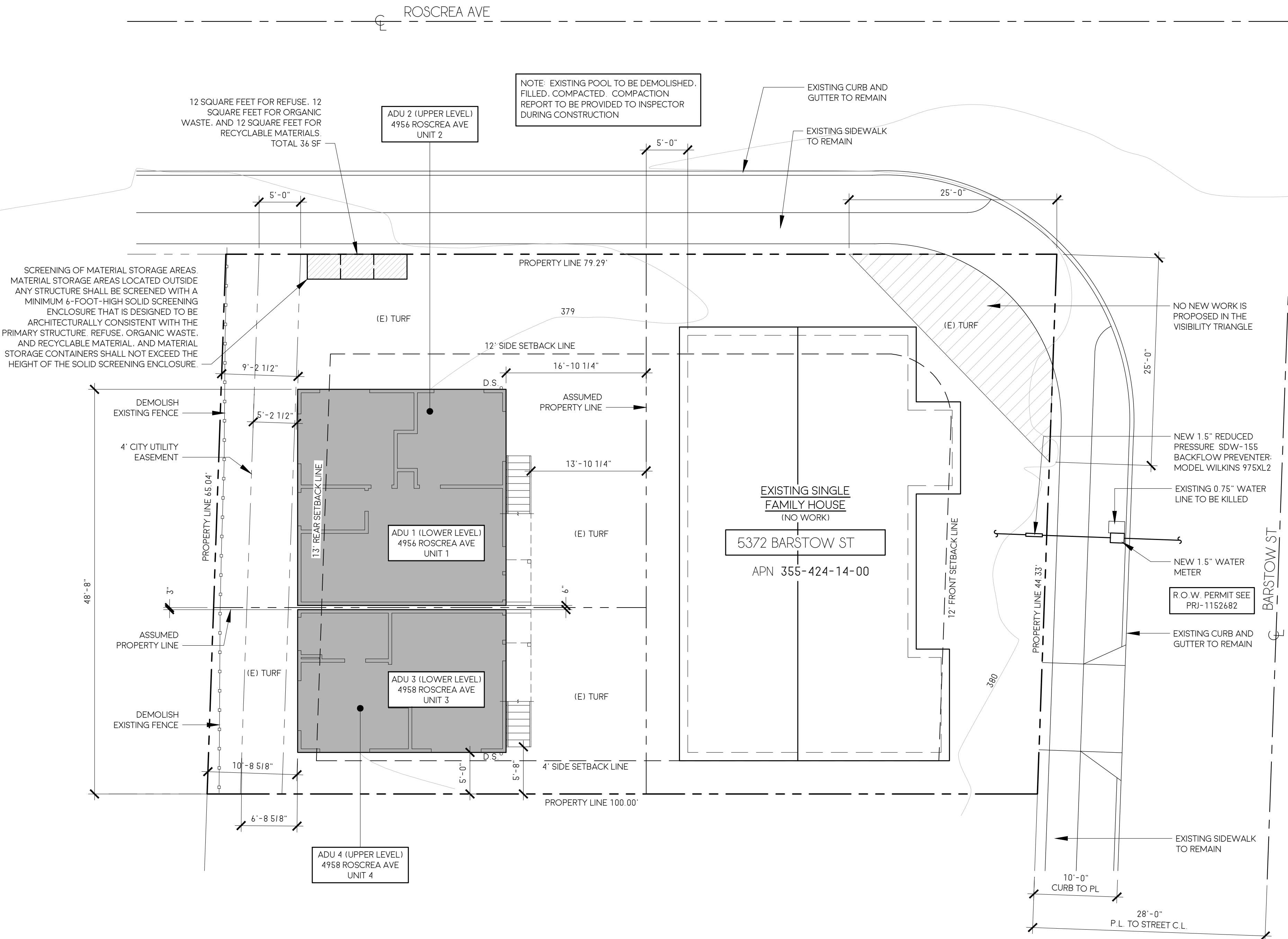
- | |
|--|
| 1. PV SOLAR SYSTEM |
| 2. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL |
| 3. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL |
| 4. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING |

FIRE NOTES

- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 14.
- ADDRESSES SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CFC 901.4.4) PER FHPS POLICY P-00-6.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
- A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY EXCEEDS THAT OF THE HALLWAY BY 24 INCHES, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT AREA.

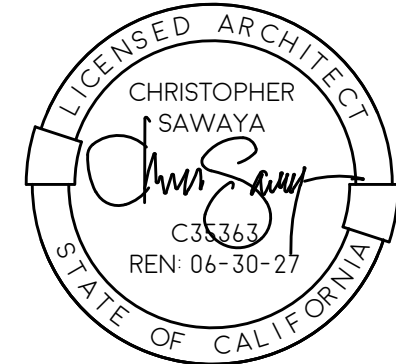
FAA SELF CERTIFICATION

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



SITE PLAN

1/8"=1'-0"



SA
SAWAYA ARCHITECTURE

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

BARSTOW
ADUS

5372 BARSTOW AVE

4956 ROSCREA AVE UNIT 1
4956 ROSCREA AVE UNIT 2
4958 ROSCREA AVE UNIT 3
4958 ROSCREA AVE UNIT 4

SAN DIEGO, CA 92117

DATE	BY	ISSUE/DESCRIPTION
12-18-25	CC	SUBMITTAL
07-24-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A1.0
SITE PLAN



BARSTOW
ADUS

4956 ROSCREA AVE UNIT 1
4956 ROSCREA AVE UNIT 2
4958 ROSCREA AVE UNIT 3
4958 ROSCREA AVE UNIT 4

DATE	BY	ISSUE DESCRIPTION
12-18-25	CC	SUBMITTAL
02-24-26	CC	RESUBMITTAL

A1.1

LEGEND	
<u>BMP TYPES</u>	
	SC-5: STRAW WATTLES
	SC-1: SILT FENCE
	WM-1: MATERIAL DELIVERY AND STORAGE
	WM-5: SOLID WASTE MANAGEMENT
	WM-6: HAZARDOUS WASTE MANAGEMENT
	WM-8: CONCRETE WASTE MANAGEMENT
	WM-9: SANITARY/ISEPTIC WASTE MANAGEMENT
	SC-7: STREET CLEANING & VACUUMING

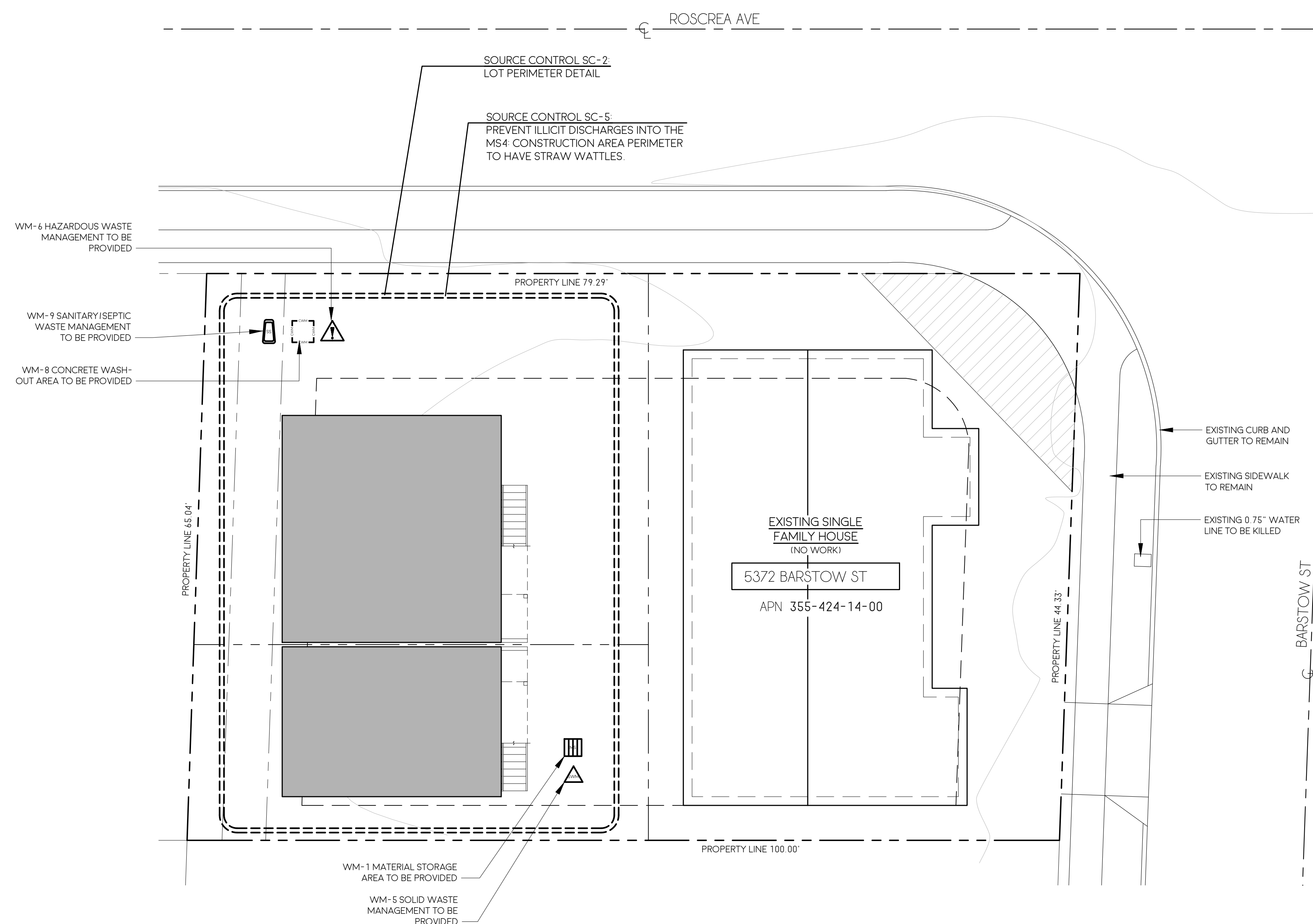
A. NEAREST DOWNSTREAM STORMWATER INLET TO BE SANDBAGGED AND PROTECTED DURING CONSTRUCTION ACCORDING TO RESIDENT ENGINEER'S REQUEST IF NEEDED.

B. KEEP PUBLIC ACCESS WAYS CLEAN AND FREE OF DEBRIS. STREET SWEEP DAILY WHEN NECESSARY. SET UP HOSEBIB STATION AT CONSTRUCTION ENTRANCE.

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB). SAN DIEGO MUNICIPAL STORM WATER PERMIT THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs

- 1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S). DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN AND STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
- 2 ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD OF GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP PLACEMENTS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- 3 A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
- 4 THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- 5 ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENTATION AND ALL CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



$$1/8'' = 1' - 0''$$

KEYNOTES:

- 01 REINFORCEMENT FOR GRAB BARS
1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER APPROVED CONSTRUCTION MATERIALS. REINFORCEMENT FOR GRAB BARS 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.
2. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
3. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
4. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK. 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.

NOTES:

1. VENT OPENINGS SHALL BE PROTECTED BY NONCOMBUSTIBLE, CORROSION RESISTANT MESH AND MEETS ALL THE FOLLOWING REQUIREMENTS: CRC R337 & 2. SMC 149.0327(F). 1. INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES. 2. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH.

LEGEND:

- WALL / ROOF / FLOOR ASSEMBLY - SHEET A7.0
- DOOR TAG
- WINDOW TAG

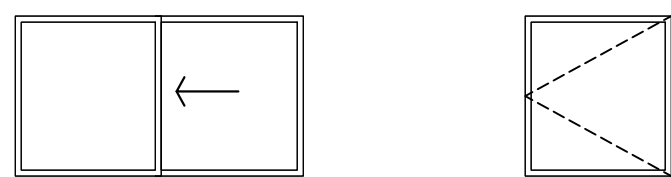
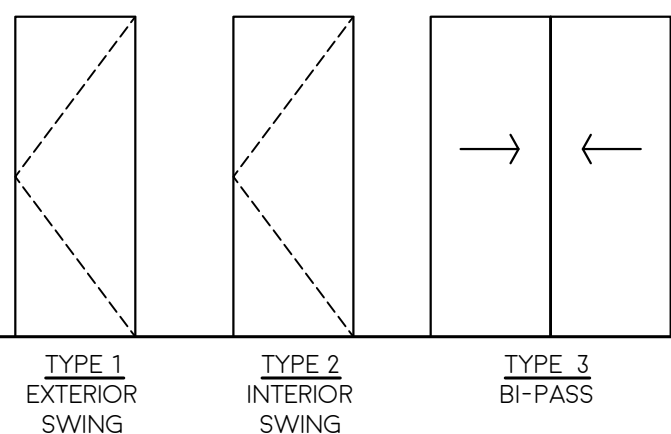
DOOR SCHEDULE

MARK	SIZE (W X H)	TYPE	OPERATION	MATERIAL	THICKNESS	FINISH	U-FACTOR	SHGC	COMMENTS
101	3'-0" X 6'-8"	1	ENTRY SWING	GLASS / FIBERGLASS	1-3/8"	PAINTED	0.30	0.23	
102	2'-6" X 6'-8"	2	SWING	WOOD SOLID CORE	1-3/8"	PAINTED			
103	4'-0" X 6'-8"	3	CLOSET BI-PASS	WOOD SOLID CORE	1-3/8"	PAINTED			
104	5'-0" X 6'-8"	3	CLOSET BI-PASS	WOOD SOLID CORE	1-3/8"	PAINTED			

WINDOW SCHEDULE

MARK	SIZE (W X H)	TYPE	OPERATION	MATERIAL	FINISH	U-FACTOR	SHGC	
A	6'-0" X 3'-4"	1	SLIDER	VINYL	FACTORY WHITE	0.30	0.23	
B	4'-0" X 1'-6"	1	SLIDER	VINYL	FACTORY WHITE	0.30	0.23	
C	3'-0" X 3'-4"	2	CASEMENT	VINYL	FACTORY WHITE	0.30	0.23	
D	2'-0" X 3'-4"	2	CASEMENT	VINYL	FACTORY WHITE	0.30	0.23	

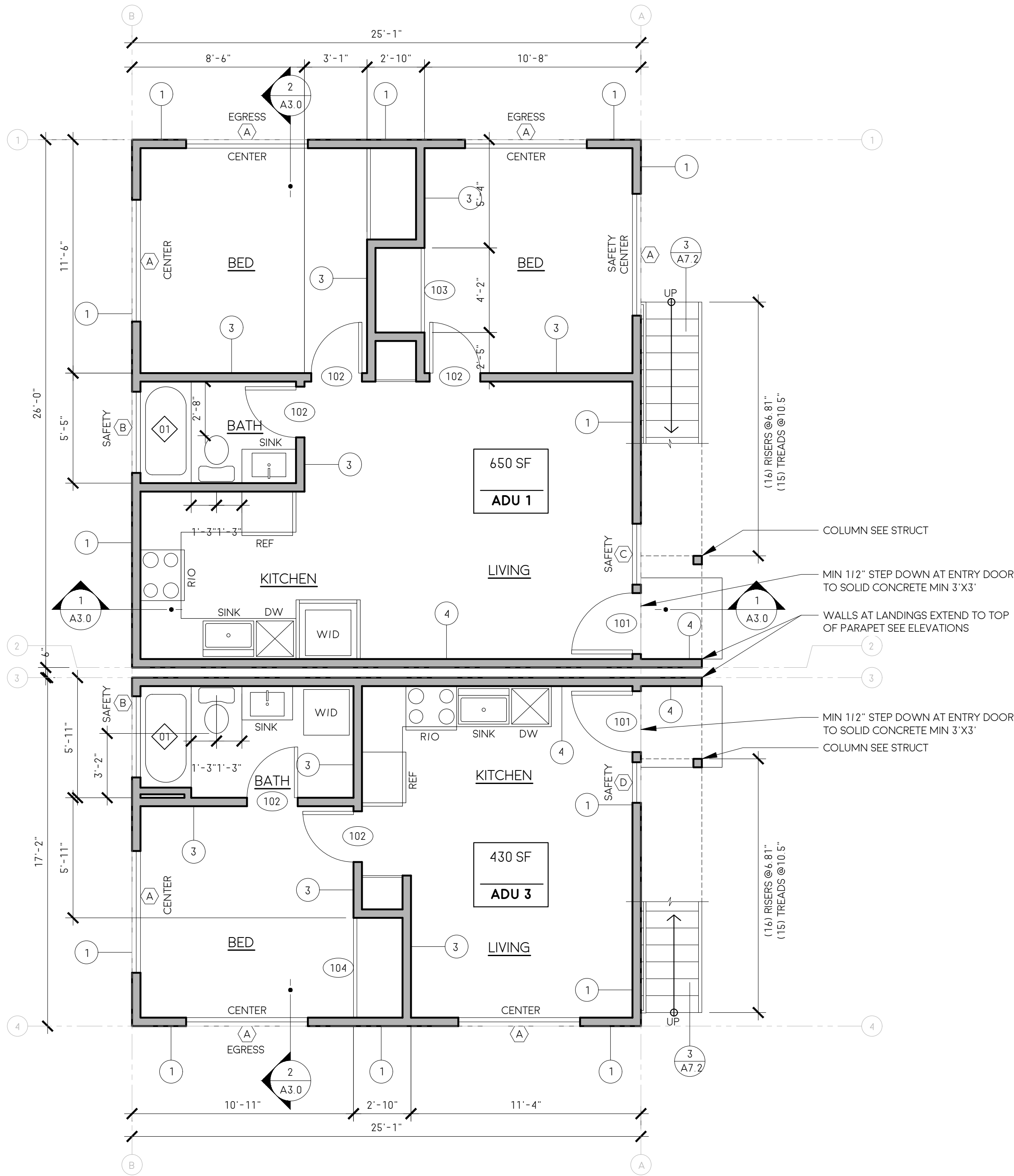
- A. VERIFY SIZE AND SPECIFICATIONS WITH MANUFACTURER PRIOR TO ORDERING MATERIALS AND BEGINNING OF CONSTRUCTION.
- B. ALL WINDOWS SHALL BE DUAL-GLAZED LOW-E2.
- C. HEAD HEIGHTS ARE AT 6'-8" AFF UNLESS NOTED OTHERWISE IN SCHEDULE OR ON BUILDING ELEVATIONS.
- D. SEE BUILDING ELEVATIONS FOR OPERATION DIRECTION.
- E. *X* DENOTES SAFETY GLAZING. WINDOWS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 18" OF FLOOR SHALL BE SAFETY GLAZING. SEE FLOOR PLANS FOR LOCATIONS.
- F. FOR TYPICAL WINDOW FRAMING, SEE DETAIL 7/A7.1.
- G. FOR WINDOW FLASHING DETAILS, SEE 5/A7.7.
- H. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI AAMA NWDA 1011 S 2 STRUCTURAL REQUIREMENTS.
- I. ALL EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CRC R308.
- J. ALL EXTERIOR DOORS SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
1. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.
2. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK. THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.



OPENING SCHEDULE

NTS

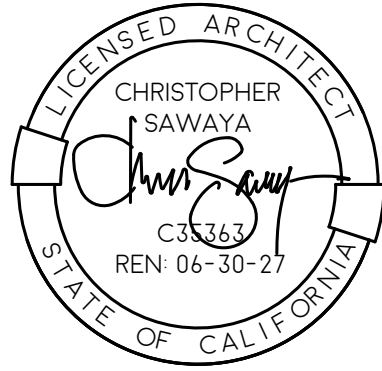
2



LEVEL 1 FLOOR PLAN

1/4"=1'-0"

1



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02-24-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A2.0

LEVEL 1
FLOOR PLAN
OPENING SCHEDULE

2524
PRINT TO SCALE: 24" X 36"

01 REINFORCEMENT FOR GRAB BARS

1 REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER APPROVED CONSTRUCTION MATERIALS. REINFORCEMENT FOR GRAB BARS SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER, 1 INCH BY 72 INCH ACTUAL DIMENSIONS 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.

2 WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.

3 SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

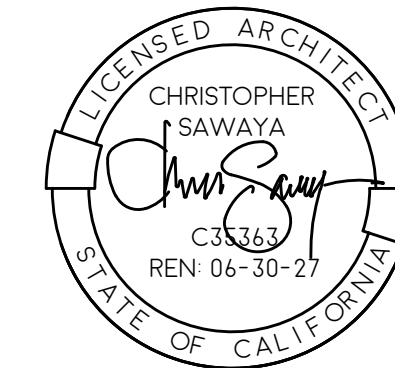
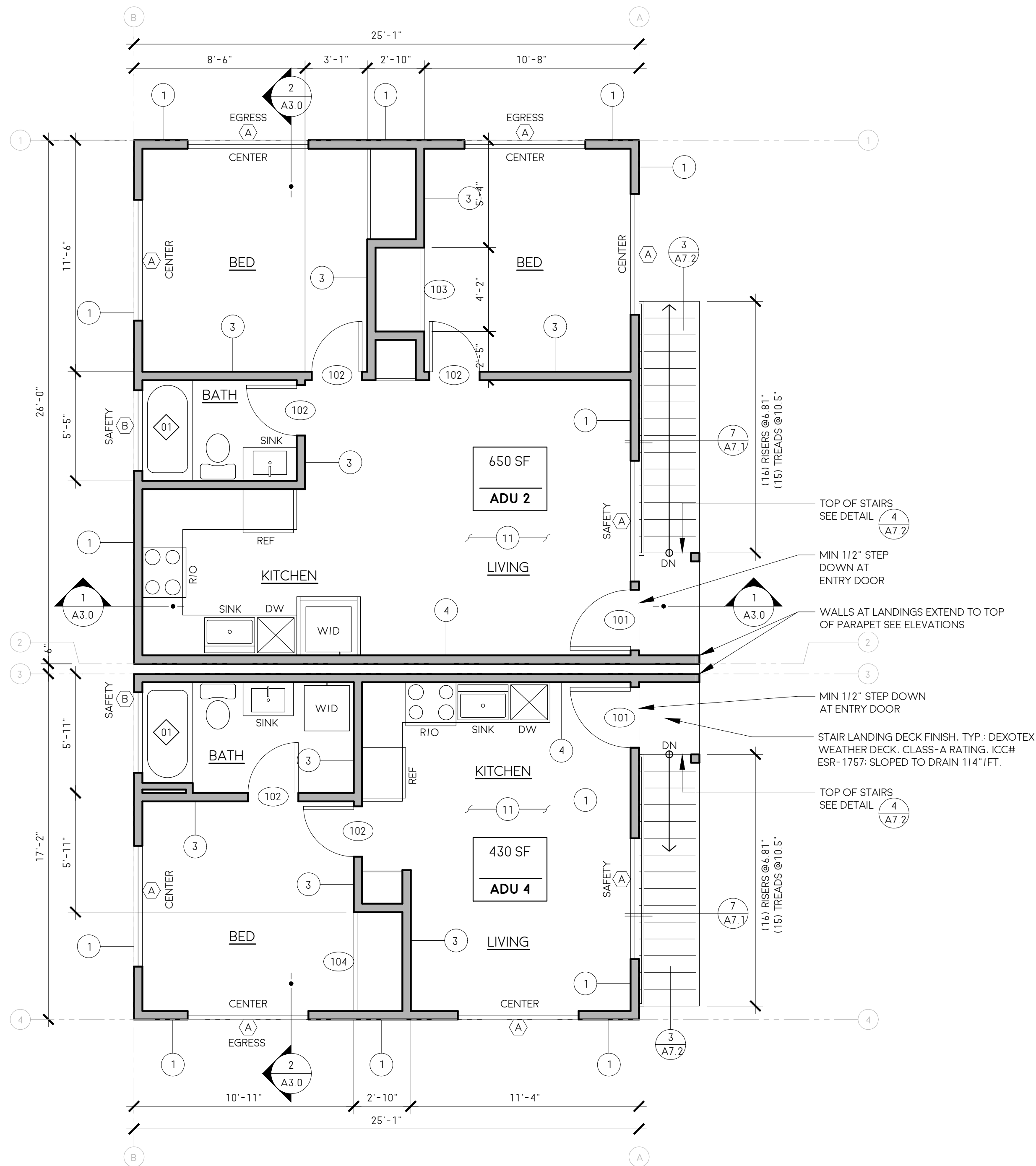
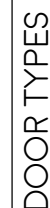
4 BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

1. VENT OPENINGS SHALL BE PROTECTED BY NONCOMBUSTIBLE, CORROSION RESISTANT MESH AND MEETS ALL THE FOLLOWING REQUIREMENTS CRC R337.6.2: SDMC 149.0327(F). 1. INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH

 WALL/ ROOF/ FLOOR ASSEMBLY - SHEET A7.0
 DOOR TAG
 WINDOW TAG

[illegible][illegible]

- A. VERIFY SIZE AND SPECIFICATIONS WITH MANUFACTURER PRIOR TO ORDERING MATERIALS AND BEGINNING OF CONSTRUCTION.
B. ALL WINDOWS SHALL BE DUAL-GLAZED LOW-E.
C. HEAD HEIGHTS ARE AT 6' - 8" AFF UNLESS NOTED OTHERWISE IN SCHEDULE OR ON BUILDING ELEVATIONS.
D. SEE BUILDING ELEVATIONS FOR OPERATION DIRECTION.
E. *X DENOTES SAFETY GLAZING. WINDOWS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 18" OF FLOOR SHALL BE SAFETY GLAZING. SEE FLOOR PLANS FOR LOCATIONS.
F. FOR TYPICAL WINDOW FRAMING. SEE DETAIL 
G. FOR WINDOW FLASHING DETAILS. SEE 
H. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS. METAL REINFORCEMENT IN THE INTERLOCK AREA. AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWMA 1011.5.2 STRUCTURAL REQUIREMENTS.
I. ALL EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CGC R308.
J. ALL EXTERIOR DOORS SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
1. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.
2. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK. THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.



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SAWAYA ARCHITECTURE

A2.1

LEVEL 2
FLOOR PLAN
OPENING SCHEDULE

2524
PRINT TO SCALE : 24" X 36"

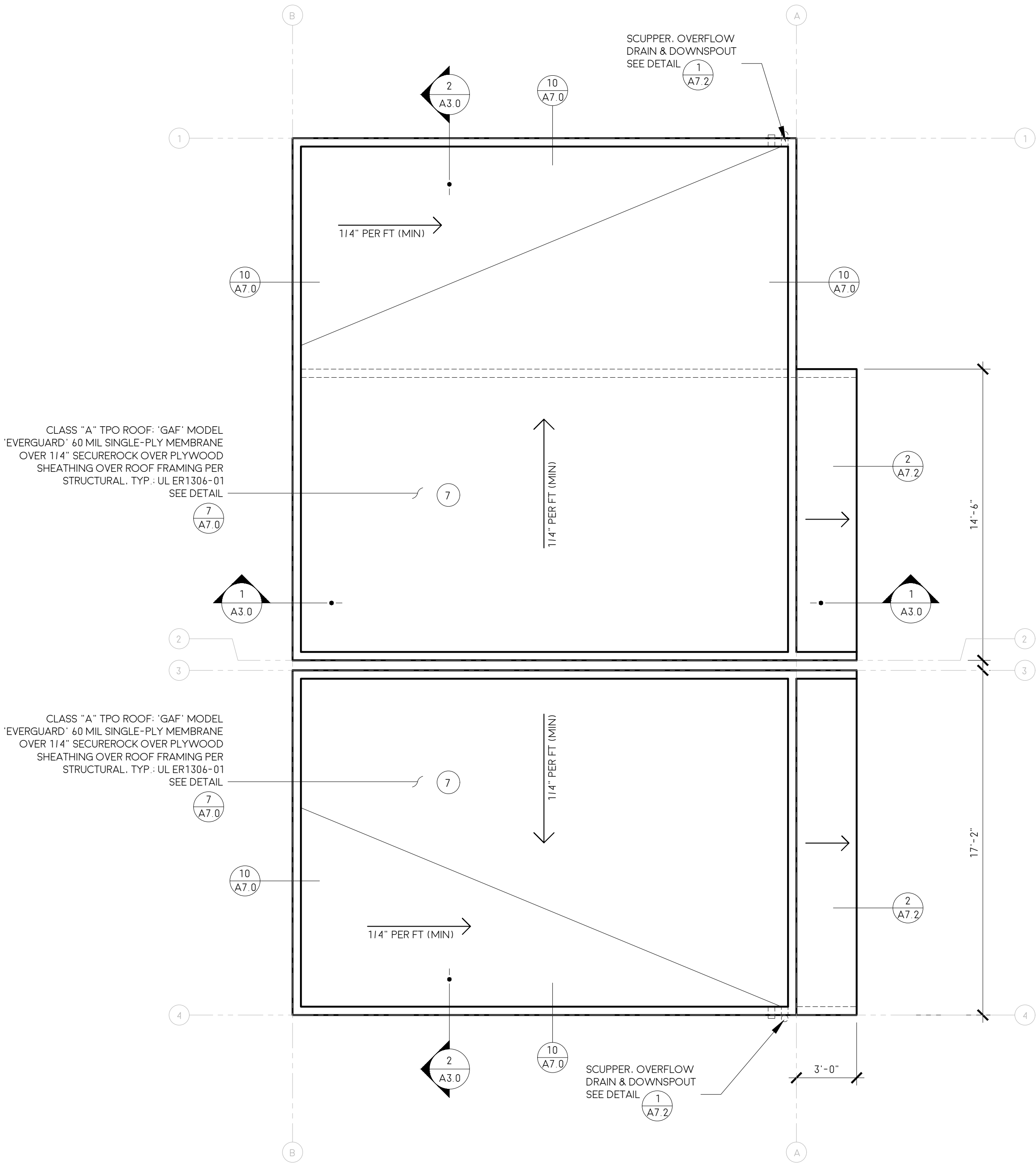


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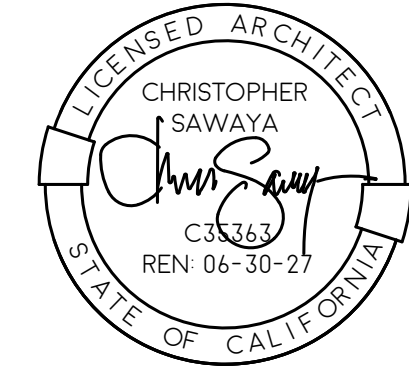
WALL / ROOF FLOOR ASSEMBLY - SHEET A7.0

DOOR TAG

WINDOW TAG



ROOF PLAN
1/4"=1'-0"



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ADUS

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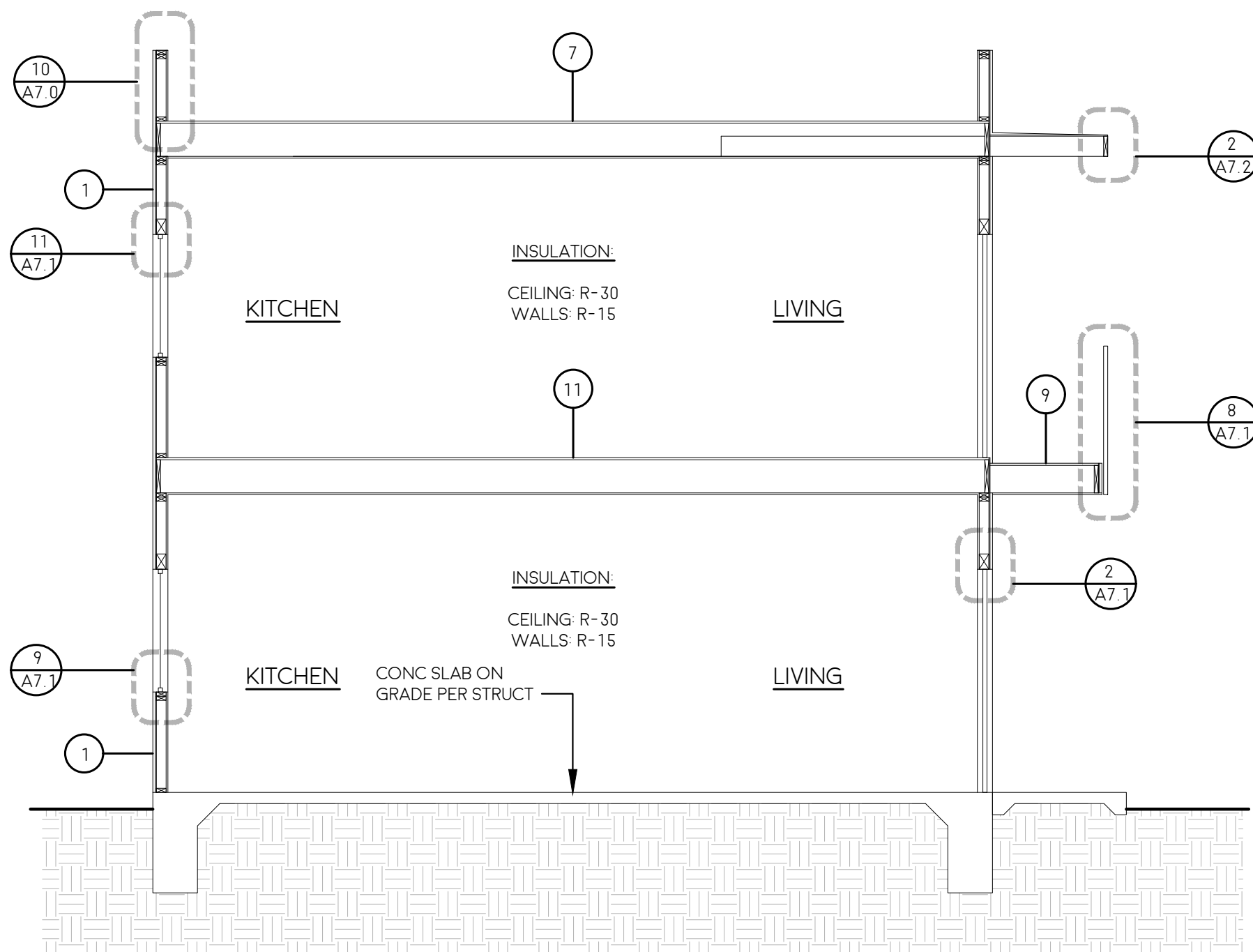
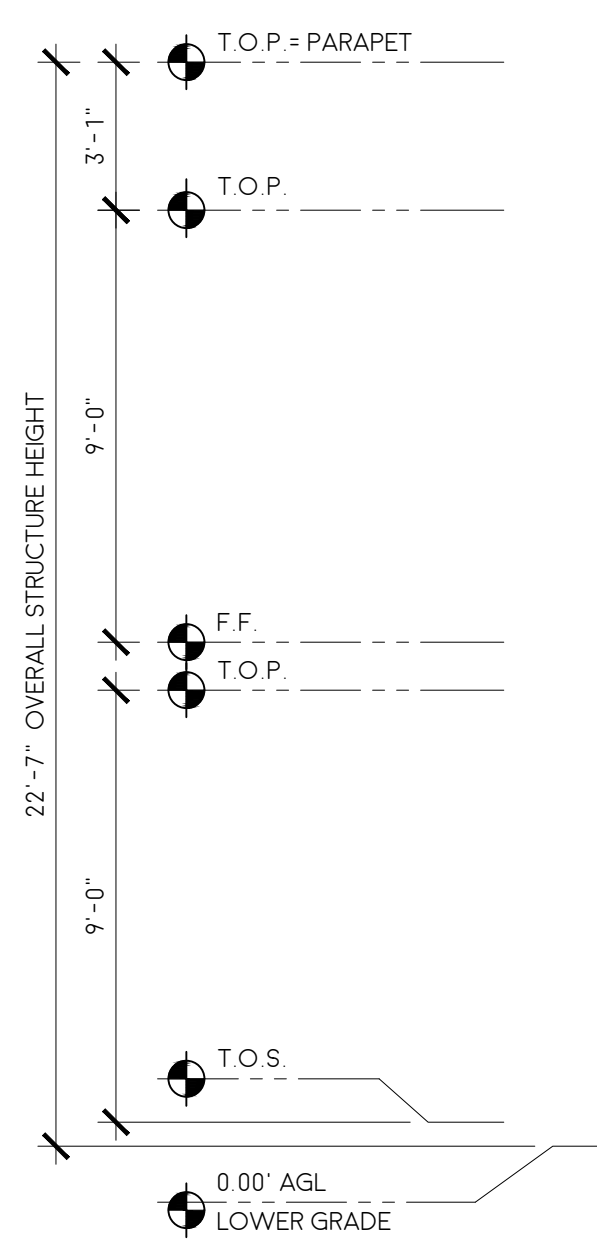
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DATE	BY	ISSUE/DESCRIPTION
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02-24-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A2.2
ROOF
PLAN

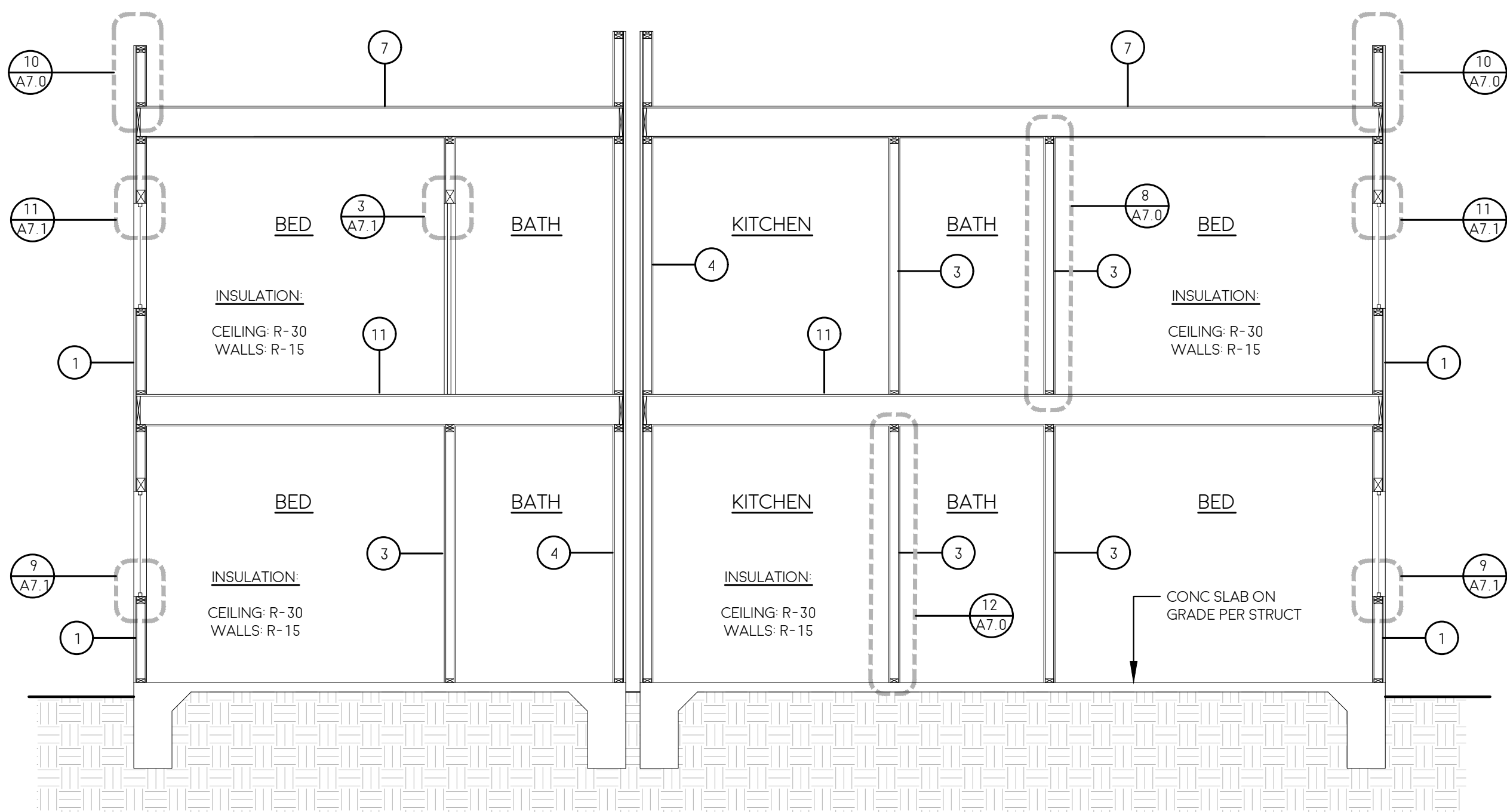
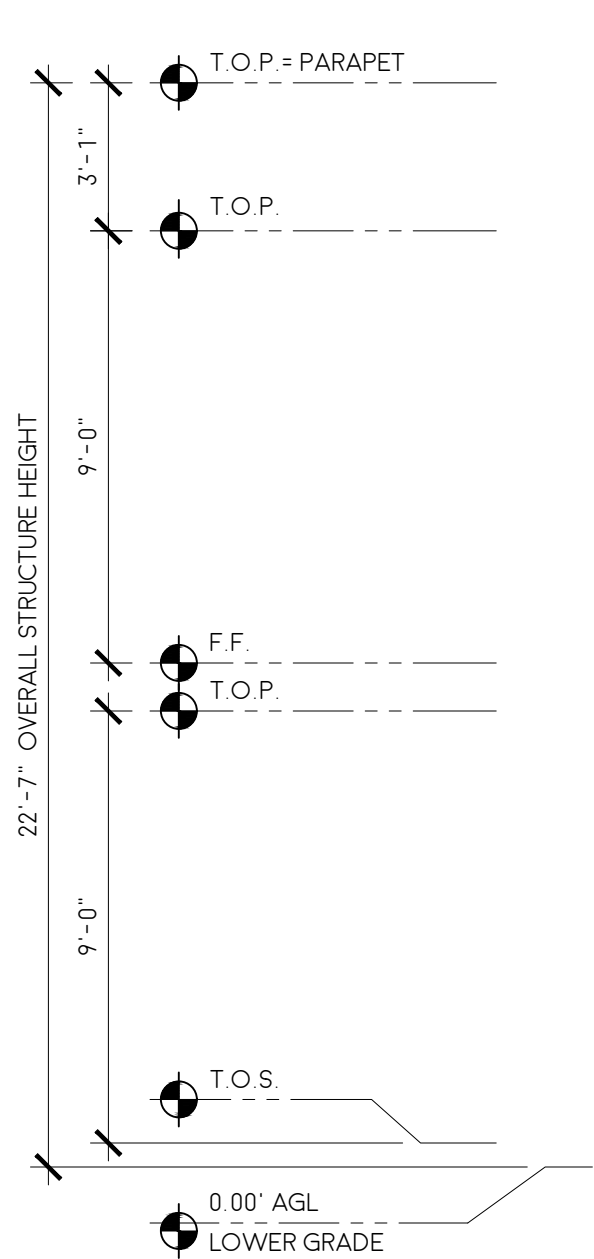


LEGEND:

- WALL / ROOF / FLOOR ASSEMBLY - SHEET A7.0

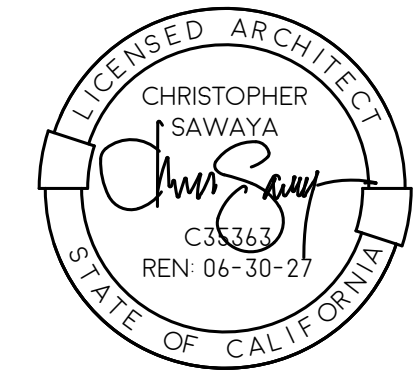
SECTION 1
1/4"=1'-0"

1



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

2



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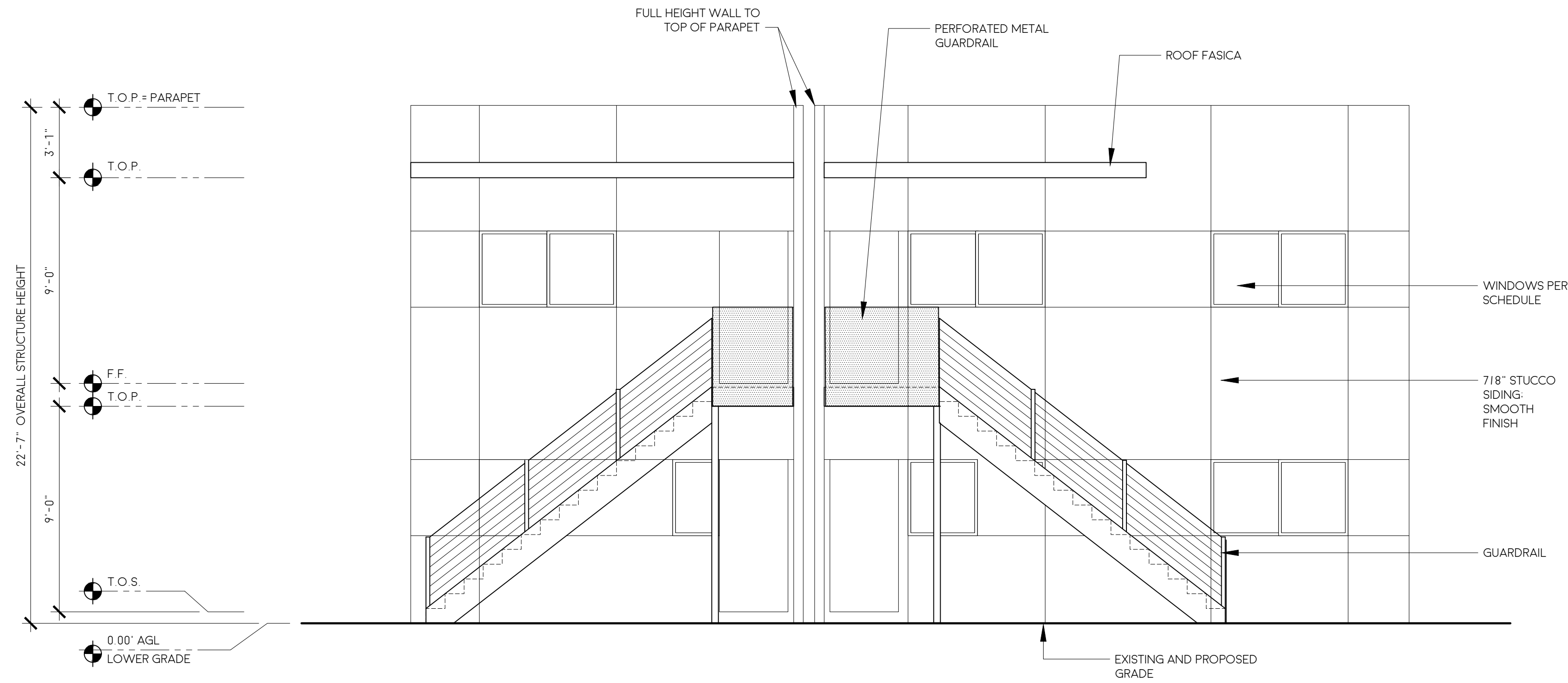
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SAWAYA ARCHITECTURE

A3.0

BUILDING
SECTIONS

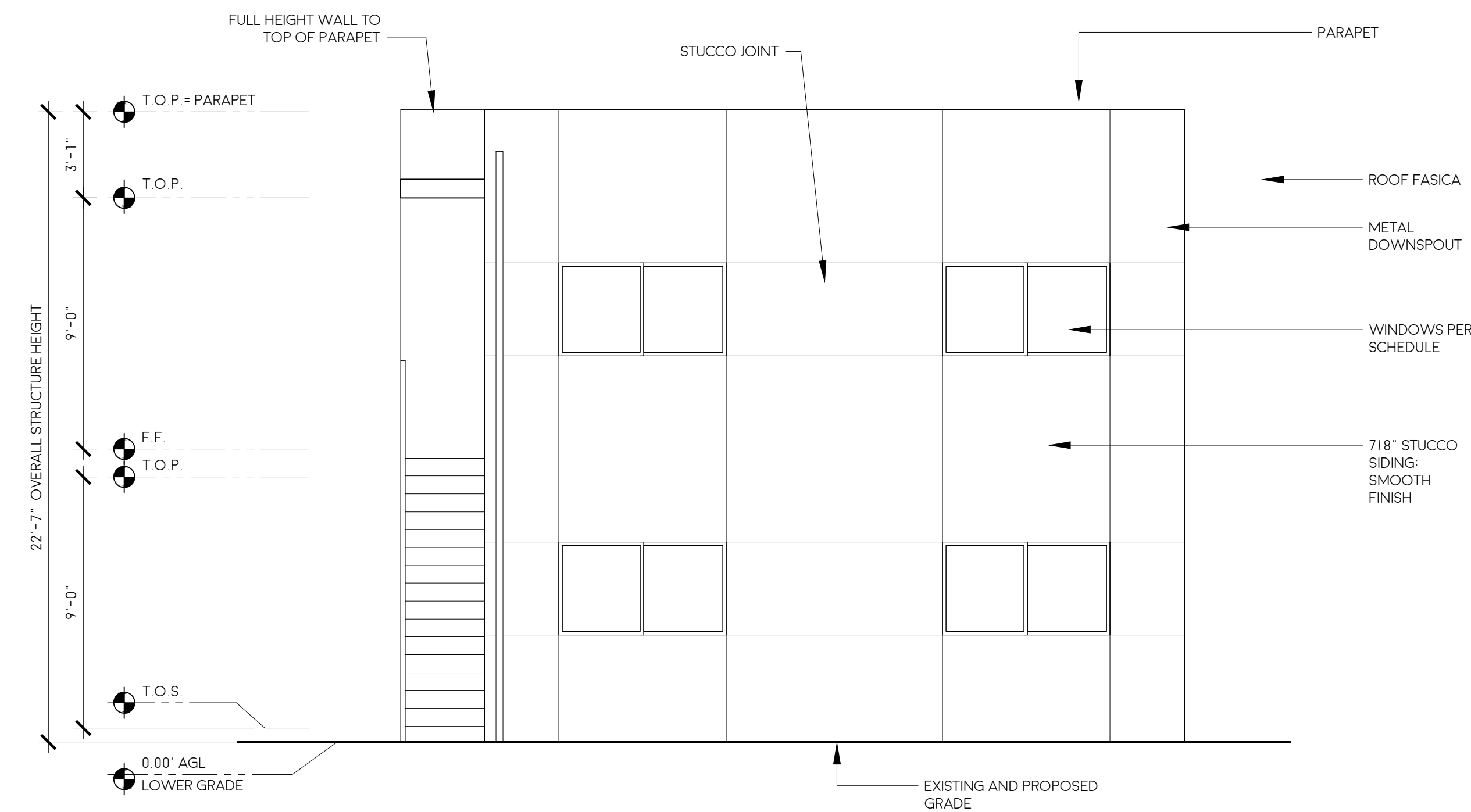
2524
PRINT TO SCALE: 24" X 36"



SOUTH ELEVATION

1/4"=1'-0"

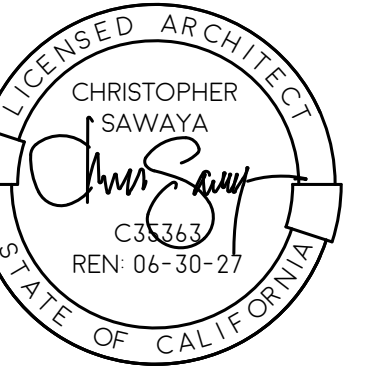
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EAST ELEVATION

1/4"=1'-0"

2



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SAWAYA ARCHITECTURE

A4.0
EXTERIOR
ELEVATIONS

2524
PRINT TO SCALE - 24" X 36"



BARSTOW
ADUS

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1/4"=1'-0"



1/4"=1'-0"

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SAWAYA ARCHITECTURE

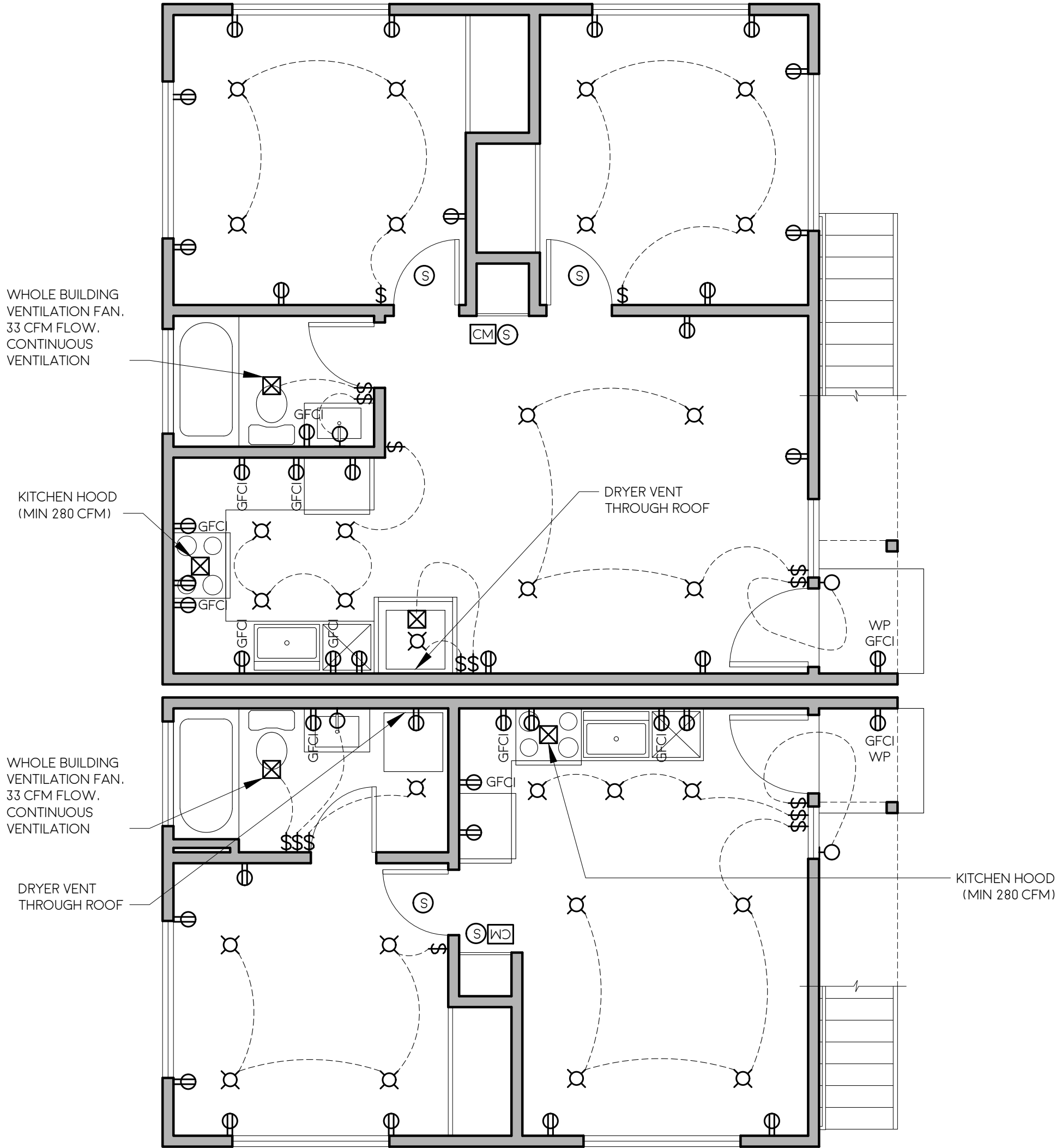
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EXTERIOR ELEVATIONS

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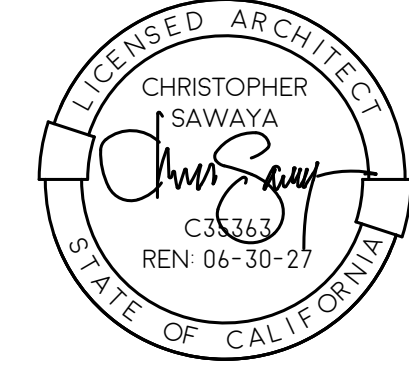
LEGEND	
	INTERIOR CEILING LED CAN LIGHT (4")
	UNDER COUNTER LIGHT
	CEILING MOUNTED PENDANT LIGHT
	WALL MOUNTED LIGHT SCONCE
	CEILING MOUNTED 80 CFM EXHAUST FAN WITH LIGHT
	PERMANENTLY-WIRED CEILING-MOUNTED SMOKE DETECTOR WITH BATTERY BACKUP
	TOGGLE SWITCH AT 42" AFF U.N.O.
	3-WAY SWITCH AT 42" AFF U.N.O.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

ELECTRICAL NOTES	
A.	ALL NEW BATHROOM RECEPTACLE OUTLETS SHALL BE ISOLATED AND SERVED BY A MINIMUM OF 20 AMP BRANCH CIRCUIT PER NEC ART. 210-52(D).
B.	ALL RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART. 210-52(A) REQUIREMENTS.
C.	HALLWAYS GREATER THAN 10' IN LENGTH REQUIRE AT LEAST ONE RECEPTACLE OUTLET PER NEC ART. 210-52(H).
D.	PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS PER NEC ART. 210-8. ALL 125V, SINGLE-PHASE, 15-20 AMP RECEPTACLES SHALL BE INSTALLED AT ALL LOCATIONS PER REQUIREMENTS.
E.	SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE HOUSE. ALL NEW SMOKE DETECTORS ADDED AT EXISTING CONSTRUCTION NEED ONLY BE BATTERY POWERED. (CBC SECTION 907.2.10.1.2).
F.	IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (CBC SECTION 907.2.10.2).
G.	WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE HOUSE. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CBC SECTION 907.2.10.3).
H.	RECEPTACLE OUTLETS ON COUNTERTOPS SHALL BE INSTALLED AT 48" O.C. MAX. PER NEC ART. 210-52(C) REQUIREMENTS.
I.	AT LEAST 50% OF THE INSTALLED WATTAGE OF LIGHT FIXTURES IN KITCHENS SHALL BE FLUORESCENT.
J.	OUTDOOR LIGHT FIXTURES THAT ARE ATTACHED TO THE BUILDING SHALL BE FLUORESCENT, OR CONTROLLED BY A COMBINATION OF MOTION SENSORS AND PHOTO-CONTROL.
K.	5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM EXHAUST FAN CAPACITIES.
L.	LUMINAIRES TO BE INSTALLED RECESSED IN INSULATED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (ICI) BY A NATIONALLY RECOGNIZED TESTING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.
M.	GENERAL LIGHTING USE IN RESIDENTIAL LIVING SPACES AND EXTERIOR LIGHTING LUMINAIRES SHALL BE HIGH EFFICACY TYPE.
N.	MOTION SENSORS SHALL BE ALLOWED FOR BATHROOMS, LAUNDRY ROOMS WITH MANUEL-ON AUTO-OFF IF LUMINAIRES ARE NOT HIGH EFFICACY TYPES.
O.	DIMMER OR MANUEL-ON OCCUPANCY SENSORS SHALL BE ALLOWED FOR AREAS OTHER THAN KITCHENS, BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS IF LUMINAIRES ARE NOT HIGH EFFICACY TYPES.
P.	PROVIDE COMPACT FLUORESCENT BULBS AT ALL FIXTURES WHERE FLUORESCENT BULBS ARE NOT ALREADY REQUIRED.
Q.	VERIFY ALL TELEPHONE AND CABLE JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
R.	VERIFY LOCATION AND POWER REQUIREMENTS FOR HVAC UNIT WITH MECHANICAL CONTRACTOR.
S.	IF DURING THE COURSE OF CONSTRUCTION, ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL DEMOLISH THE HAZARDOUS MATERIALS IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS.
T.	ALL LOCATIONS TO HAVE TAMPER-RESISTANT RECEPTACLES.
U.	ALL RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS TO BE WEATHER RESISTANT.
V.	ALL OUTLETS IN ALL ROOMS TO BE ARC-FAULT PROTECTED.
W.	ALL OUTLETS IN LOCATIONS AS DESCRIBED IN NEC 210.8 TO BE GFCI PROTECTED.
X.	ALL NON-LOCKING-TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN LOCATIONS AS DESCRIBED IN NEC 210.52 SHALL BE TAMPER RESISTANT RECEPTACLES.
Y.	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.



LEVEL 1 ELECTRICAL PLAN

1/4"=1'-0"



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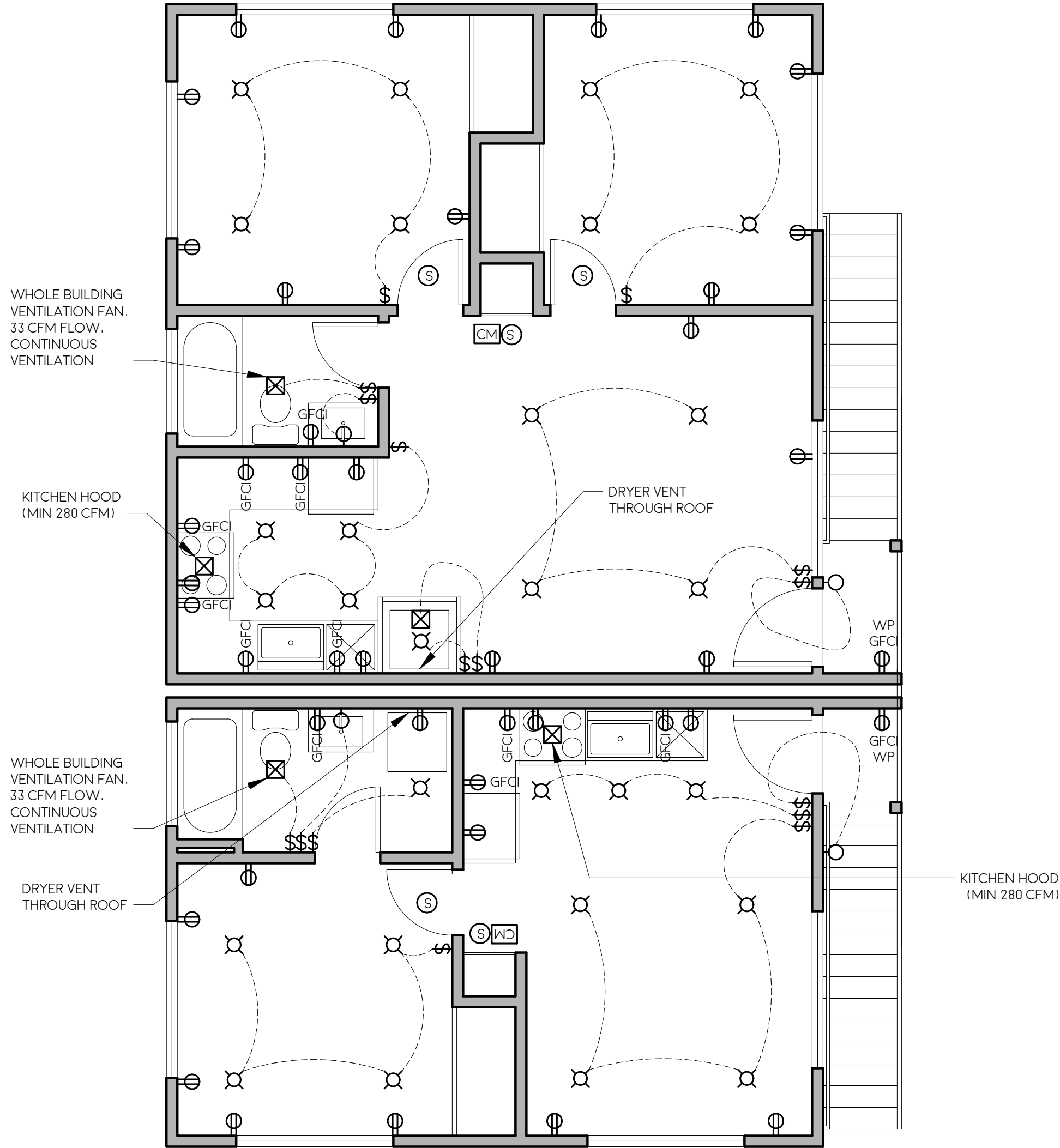
DATE	BY	ISSUE DESCRIPTION
12-18-25	CC	SUBMITTAL
07-24-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A5.0
LEVEL 1
ELECTRICAL PLAN

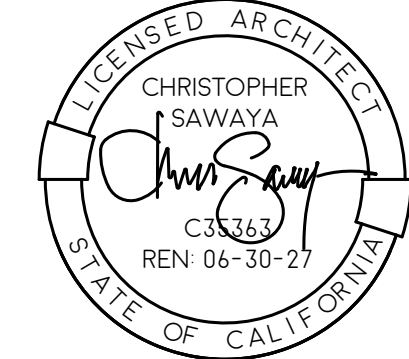
LEGEND	
	INTERIOR CEILING LED CAN LIGHT (4")
	UNDER COUNTER LIGHT
	CEILING MOUNTED PENDANT LIGHT
	WALL MOUNTED LIGHT SCONCE
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	PERMANENTLY-WIRED CEILING-MOUNTED SMOKE DETECTOR WITH BATTERY BACKUP
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	3-WAY SWITCH AT 42" AFF U.N.O.
	120V AFCI/GFCI DUPLEX RECEPTACLE OUTLET AT 42" AFF U.N.O.
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K.	5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM EXHAUST FAN CAPACITIES.
L.	LUMINAIRES TO BE INSTALLED RECESSED IN INSULATED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY A NATIONALLY RECOGNIZED TESTING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.
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N.	MOTION SENSORS SHALL BE ALLOWED FOR BATHROOMS, LAUNDRY ROOMS WITH MANUEL-ON AUTO-OFF IF LUMINAIRES ARE NOT HIGH EFFICACY TYPES.
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P.	PROVIDE COMPACT FLUORESCENT BULBS AT ALL FIXTURES WHERE FLUORESCENT BULBS ARE NOT ALREADY REQUIRED.
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R.	VERIFY LOCATION AND POWER REQUIREMENTS FOR HVAC UNIT WITH MECHANICAL CONTRACTOR.
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W.	ALL OUTLETS IN LOCATIONS AS DESCRIBED IN NEC 210.8 TO BE GFCI PROTECTED.
X.	ALL NON-LOCKING-TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN LOCATIONS AS DESCRIBED IN NEC 210.52 SHALL BE TAMPER RESISTANT RECEPTACLES.
Y.	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.



LEVEL 2 ELECTRICAL PLAN

1/4"=1'-0"



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

BARSTOW ADUS

5372 BARSTOW AVE

4956 ROSCREA AVE UNIT 1
4956 ROSCREA AVE UNIT 2
4958 ROSCREA AVE UNIT 3
4958 ROSCREA AVE UNIT 4

SAN DIEGO, CA 92117

DATE	BY	ISSUE DESCRIPTION
12-18-25	CC	SUBMITTAL
07-24-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A5.1

LEVEL 2
ELECTRICAL PLAN

2524
PRINT TO SCALE - 24" X 36"