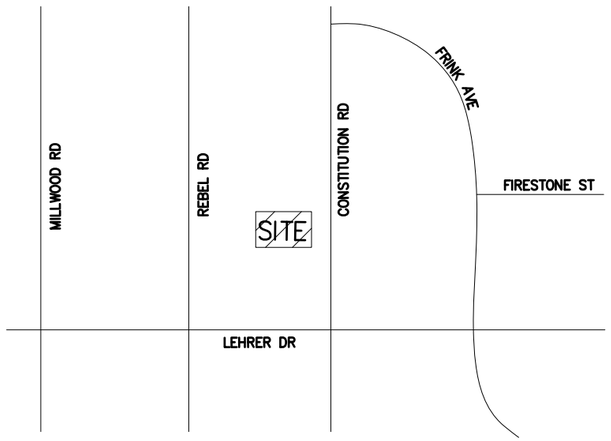


VICINITY MAP



STREET VIEW



AERIAL VIEW

THE BALLOW RESIDENCE

5118 & 5120 & 5122 CONSTITUTION RD | SAN DIEGO, CA 92117

SHEET INDEX

TS1	TITLE SHEET
A01	SITE
A1	EXISTING FLOOR PLAN
A2	PROPOSED FLOOR PLAN
A3	DIMENSION PLAN
A4	ROOF PLAN
A5	MEP PLAN 1
A6	MEP PLAN 2
A7	ELEVATIONS
A8	SECTIONS & DETAILS
A9	DEMOLITION PLAN (ADDITION)
A10	FLOOR PLAN (ADDITION)
A11	DIMENSION PLAN (ADDITION)
A12	FOUNDATION PLAN (ADDITION)
A13	ROOF PLAN (ADDITION)
A14	N/A
A15–16	MEP PLAN (ADDITION)
A17	ELEVATIONS & SECTIONS (ADDITION)
AD1–AD2	SECTIONS & DETAILS (ADDITION)

APPENDIX

GN1–4	NOTES & SPECIFICATIONS
T1–18	TITLE 24 REPORT
B1–6	TRUSS PLANS & DETAILS
SN–SD3	STRUCTURAL PLANS & DETAILS

PROPERTY DATA

MAIN ADDRESS: 5118 CONSTITUTION RD, SAN DIEGO, CA 92117
ASSESSORS PARCEL NO. (APN): 355–120–17–00
LEGAL DESCRIPTION: TR 3816 LOT 206
LOT SIZE: 6,000 SF
EX. LIVING AREA: 1,006 SF
EX. GARAGE AREA:
STORIES: 1
YEAR BUILT: 1959
CURRENT ZONING: RS–1–7
OCCUPANCY GROUP: SINGLE FAMILY RESIDENTIAL
PROPOSED ADDITIONAL USES: NONE
EX. FIRE SPRINKLERS: NONE
OVERLAY ZONES: https://www.sandiego.gov/development–services/zoning

PROJECT INFORMATION

COMPANION UNIT ADDRESS: 5120 CONSTITUTION RD
JUNIOR UNIT ADDRESS: 5122 CONSTITUTION RD
AREA OF PROPOSED COMPANION UNIT (FIRST–STORY): 733 SF
AREA OF PROPOSED JUNIOR UNIT (SECOND–STORY): 425 SF
STORIES: 2
HEIGHT: 21.5'
AREA OF PROPOSED ATTACHED ADDITION: 202 SF
STORIES: 1
HEIGHT: 11'–8"
OCCUPANCY: RESIDENTIAL
BUILDING CODE: 2019 CALIFORNIA BUILDING CODE
TYPE OF CONSTRUCTION: RESIDENTIAL, TYPE V–B

PROJECT DIRECTORY

PROPERTY OWNER & FINANCIALLY RESPONSIBLE PARTY:
CHRISTIAN BALLOW
8064 ALLISON AVE, #3224
LA MESA, CA 92941
619–207–7601
CHRISTIAN@GENEBOWMAN.COM

DRAFTSMAN INFORMATION:
PACIFIC COAST DRAFTING
PO BOX 91293
SAN DIEGO, CA 92169
EMAIL: EPMAHONY@GMAIL.COM

CONTRACTOR INFORMATION:
OWNER–BUILDER
CHRISTIAN BALLOW

TRUSS MANUFACTURER:
MISSION TRUSS
12538 VIGILANTE RD
LAKESIDE, CA 92040
619–873–0440

WATER & SEWER INFORMATION

SAN DIEGO MUNICIPAL WATER DISTRICT
FINANCIALLY RESPONSIBLE PARTY FOR FEES:
CHRISTIAN BALLOW
8064 ALLISON AVE, #3224
LA MESA, CA 92941
619–207–7601
CHRISTIAN@GENEBOWMAN.COM

SCOPE OF WORK

OBTAIN A BUILDING PERMIT FOR A PROPOSED TWO–STORY BUILDING WITH FIRST–STORY COMPANION UNIT, 733 SF AND SECOND STORY JUNIOR–COMPANION UNIT, 426 SF. AS WELL AS AN ATTACHED BEDROOM ADDITION, 202 SF, AND INTERIOR REMODEL.

*DEFERRED SUBMITTAL ITEMS: 1.86 KWDC PHOTOVOLTAIC SYSTEM – COMP. UNIT
1.60 KWDC PHOTOVOLTAIC SYSTEM – JADU

HERS NOTES

PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS – EES 10–103(a)3, 10–103(b)1.A – BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.

2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN 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 ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10–103(a)3, 10–103(b)1.A.

3. CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER–MARK AND REGISTRATION NUMBER WILL BE VISIBLE.

4 HERS TESTS REQUIRED FOR THIS PROJECT ARE:
CU & Jr. Unit:
REFRIGERANT CHARGE
VERIFIED HEAT PUMP HEATING CAPACITY
KITCHEN RANGE HOOD CFM VERIFICATION(100 CFM & <= 3 sones, CEC listed)
IAQ MECHANICAL VENTILATION –44 cfm for the CU & 28 cfm for the Jr. Unit

5. FOR IAQ FAN –44/28 CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTANT FAN). THIS FAN TO PROVIDE WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.

6. SOLAR IS REQUIRED FOR THIS PROJECT:
CU – 1.86 KWDC IS THE MIN P.V. REQUIRED TO MEET THE STANDARD DESIGN.
Jr.Unit – 1.60 KWDC IS THE MIN P.V. REQUIRED TO MEET THE STANDARD DESIGN.

7. SPECIAL FEATURES: Exposed Slab Flooring for the CU & Jr. Unit. Overhangs were modeled at the addition.

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

THE CITY OF SAN DIEGO · PERMIT ISSUED

6/14/2023, 10:15:10 AM
PRJ-1069826
Derek Van

CONSTRUCTION NOTES:

THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, AND WHERE APPLICABLE THE 2019 CODE SHALL COMPLY WITH THE FOLLOWING CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA FIRE CODE

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ATTN:
CHRISTIAN BALLOW
619–207–7601
CHRISTIAN@GENEBOWMAN.COM

REVISIONS
3–29–23

PROJECT NO.
PRJ–1069826

PREPARER OF PLAN
ED MAHONY

TS1

LEGEND:

- FOOTPRINT OF BUILDING
- ROOF LINE
- PROPERTY LINE
- HARDSCAPE
- SETBACKS
- EX. 5' CMU WALL
- EX. 5' FENCE LINE
- G — N. GAS LINE
- S — N. SEWER LINE
- W — N. WATER LINE
- CATV — N. CABLE LINE
- PROPOSED AREA
- DRAINAGE ARROW

PROPERTY OWNER: CHRISTIAN BALLOW

COMPANION UNIT ADDRESS: 5120 CONSTITUTION RD, SAN DIEGO, CA 92117
JUNIOR UNIT ADDRESS: 5122 CONSTITUTION RD, SAN DIEGO, CA 92117

R1-7 SETBACKS
FYSB = 15'
RYSB = 13'
SYSB = 0.08 X AVG. LOT WIDTH = 4.8'

LOT SIZE: 6,000 SF
EX. BLDG & GARAGE (1959): 1,235 SF
AREA OF PROPOSED COMPANION UNIT: 800 SF
AREA OF PROPOSED JUNIOR UNIT: 400 SF
AREA OF PROPOSED ADDITION: 160 SF
TOTAL STRUCTURES: 2,595

SITE PLAN - KEYED NOTES

1	EX. DRIVEWAY	11	EX. PLANTER
2	EX. SIDEWALK	12	EX. HEAT PUMP
3	EX. CURB & GUTTER	13	N. HEAT PUMP
4	EX. HARDSCAPE	14	N. TANKLESS WH
5	EX. WATER METER	15	N. DOWNSPOUT
6	EX. ELEC. METER	17	N. GAS LINE
7	EX. GAS METER	18	N. WATER LINE
8	EX. GATE	19	N. SEWER LINE
9	EX. FENCE	20	N. SOLAR PANELS
10	EX. LANDSCAPING	21	N. STAIRS

TOTAL WATER FIXTURES

	EXISTING	PROPOSED
CLOTHES WASHER	1	2
DISHWASHWER	1	0
HOSE BIB	2	0
LAVATORY	3	3
KITCHEN SINK	1	2
BATH/SHOWER COMBO	1	3
SHOWER	0	0
TOILET	2	3
	11	13
TOTAL FIXTURES		24

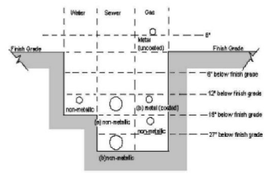
EARTHWORK QUANTITIES

CUT QUANTITIES (cyd)	8.5
FILL QUANTITIES (cyd)	0
IMPORT/EXPORT (cyd)	0
MAX CUT DEPTH (FT)	1.5
MAX FILL DEPTH (FT)	0

IMPERVIOUS AREAS

EX. HOUSE & GARAGE (SF)	1,486
EX. DRIVEWAY (SF)	1,235
EX. HARDSCAPE (SF)	204
PROPOSED DETACHED STRUCTURE (SF)	800
PROPOSED ADDITION (SF)	160
IMPERVIOUS AREAS TOTALS	
TOTAL DISTRUBED AREA (SF)	960
EX. AMOUNT OF IMP. AREA (SF)	2925
PROPOSED IMP. AREA (SF)	960
TOTAL IMP. AREA (SF)	3885
IMP. % INCREASE	32

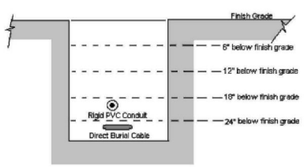
These burial depths apply outside of buildings within private property subject to the following provisions:
- These are not applicable to public utility piping.
- Pipes may be laid in the same trench without horizontal separation except as noted for water and sewer lines.
- These depths are not applicable in mobilehome parks.



WATER Piping	DRAIN - Waste Piping	FUEL GAS Piping
Metallic piping shall be a minimum of 12" below finish grade.	Metallic piping shall be a minimum of 12" below finish grade.	Metallic piping must be 6" minimum above finish grade or factory wrapped w/ protective coating
Non - Metallic piping shall be a minimum of 12" below finish grade	(a) 12" minimum below finish grade (b) For pipe not listed to be used inside buildings, the sewer must be 12" below the water piping. The water pipe shall be to one side on a solid shelf - total depth to the top of the sewer 27"	Non-metallic gas piping must be 18" minimum below finish grade. **Note:** riser to be metallic. Horizontal metallic portion of the riser shall extend 36" minimum before connecting to the plastic piping. Use only fittings approved for use with gas. All metal fittings must be primed and wrapped with minimum of 40 mils of approved pipe wrap tape. Number 14 awg stopper trace wire shall be attached to non-metallic piping and shall terminate above grade at both ends. Pipe depths may be reduced by 6" when a minimum of 4" of concrete is placed over the trench.

1 *UTILITY LINE DETAIL*

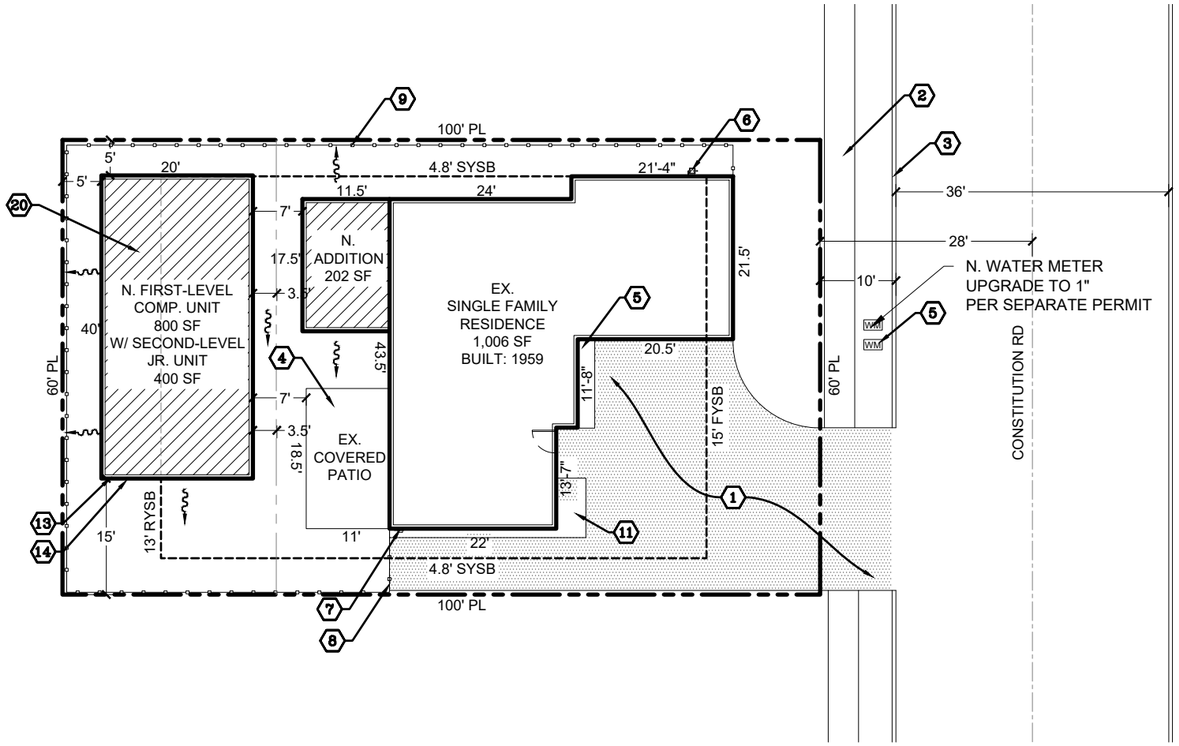
Burial Depths for ELECTRICAL Lines on Private Property	
Rigid Non-metallic Conduit	18" Minimum 24" Under areas subject to vehicular traffic
Direct Burial Cable	24 " Minimum **Note:** A reduction to 12" deep is allowed for any wiring method for a 120 V, 20 Ampere or less rated circuit that is GFCI protected
Metallic Conduit	Not recommended except per San Diego IOBO Newsletter 345-346-348
Note: These depths may be reduced 6 " when minimum of 2" of concrete cover is placed in the conduit trench	



The above burial depths are not applicable for the following uses:
- Mobilehome Parks
- SDG&E Service Laterals
- Exterior concrete slabs or Underneath building slabs a minimum of 3 ½ " thick. (conduit may be installed directly underneath slabs)
- Locations where solid rock is encountered. Check with field inspector for possible solutions
- Vehicular traffic areas

Any trenching near or through septic systems must be reviewed by the County Health Department as well as the Building Division.

2 *UTILITY LINE DETAIL*



SITE PLAN

SCALE: 1" = 20' (11X17)
SCALE: 1" = 10 (22X34)

GENERAL NOTES:
1. THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDISTURBED/NATURAL SOIL.

2. THE PROJECT PROPOSES TO EXPORT 0 CY 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 REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

3. PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH 2019 CRC WHERE WALL IS LESS THAN 5' FROM THE INTERIOR LOT LINE.

4. NO WORK WILL BE PERFORMED OR IS PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

5. SEWER LINE SERVING DETACHED COMPANION UNIT TO CONNECT TO EXISTING LATERAL.

6. EXISTING DWELLING UNIT IS NOT SPRINKLERED. PROPOSED COMPANION UNIT NOT REQUIRED TO BE SPRINKLERED.

7. THE OWNER OR CONTRACTOR SHALL DESIGNATE A SITE-SPECIFIC SUPERVISOR TO ENFORCE COVID-19 RESPONSE PRACTICE WS ON EACH JOB SITE AND PERFORM REGULAR JOB INSPECTIONS. SEE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT "COVID-19 SAFETY PROTOCOLS FOR CONSTRUCTION SITES" NON-COMPLIANCE CAN RESULT IN FAILED INSPECTIONS OR STOP WORK FOR JOB LOCATIONS. THESE SAFETY PROTOCOLS WILL BE ENFORCED AT THE CONSTRUCTION SITE.

8. THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSEPCTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGIC REPORT, AND RESUBMITTAL OF THE PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

AUTHORIZED AGENT

9. 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.

10. 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.

This set of plans and specifications shall not be used in whole or in part for any work at all times during which a valid permit issued by the proper authority and held by the owner or his agent is not in force. Any unauthorized modification of these plans and specifications without authorization of the Building Official, the Architect/Engineer of Record and the Design Professional in Responsible Charge will relieve the Architect/Engineer of Record and the Design Professional in Responsible Charge of all liability for damages resulting therefrom.

PACIFIC COAST
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6/15/2023, 10:15:51 AM
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Derek Van

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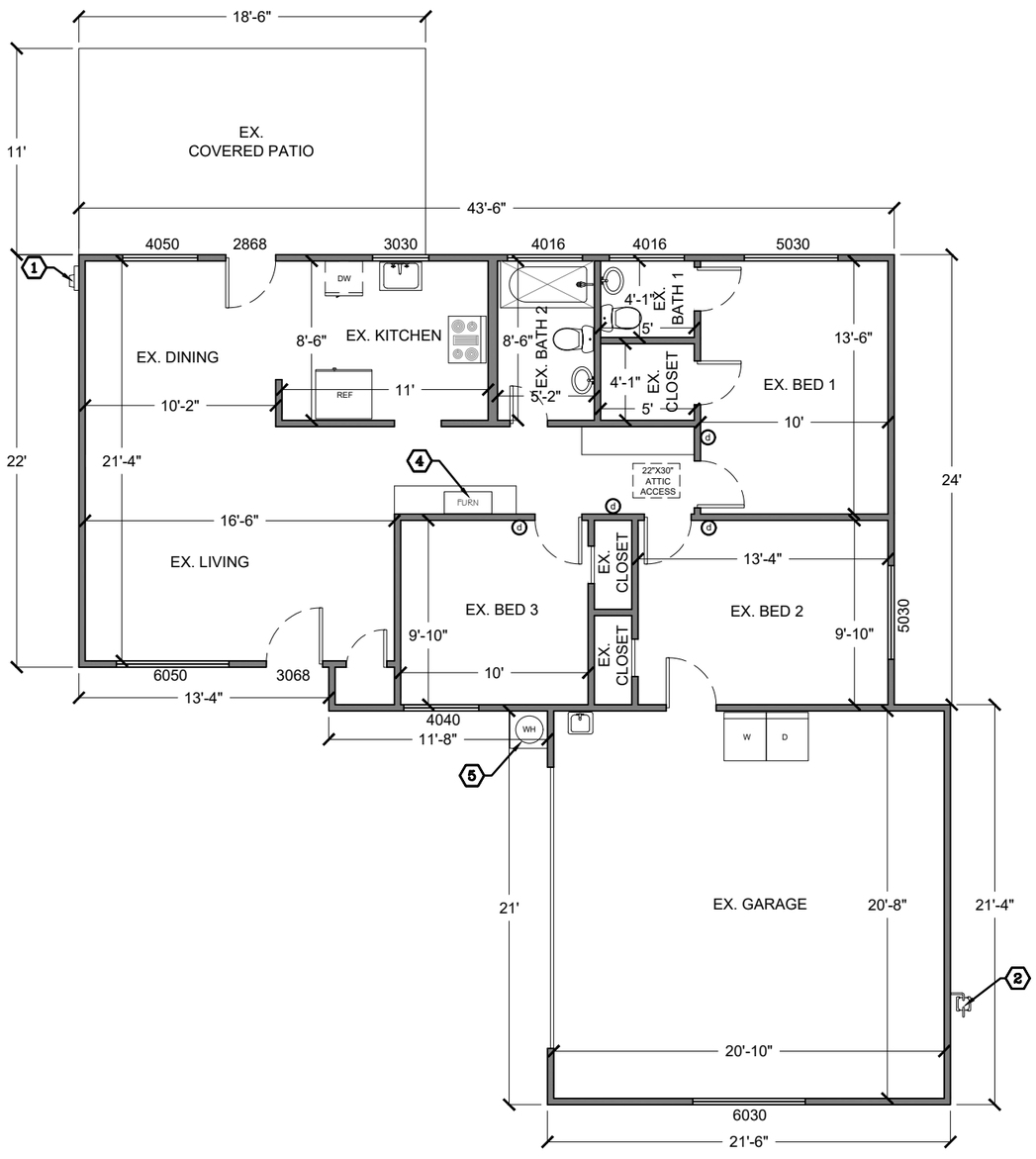
PREPARER OF PLAN
ED MAHONY

A01

LEGEND:

- EX. WALL
- EX. WINDOW
- (d) SMOKE & CARBON MONOXIDE DETECTOR

EXISTING FLOOR PLAN - KEYED NOTES	
1 EX. ELEC. METER - 200 A	4 EX. WALL FURNACE
2 EX. GAS METER	5 EX. 40 GAL WATER HEATER
3 N/A	6



EXISTING FLOOR PLAN

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

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PREPARER OF PLAN
ED MAHONY

A1

LEGEND:

- N. WALL
- EX. WALL
- WINDOW
- (d) SMOKE & CARBON MONOXIDE DETECTOR
- (#) N. DOOR TAG
- [#] N. WINDOW TAG
- FAN EXHAUST FAN (50 CFM)
- IAQ FAN (IAQ - CFM PER T24)
- EXHAUST FAN

PROPOSED WINDOW SCHEDULE

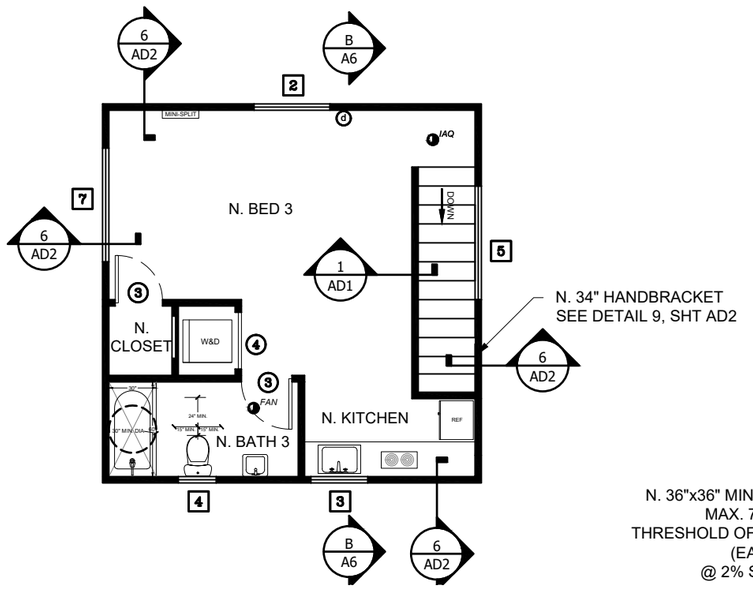
LABEL	SIZE	AREA	QTY	PURPOSE, TYPE, MATERIAL, OPERATION	MANUFACTURER
1	4050	20	1	SINGLE-HUNG, VINYL, OPERABLE	HOME DEPOT
2	4050	16	3	EGRESS, SINGLE-HUNG, VINYL, OPERABLE	HOME DEPOT
3	3030	9	2	SINGLE-HUNG, VINYL, OPERABLE	HOME DEPOT
*4	2016	3	2	SINGLE-HUNG, VINYL, OPERABLE	HOME DEPOT
5	6030	18	1	SINGLE-HUNG, VINYL, OPERABLE	HOME DEPOT
6	8020	16	1	SINGLE-HUNG, VINYL, OPERABLE	HOME DEPOT
7	6020	12	1	SINGLE-HUNG, VINYL, OPERABLE	HOME DEPOT

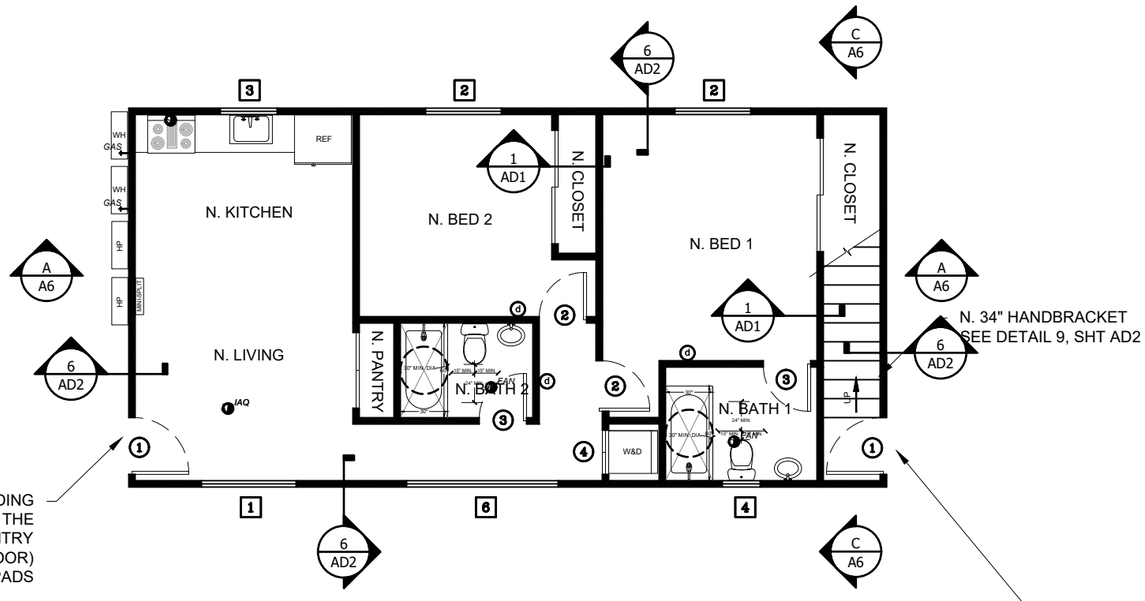
GLASING: U-FACTOR = 0.30, SHGC = 0.23
*TEMPERED SAFETY GLAZING

ALL EXTERIOR GLAZED DOORS AND WINDOWS SHALL HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257

PROPOSED DOOR SCHEDULE

LABEL	SIZE	AREA	QTY	TYPE, MATERIAL	MANUFACTURER
1	3068	20	2	SOLID CORE, VINYL	HOME DEPOT
2	2868	18	2	HOLLOW CORE, COMPOSITE	HOME DEPOT
3	2668	17	4	HOLLOW CORE, COMPOSITE	HOME DEPOT
4	2668	17	2	LOUVERED, COMPOSITE	HOME DEPOT





PROPOSED FLOOR PLAN (JR. UNIT)

ENCLOSED AREA: 426 SF

UPPER LEVEL

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

PROPOSED FLOOR PLAN (COMP. UNIT)

ENCLOSED AREA: 733

LOWER LEVEL

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

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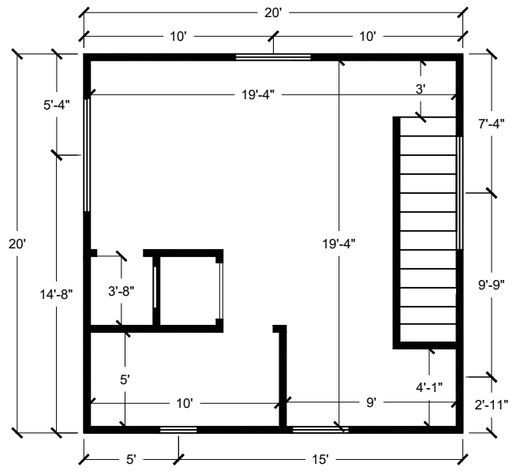
PROJECT NO.
PRJ-1069826

PREPARER OF PLAN
ED MAHONY

A2

LEGEND:

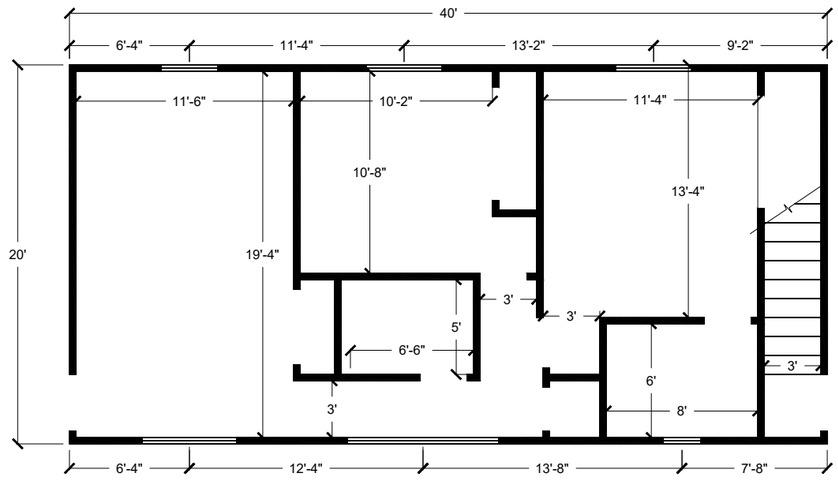
- N. WALL
- EX. WALL
- WINDOW



PROP. DIMENSION PLAN (JR. UNIT)

UPPER LEVEL

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)



PROP. DIMENSION PLAN (COMP. UNIT)

LOWER LEVEL

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

This set of plans and specifications shall not be used in whole or in part for any work at all times during which a valid building permit issued by the city and/or county has not been obtained. Any modification to these plans and specifications without authorization of the Building Official, The Designer of Record, and the Engineer of Record shall void the Designer's and Engineer's liability to other for all work performed regarding the specific project. Any use of this City, County, State or Federal laws, or ordinances.

9/18/2023, 10:15:51 AM
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Derek Van

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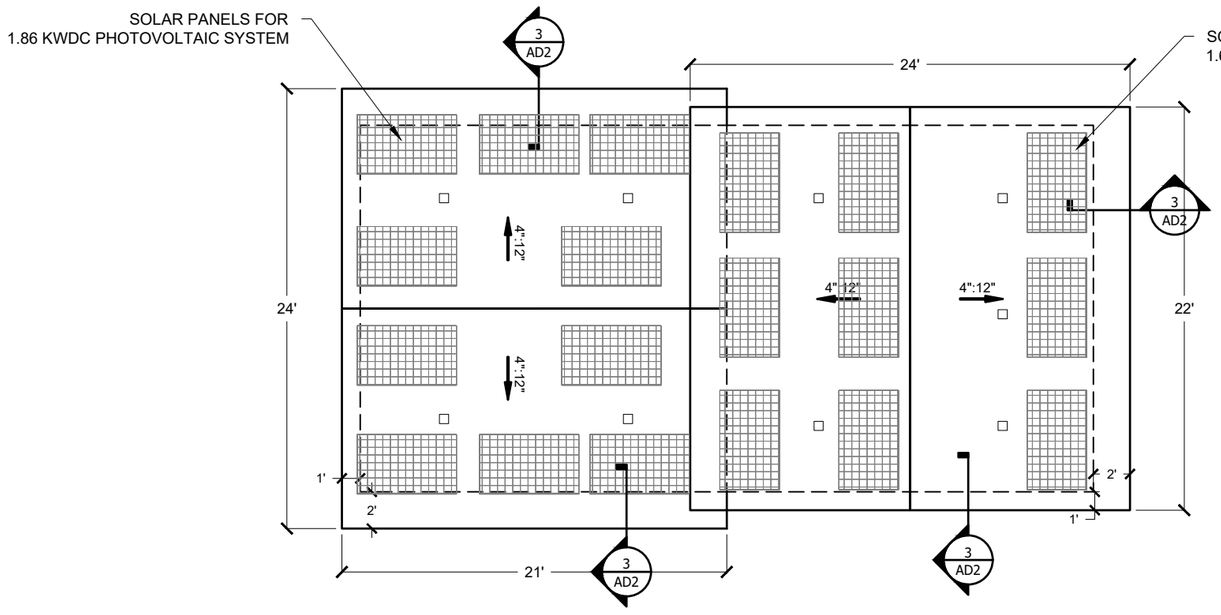
PREPARER OF PLAN
ED MAHONY

A3

LEGEND:

- EXTERIOR WALL
- ROOF RIDGE
- ROOF LINE
- ROOF VENT

ROOF / ATTIC VENTILATION
TOTAL ROOF AREA: 1,056 SF
TOTAL VENTS (1 VENT / 150 SF): 7 SF
TOTAL VENT SIZE: 0.84 SF
VENTS REQUIRED: 9 VENTS



PROP. ROOF PLAN (COMPANION UNIT)

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

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REVISIONS
3-29-23

PROJECT NO.
PRJ-1069826

PREPARER OF PLAN
ED MAHONY

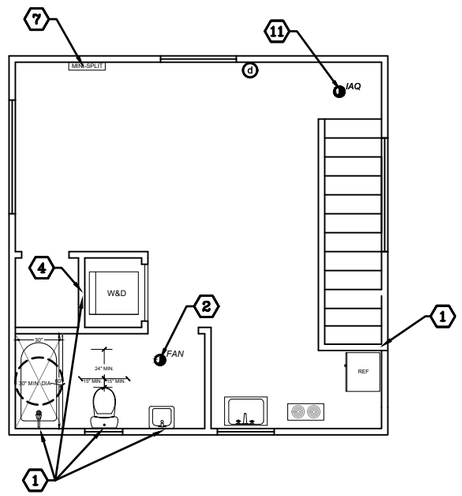
A4

LEGEND:

- WALL
- WINDOW
- W — N. ½" WATER LINE (HOT & COLD)
- G — N. GAS LINE
- S — N. SEWER LINE
- CATV — N. CABLE LINE
- FAN — EXHAUST FAN (50 CFM)
- IAQ — FAN (IAQ - CFM PER T24)
- EXHAUST FAN
- GAS — GAS HUB
- HOSE BIBB
- d — SMOKE ALARM & CARBON MONOXIDE DETECTOR

MEP -KEYED NOTES

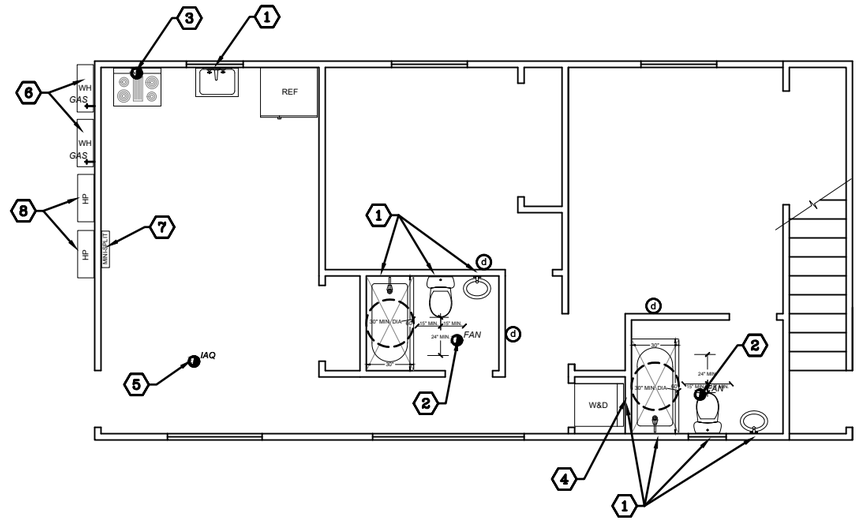
1. N. VENT PIPE
2. N. EXHAUST FAN ROUTED DIRECTLY OVERHEAD - 50 CFM
3. N. RANGE HOOD ROUTED DIRECTLY OVERHEAD - 100 CFM
4. N. 4" EXHAUST FAN ROUTED DIRECTLY OVERHEAD
5. N. IAQ FAN - 44 CFM
6. N. WATER HEATER - RHEEM, TANKLESS #ECO200XLN3-1, GAS
7. N. MINI-SPLIT - ACPRO - #AWH24QE-D3DNA3D, 24,000 BTU
8. N. HEAT PUMP - ACPRO #AWH24QE-D3DNA5K, 24,000 BTU, SEER 14, EER 11.7
9. N. SEWER & WATER & GAS TO CONNECT TO EX. LINES
10. N. ELEC. SUBPANEL - 100 AMPS
11. N. IAQ FAN - 28 CFM



PROP. MEP PLAN 1 (JR. UNIT)

UPPER LEVEL

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)



PROP. MEP PLAN 1 (COMP. UNIT)

LOWER LEVEL

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

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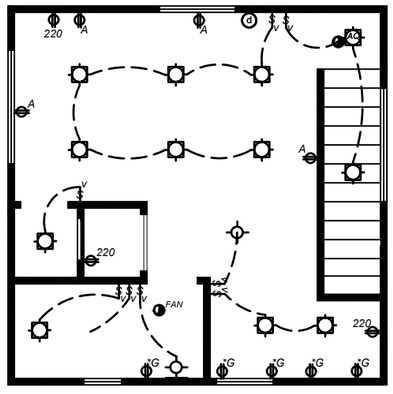
A5

LEGEND:

- WALL / CEILING FIXTURE
- RECESSED FIXTURE - LED
- DUPLEX RECEPTACLE
- COUNTERTOP DUPLEX RECEPTACLE (42" HEIGHT)
- GROUND-FAULT-CIRCUIT INTERRUPTED
- ARC-FAULT-CIRCUIT INTERRUPTED
- 220 VOLT RECEPTACLE
- WEATHER PROOF RECEPTACLE
- CEILING MOUNTED FAN WITH DEHUMMER
- ELECTRICAL SWITCH (HIGH EFFICACY LIGHTING
- MANUAL HIGH EFFICACY EXTERIOR MOTION SENSOR SWITCH WITH PHOTOCONTROL
- VACANCY SENSOR (HIGH EFFICACY LIGHTING)
- DIMMER SWITCH ((HIGH EFFICACY LIGHTING)
- EXHAUST FAN (50 CFM)
- EXHAUST FAN (IAQ-CFM PER T24)
- EXHAUST FAN
- SMOKE ALARM & CARBON MONOXIDE DETECTOR
- CABLE JACK

NOTES:

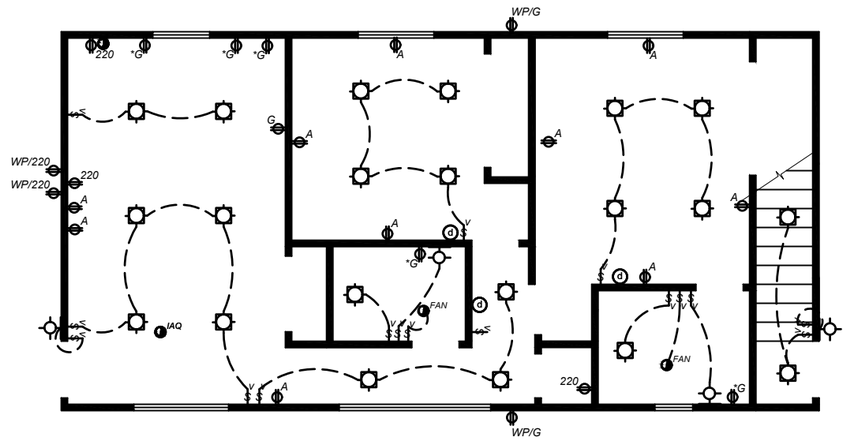
1. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR.



PROP. MEP PLAN 2 (JR. UNIT)

UPPER LEVEL

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)



PROP. MEP PLAN 2 (COMP. UNIT)

LOWER LEVEL

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

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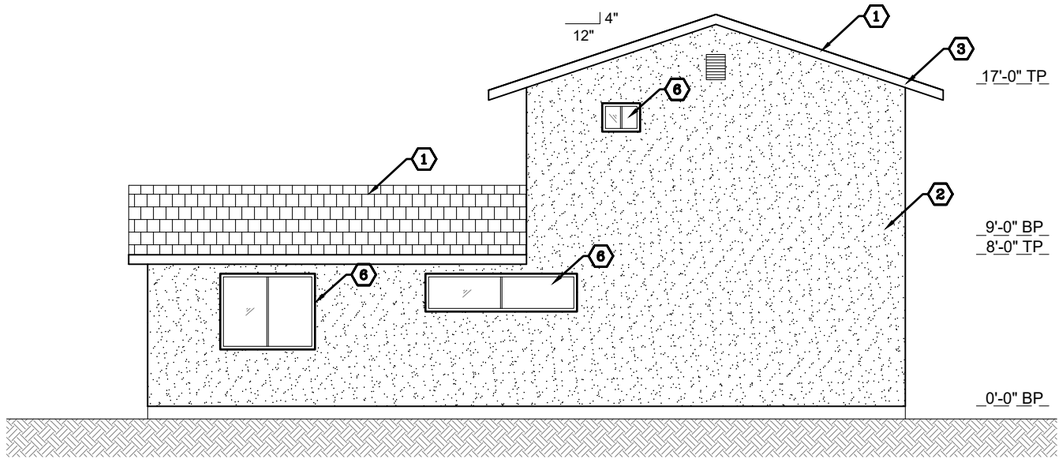
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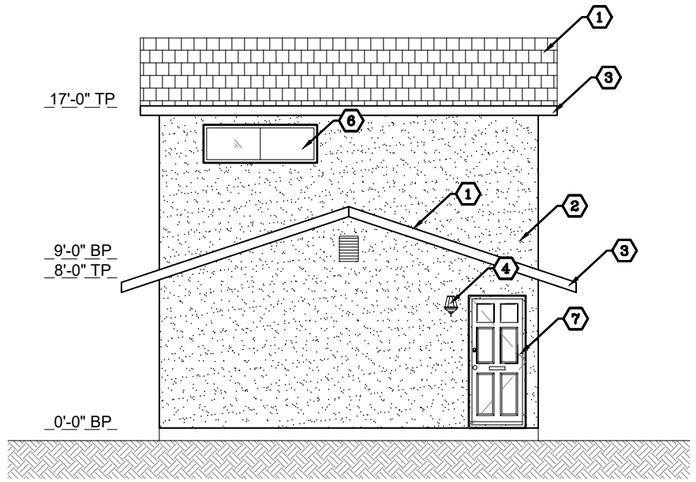
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A6



EAST ELEVATION

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)



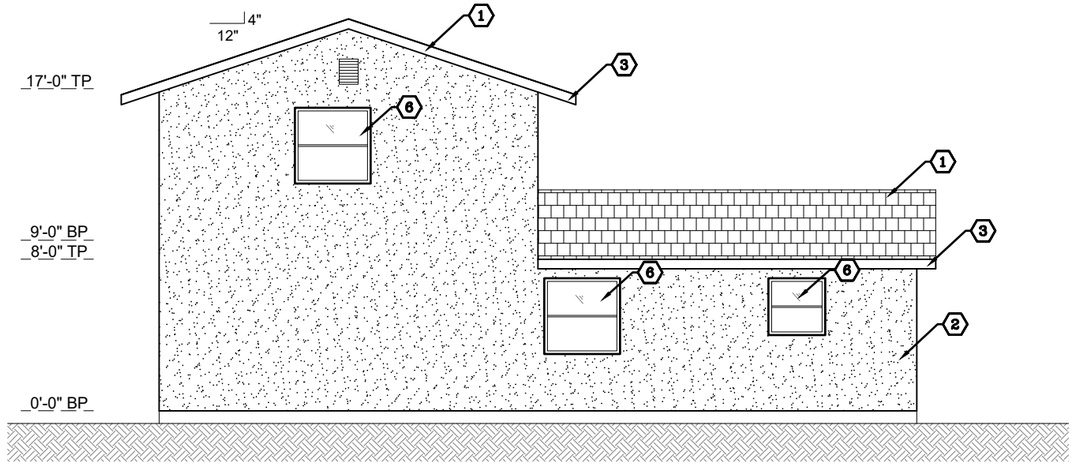
SOUTH ELEVATION

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

CONSTRUCTION MATERIALS - KEYED NOTES	
1	N. CLASS-A ROOFING ASSEMBLY - ASPHALT SHINGLES ESR-3267
2	N. STUCCO SIDING
3	N. 2X6 FASCIA W/ SAWN WOOD STARTER BOARDS & RAKE DRIP EDGE FLASHING
4	N. EXTERIOR LIGHT
5	N. ROOF VENT
6	N. WINDOW
7	N. DOOR

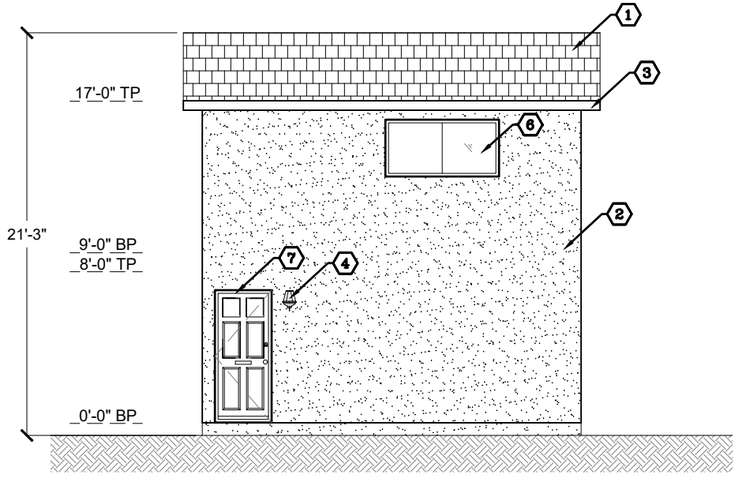
NOTES:

1. TWO LAYERS WATER-RESISTIVE "HARDIE WRAP" OR EQUIVALENT WHERE EXTERIOR PLASTER APPLIED OVER BRACED PANEL OR SHIM SHEATHING. EACH LAYER TO BE INSTALLED AS INDEPENDENT SEPARATE CONTINUOUS LAYER.
2. ROOFING ASPHALT SATURATED FELT UNDERLAYMENT REQUIRED FOR ASPHALT SHINGLE ROOFING APPLIED TO ROOF SLOPES BETWEEN 4:12 AND 2:12.
3. INSTALL SAWN-WOOD STARTER BOARDS PLANKING AT EAVES AND RAKES WHERE EXPOSED TO OUTDOORS.
4. ATTIC VENTILATION OPENINGS MUST BE INSTALLED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF NOT LESS THAN 1/16" AND NOT MORE THAN 1/8" IN SIZE.
5. ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREAS.
6. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
7. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY AND SHALL NOT FREE SPIN IN BOTH DIRECTIONS.
8. 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/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.
9. INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES. THE DIMENSION OF THE OPENINGS SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8" INCH.



WEST ELEVATION

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)



NORTH ELEVATION

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

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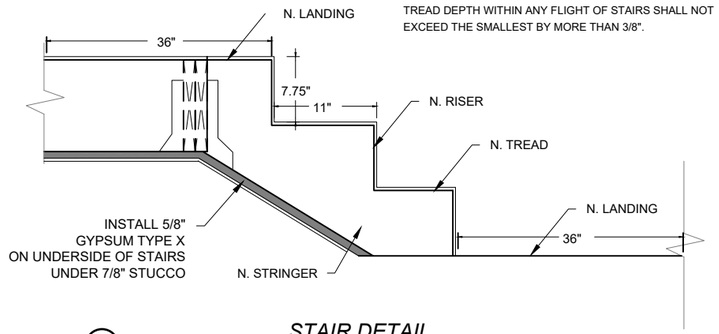
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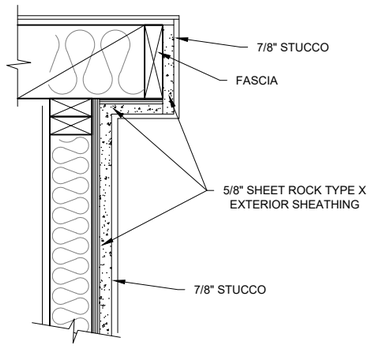
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A7

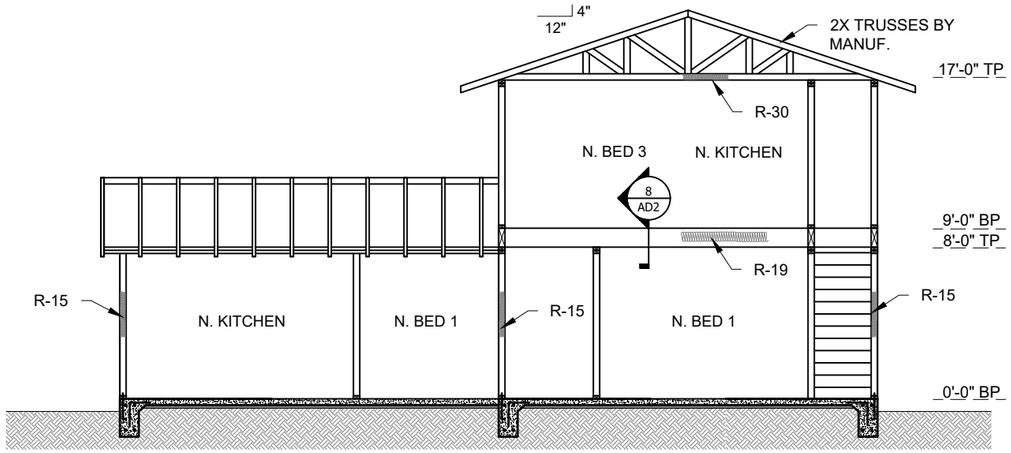
1. MIN. WIDTH SHALL BE 36".
2. THE GREATEST RISER HIEGHT WITHIN ANY FLIGHT SHALL NOT EXCEED SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".



1 *STAIR DETAIL*
NTS

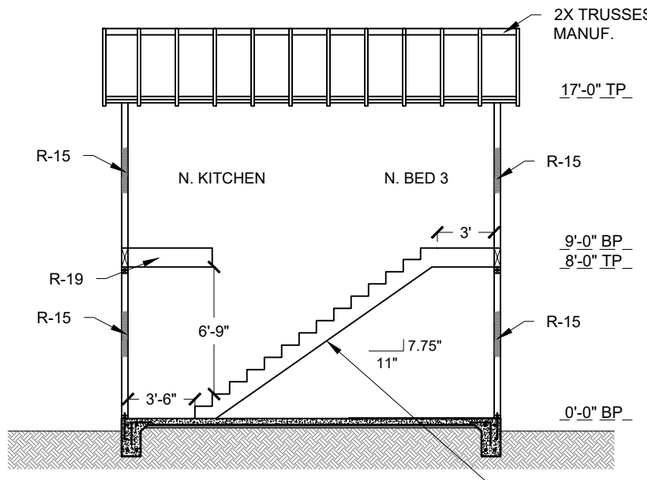


2 *FASCIA PROTECTED (FIRE-PROTECTED GABLE EAVE)*
NTS



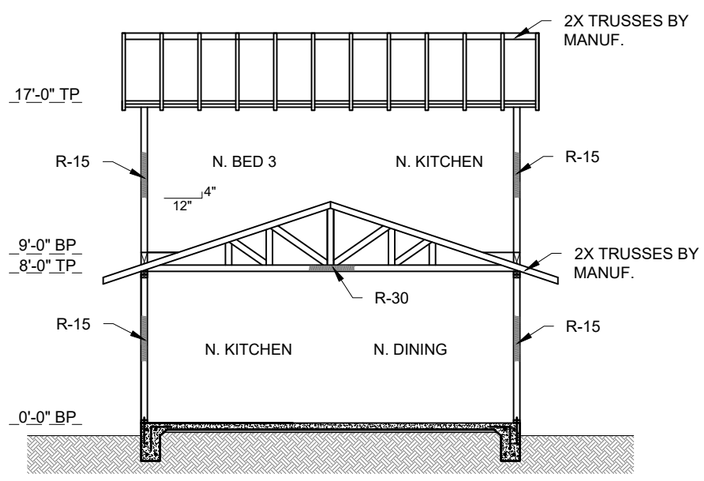
SECTION A

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)



SECTION C

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)



SECTION B

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

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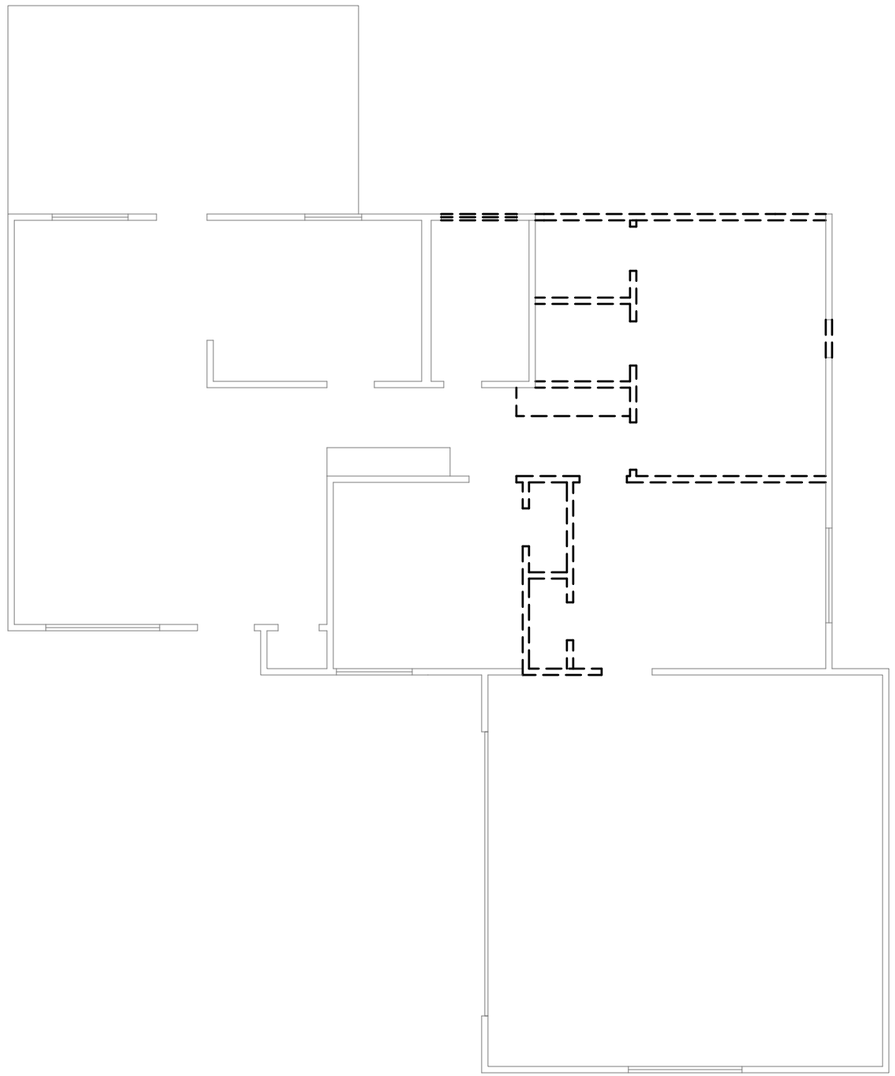
PREPARER OF PLAN
ED MAHONY

A8

LEGEND:

AREA TO BE DEMOLISHED

EXISTING WALL TO REMAIN



DEMOLITION PLAN (ADDITION)

MAIN HOUSE

SCALE: 1/8" = 1' (11X17)
SCALE: 1/4" = 1' (22X34)

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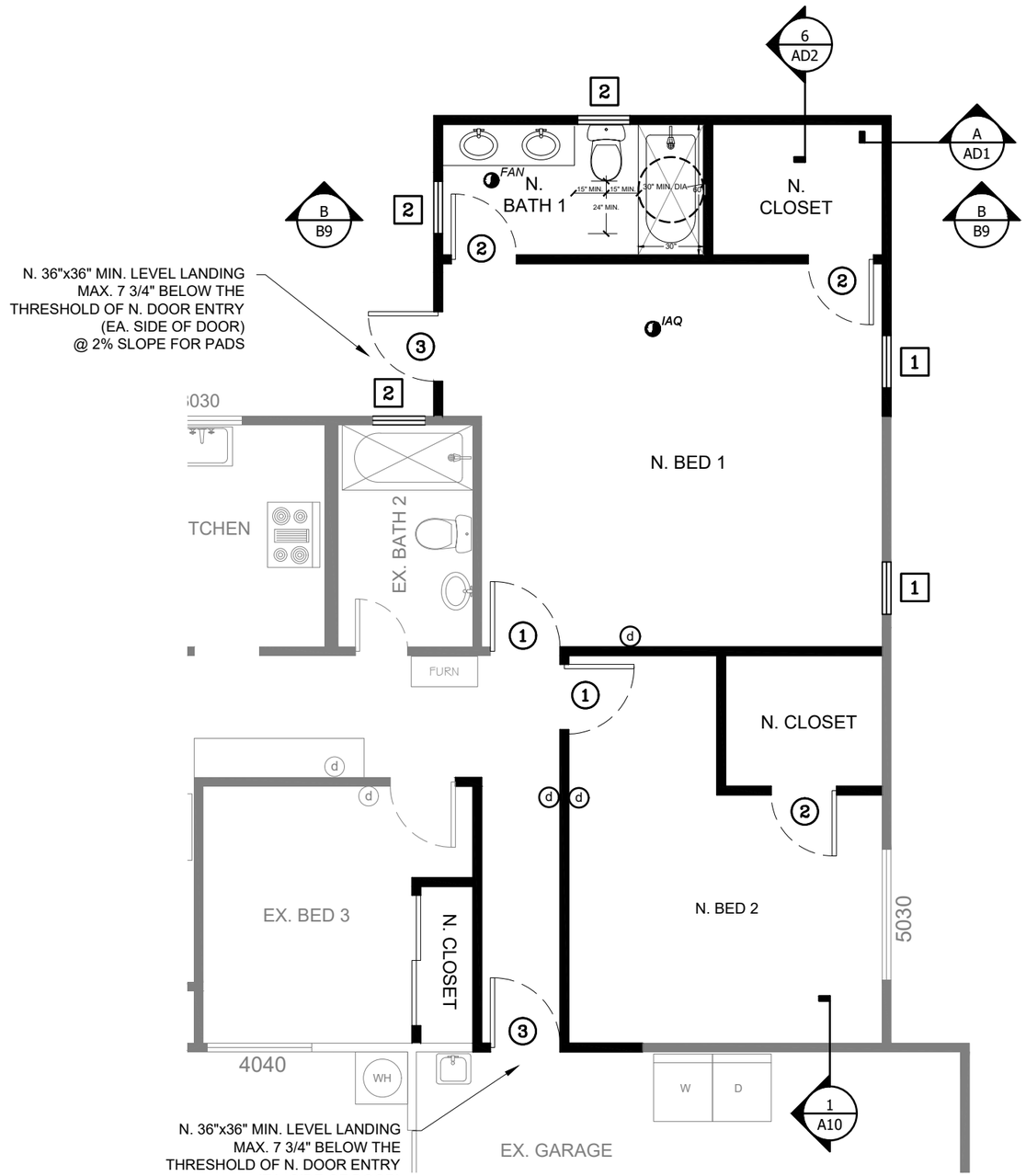
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PREPARER OF PLAN
ED MAHONY

A9

LEGEND:

- N. WALL
- EX. WALL
- WINDOW
- (d) SMOKE & CARBON MONOXIDE DETECTOR
- (#) N. DOOR TAG
- [#] N. WINDOW TAG
- FAN EXHAUST FAN (50 CFM)
- IAQ FAN (IAQ - CFM PER T24)
- EXHAUST FAN



PROPOSED FLOOR PLAN (ADDITION)

AREA OF ADDITION: 202 SF

MAIN HOUSE

SCALE: 3/16" = 1' (11X17)
SCALE: 3/8" = 1' (22X34)

PROPOSED WINDOW SCHEDULE					
LABEL	SIZE	AREA	QTY	PURPOSE, TYPE, MATERIAL, OPERATION	MANUFACTURER
1	2050	10	2	SINGLE-HUNG, VINYL, OPERABLE	HOME DEPOT
*2	2016	3	3	SINGLE-HUNG, VINYL, OPERABLE	HOME DEPOT

GLASING: U-FACTOR = 0.30, SHGC = 0.23
*TEMPERED SAFETY GLAZING

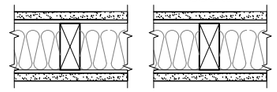
ALL EXTERIOR GLAZED DOORS AND WINDOWS SHALL HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257

PROPOSED DOOR SCHEDULE					
LABEL	SIZE	AREA	QTY	TYPE, MATERIAL	MANUFACTURER
1	2868	18	2	HOLLOW-CORE, VINYL	HOME DEPOT
2	2668	17	3	HOLLOW-CORE, VINYL	HOME DEPOT
3	2868	18	1	SELF-CLOSING & LATCHING SOLID-CORE, VINYL, 20 MIN. FIRE-RATED	HOME DEPOT

GA FILE NO. WP 3260 PROPRIETARY

BASE LAYER ∔ PROPRIETARY GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE OF 2X4 WOOD STUDS 16" O.C. WITH 4d COATED NAILS, 1-1/2" LONG, 0.099" SHANK, ∔ HEADS, 12" O.C. FACE LAYER ∔ PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO EACH SIDE WITH 6" WIDE STRIPS OF LAMINATING COMPOUND ALONG THE EDGES AND CENTERLINE OF EACH BOARD AND 6d COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, ∔ HEADS, 16" O.C. AT TOP AND BOTTOM PLATES ONLY, 1-1/2" GLASS FIBER INSULATION, 0.8 PCF, IN STUD SPACE.

1-HOUR FIRE | 50 TO 54 STC SOUND



GEORGIA-PACIFIC GYPSUM, LLC
LAFARGA NORTH AMERICA, INC.
NATIONAL GYPSUM COMPANY

∔ TOUGHROCK@ SOUND DEADENING BOARD
∔ TOUGH ROCK@ FIREGUARD C. TM
∔ SOUNDCHECK. TM
∔ FIRECHECK TYPE C. TM
∔ GOLD BOND BRAND FIRE SHIELD C GYPSUM BOARD. TM

THICKNESS: 5-3/8"
APPROX. WEIGHT: 9 PSF
FIRE TEST: SEE WP 3340 (UL R2717-52, 9-9-68, UL DESIGN U312; ULC DESIGN W300)
SOUND TEST: G&H BW-35ST, 4-16-69

(1) 1-HOUR FIRE & SOUND WALL ASSEMBLY
NTS

UL U327 1-HOUR FIRE RATED
1. EXTEND FROM FOUNDATION TO ROOF SHEATHING.

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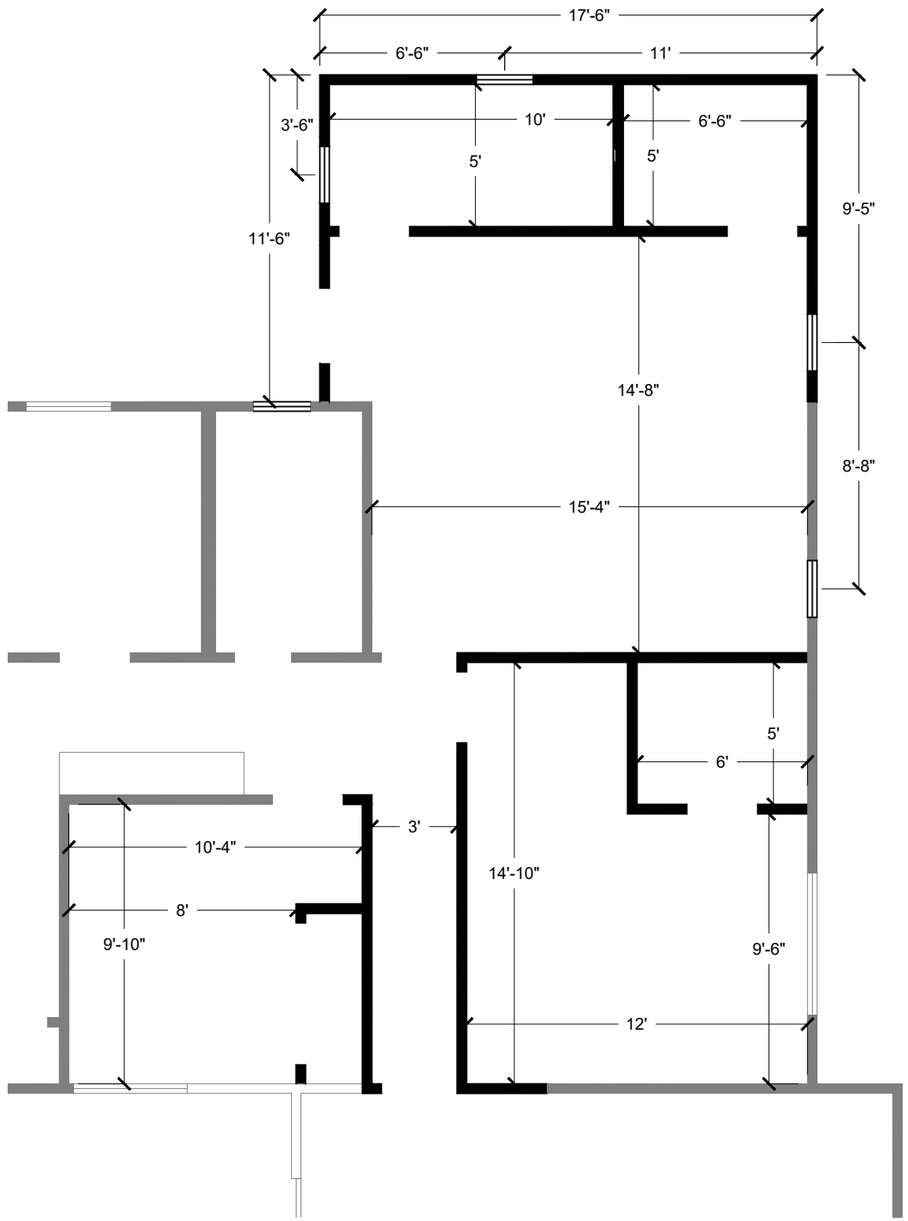
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ED MAHONY

A10

LEGEND:

- N. WALL
- EX. WALL
- WINDOW



PROP. DIMENSION PLAN (ADDITION)

MAIN HOUSE

SCALE: 3/16" = 1' (11X17)
SCALE: 3/8" = 1' (22X34)

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LEGEND:

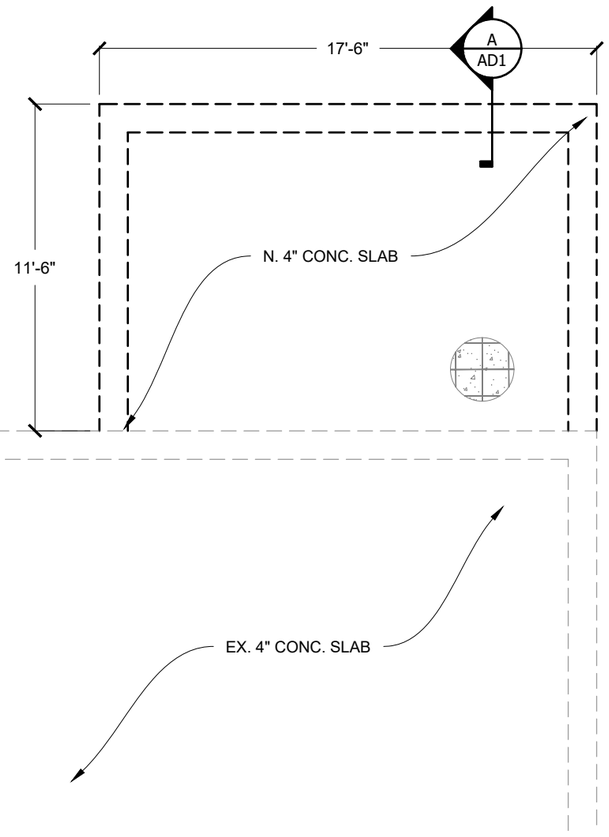
THICKENED EDGE FOOTING (12"x12")

48" SHEAR WALL PANEL

*SHEAR WALL PANEL W/ HOLD DOWN (1,800 LBF)

SHEARWALL SCHEDULE (CONTINUOUS WSP)				
LABEL	MATERIAL AND NAILING DESCRIPTION	ANCHOR BOLT SCHEDULE & SILL PLATE SIZE	TOP PLATE SIZE & NAILING	SHEAR TRANSFER & RIM JOIST/BLK'G
1	3/8" WOOD STRUCTURAL PANEL W/ 8d @ 6"o.c. E.N. / 12" o.c. F.N.	2X P.T. SILL PLATE W/ ½" A.B. @36" O.C.	2X PLATE W/ 16d @ 6" o.c.	A35 OR LTP4 @24" o.c.

CONTINUOUS WSP WALL BRACING IN ACCORDANCE WITH CRC TABLE R602.10.4



PROP. FOUNDATION PLAN (ADDITION)

MAIN HOUSE

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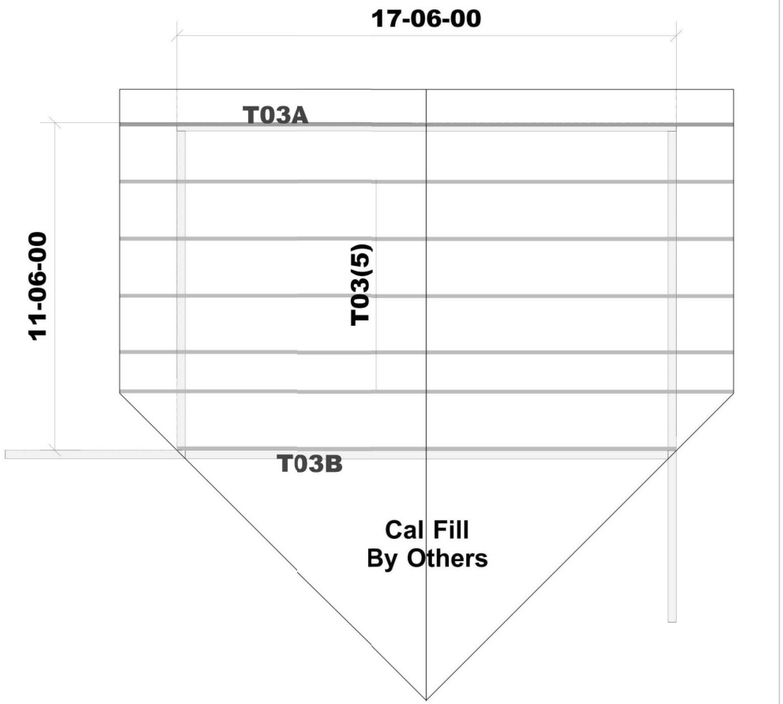
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A12

LEGEND:

- EXTERIOR WALL
- ROOF RIDGE
- ROOF LINE
- ROOF VENT

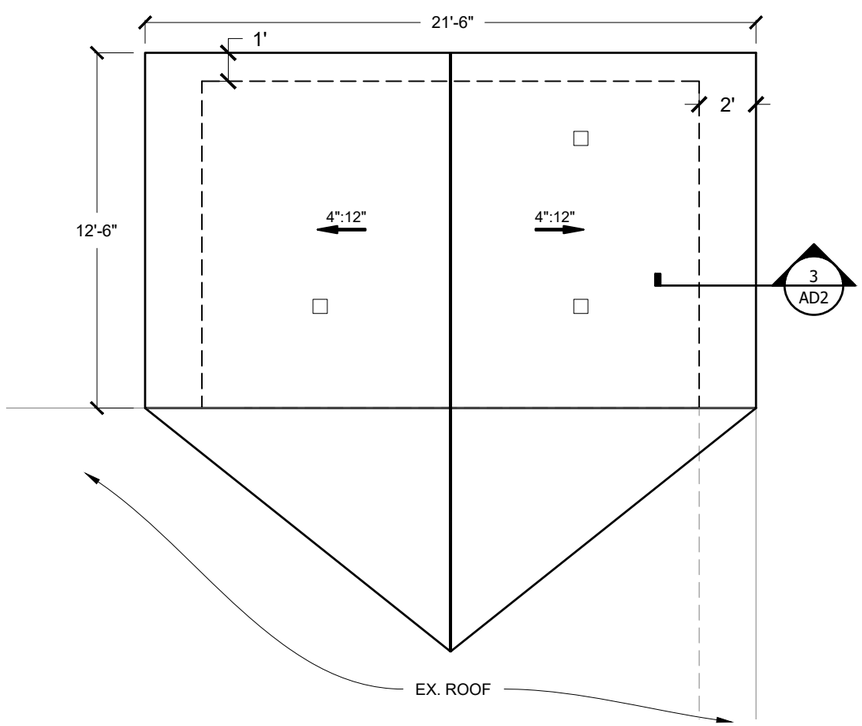
ROOF / ATTIC VENTILATION
TOTAL ROOF AREA: 267 SF
TOTAL VENTS (1 VENT / 150 SF): 1.79 SF
TOTAL VENT SIZE: 0.84 SF
VENTS REQUIRED: 3 VENTS



TRUSS LAYOUT (ADDITION)

MAIN HOUSE

SCALE: 3/16" = 1' (11X17)
SCALE: 3/8" = 1' (22X34)



PROP. ROOF PLAN (ADDITION)

MAIN HOUSE

SCALE: 3/16" = 1' (11X17)
SCALE: 3/8" = 1' (22X34)

This set of plans and specifications shall remain the property of the designer and shall not be used in whole or in part for any work on any other project or property and shall be returned upon request or upon completion of the work. Visual contact with these plans and specifications shall constitute prima facie evidence of acceptance of these restrictions. The designer(s) of record, hereby, make no expressed or implied warranties, nor assume any responsibility for any omissions, errors, inaccuracies, or inadequacies in the construction documents, except as specifically stated in writing by the designer(s) of record.

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REVISIONS
3-29-23

PROJECT NO.
PRJ-1069826

PREPARER OF PLAN
ED MAHONY

A13