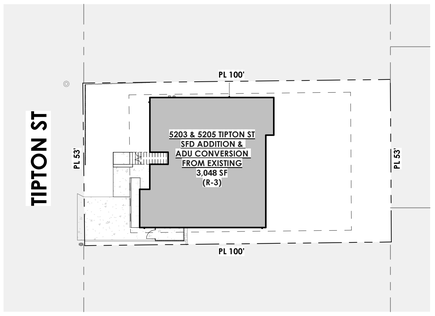
TIPTON SFD ADDITION & ADU CONVERSION

SHEET INDEX

NUMBER	NAME	ISSUE DATE
GENERAL		
CS000	COVER SHEET	03/25/2026
GN001	GRAPHICS & ABBREVIATIONS	03/25/2026
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GN011	UNIT SUMMARY	03/25/2026
GN014	ALLOWABLE OPENINGS	03/25/2026
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SURVEY		
B001	SURVEY	03/25/2026
ARCHITECTURAL		
A002	EXISTING AND PROPOSED SITE PLANS	03/25/2026
A003	3D VIEWS	03/25/2026
A101	EXISTING/DEMO FLOOR PLAN	03/25/2026
A102	PROPOSED FLOOR PLAN - LEVEL 1 & 2	03/25/2026
A105	ROOF PLAN	03/25/2026
A111	REFLECTED CEILING PLANS - LEVEL 1 & 2	03/25/2026
A112	MECHANICAL PLANS - LEVEL 1 & 2	03/25/2026
A202	EXTERIOR ELEVATIONS	03/25/2026
A203	EXTERIOR ELEVATIONS	03/25/2026
A301	BUILDING SECTIONS	03/25/2026
A302	BUILDING SECTIONS	03/25/2026
A311	WALL SECTIONS	03/25/2026
A401	ENLARGED PLANS - KITCHEN	03/25/2026
A402	ENLARGED PLANS - BATHROOM	03/25/2026
A403	ENLARGED PLANS - STAIRS	03/25/2026
A501	WALL DETAILS	03/25/2026
A502	FLOOR DETAILS	03/25/2026
A510	ROOF DETAILS	03/25/2026
A520	STAIR DETAILS	03/25/2026
A525	DOOR AND WINDOW DETAILS	03/25/2026
A601	DOOR AND WINDOW SCHEDULE	03/25/2026
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S-0.11	GENERAL NOTES & REQUIREMENTS	12/19/2025
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S-1.0	FOUNDATION PLAN	12/19/2025
S-2.0	FLOOR FRAMING PLAN	12/19/2025
S-3.0	ROOF FRAMING PLAN	12/19/2025
SD1.0	FOUNDATION DETAILS	12/19/2025
SD2.0	STRUCTURAL DETAILS	12/19/2025
SD3.0	STRUCTURAL DETAILS	12/19/2025
ENERGY		
T001	ENERGY COMPLIANCE FORMS	03/25/2026
T002	ENERGY COMPLIANCE FORMS	03/25/2026
T003	ENERGY COMPLIANCE FORMS	03/25/2026
T004	ENERGY COMPLIANCE FORMS	03/25/2026

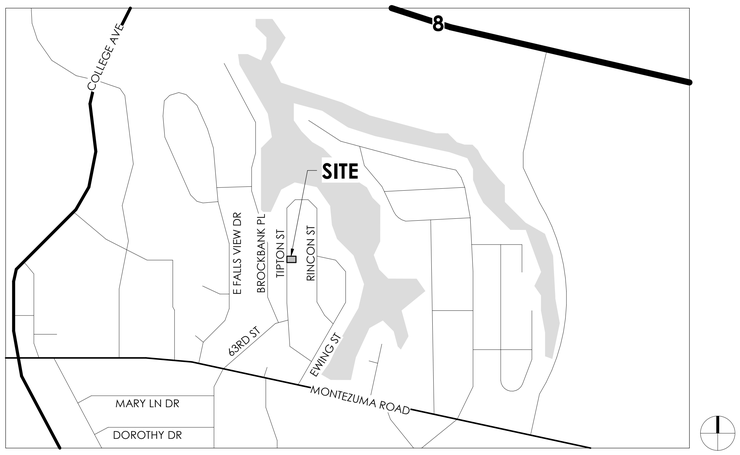


KEY PLAN FOR REFERENCE ONLY, SEE SITE PLAN (SHEET A002) FOR MORE INFORMATION.

KEY PLAN LEGEND

- BUILDING NOT IN SCOPE
- BUILDING IN SCOPE
- PROPERTY LINE
- SET BACK LINE

1 KEY PLAN - COVER SHEET
1" = 20'-0"



2 VICINITY MAP
NTS

SCOPE OF WORK

The scope of work includes:
1. 1st Floor conversion of existing SFD area (including 953 SF 2 bed/ 1 bath single home, 182 SF garage and 350 SF covered patio) to attached ADU with 5 bed/3 bath

2. 2nd Story Addition to SFD providing 6 bed/ 2.5 bath

All work is privately funded. See owner section for more information.

SITE ADDRESS

5203 Tipton Street, San Diego CA 92115
5205 Tipton Street, San Diego CA 92115

PARCEL

APN: 467-072-08-00

LEGAL DESCRIPTION

MAP 2708
BLOCK NO
LOT NO 103
COSGROVE MESA

LOT SIZE

5,315 SF

OWNER (Financially Responsible Party for Sewer & Water)

Gravis Group
4936 Crystal Dr.
San Diego CA 92109

Contact: Brandon Blum
Email: brandon@gravisgroupre.com
Phone: 858.256.6070

PROJECT TEAM

ARCHITECT & LANDSCAPE ARCHITECT
PALO
2323 Broadway, Suite 200
San Diego, CA 92102
David Pearson, AIA
619.757.0585
david@palo.us

SURVEYOR
Lundstorm Engineering and Surveying
33336 Camino Del Rio South, #330
San Diego, CA 92108
Darrell Begley
619.814.1220
dbegley@lundstrom.cc

STRUCTURAL ENGINEER
Banan Inc.
406 9th Ave #302
San Diego, CA 92101
Reza Banan
619.756.2939
reza.banan2@gmail.com

TITLE 24 CONSULTANT
SKDesign
Sevag Kurdian
818.512.9231
sevag@skdesignla.com

ZONING INFORMATION

BASE ZONE:	RS-1-7
YEAR BUILT:	1951
OVERLAY ZONE DESIGNATIONS	
VHFSZ Requirements:	Yes
FAA Requirements:	No
Geohazard Category:	53
Airport Influence:	Yes
Noise Overlay Zone:	No
Historic Designated:	No
Historic Designated District:	No
FEMA Flood Hazard Zone:	No
Parking Standards Transit Priority Area	Yes
Transit Priority Area	Yes
Other:	No
SETBACKS (SDMC Table 131-04D)	
Front Yard:	15'
Side Yard:	4'
Street Side Yard:	4'
Rear Yard:	13'
HEIGHT LIMIT (SDMC Table 131-04G)	24'/30'
PARKING CALCULATIONS (per SDMC 142-05H)	
Existing Parking Spaces:	
Garage	1
Proposed Parking Spaces:	
Off-street Parking	1
Total New Parking Provided:	1

ADUs: No parking space required per 141.0302(b)(10)

FLOOR AREA SUMMARY (GFA)

Site Area:	5,315 SF
Existing Gross Floor Area:	1,543 SF
Habitable Area	953 SF
Non-Habitable Area	590 SF
- Garage	240 SF
- Covered Patio	350 SF
SFD Addition (2nd Floor):	1,563 SF
Habitable Area	1,563 SF
Balcony (Not included in GFA per SDMC §113.0234 (b)(2))	75 SF
ADU Conversion (Ground Floor):	1,485 SF
Habitable Area	1,485 SF
- Existing Habitable Area	953 SF
- Existing Portion of Garage to be Converted	182 SF
- Existing Covered Patio to be converted	350 SF
Non-Habitable Area	
- New Covered Patio (not included in GF)	147 SF
Total GFA:	**3,048 SF**
Max. FAR:	0.59 per SDMC 131-04G
Allowable GFA:	5,315 x 0.59 = 3,135 SF
GFA Complies	**3,048 SF < 3,135 SF**
NUMBER OF UNITS:	
Existing SFD:	1
Proposed New ADU:	1
Proposed Total Units:	2

BUILDING CODE INFORMATION

USES CATEGORY	
Existing Building:	Residential
Proposed New:	Residential
OCCUPANCY GROUPS/ CLASSIFICATION(S)	
Existing Building:	R-3
Proposed New:	R-3
TYPE OF CONSTRUCTION:	
Existing Building:	VB
Proposed New ADUs:	VB
NUMBER OF STORIES (R301.2.2.7):	
Stories Allowed:	3 Stories
Existing:	1 Story
Proposed:	2 Stories
FIRE SPRINKLERS/ALARMS	
Existing Sprinklers:	None
Proposed:	N/A
Existing Alarms:	None
Proposed Alarms:	N/A

CODES & REGULATIONS
This project shall comply with the following governing codes:
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE (Low Rise)
2022 CALIFORNIA EXISTING BUILDING CODE

DWELLING UNIT MATRIX			
UNIT NUMBER	**AREA (NET)**	**BED/BATH**	**ADU TYPE**
LEVEL 1 - 5203 Tipton Street			
ADU	1485 SF	5 BD/3 BA	BY-RIGHT ADU
LEVEL 2 - 5205 Tipton Street			
SFD	1563 SF	6 BD/2.5 BA	SFD
TOTAL: 2	3048 SF		

PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.0310, 129.0104(a)(4), and 142.0220, PERMITS AREA 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

AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE SIZE OF THE WATER SERVICE WHICH ARE REQUIRED DUE TO THE WATER METER UPGRADE:

OWNER SIGNATURE _____ Signed by: _____
(THIS NOTE IS ACKNOWLEDGING THAT THE OWNER/RESPONSIBLE PARTY HAS FIELD-VERIFIED THE EXISTING WATER SERVICE SIZE)

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	SCOPE OF CONSTRUCTION CHANGE	AFFECTED SHEET NO.

PALO
2323 BROADWAY, SUITE 200
SAN DIEGO, CA 92102
619-757-0585
info@palo.us

DRAWINGS PREPARED BY
DAVID PEARSON, AIA

LICENSED ARCHITECT DAVID PEARSON NO. C 36268 06-30-27 STATE OF CALIFORNIA

DISCRETIONARY PROJECT NO:
RIGHT OF WAY PROJECT NO:
CODE ENFORCEMENT DIVISION (CED) NO:
RETAINING WALL PROJECT NO:
DEDICATION PERMIT NO:
GRADING PERMIT NO:
AGREEMENT EMRA NO:
AGREEMENT SWMDCMA NO:

PROJECT NAME:
TIPTON SFD ADDITION & ADU CONVERSION
PLAN CHECK 2
ADDRESS:
5203 and 5205 Tipton Street, San Diego CA 92115
PRJ/PTS #
PRJ-1146428

The City of SAN DIEGO

PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK

SHEET NAME
COVER SHEET

CS000

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PALO STANDARD GRAPHIC SYMBOLS & ABBREVIATIONS

ELEVATION INDICATIONS

- GLASS SYMBOL
- MASONRY COURSING
- WOOD VENEER
- STONE
- STUCCO

SECTION INDICATIONS

- ACOUSTICAL CEILING TILE
- ALUMINUM
- BRICK
- CARPET
- CONCRETE
- CONCRETE MASONRY UNIT
- CUT STONE
- EARTH OR GROUND
- FABRIC WRAPPED PANEL
- GLASS
- GRAVEL
- GYPSUM BOARD
- INSULATION (LOOSE OR BATT)
- INSULATION (RIGID)
- METAL
- PLASTER
- PLASTER/LATH
- PLYWOOD
- PRE-CAST PANELS
- SAND OR GROUT
- STONE
- STUCCO
- WOOD (FINISHED)
- WOOD (CONTINUOUS MEMBER)
- WOOD (INTERRUPTED MEMBER)

REFLECTED CEILING

- ACOUSTICAL CEILING AND GRID
- X'-X" — CEILING HEIGHT CHANGE SYMBOL
- X'-X" — FINISH CEILING HEIGHT SYMBOL
- GRID STARTPOINT SYMBOL

REFLECTED CEILING, CONT

- MAT / X' - X" — CEILING FINISH TAG
- CEILING MOUNTED SPRINKLER HEAD
- SD — CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED EXIT SIGN
- WALL MOUNTED EXIT SIGN
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXISTING TO BE RELOCATED

LIGHT FIXTURES

- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE/EMERGENCY CIRCUIT
- EXISTING LIGHT FIXTURE TO BE REMOVED
- UNDER CABINET FLORESCENT FIXTURE
- FLORESCENT STRIP FIXTURE
- FLORESCENT PENDANT FIXTURE
- RECESSED DOWNLIGHT
- RECESSED ADJUSTABLE DOWNLIGHT
- RECESSED WALL WASHER
- TRACK LIGHTING
- SURFACE MOUNTED LIGHT FIXTURE
- WALL SCONCE
- $ — LIGHT SWITCH
- D / $ — DIMMER SWITCH

MECHANICAL FIXTURES

- RETURN AIR
- SUPPLY AIR
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN
- FIRE SPRINKLER
- ACCESS DOOR

POWER AND COMMUNICATION

- XX — EQUIPMENT TAG (REFER TO EQUIPMENT SCHEDULE)
- ST — WALL MOUNTED FIRE ALARM STROBE
- FA — FIRE ALARM PULL
- FW — FIRE WARDEN STATION
- WALL MOUNTED, SINGLE RECEPTACLE
- WALL MOUNTED, DUPLEX RECEPTACLE
- WALL MOUNTED, QUADRAPLEX RECEPTACLE
- WALL MOUNTED, VOICE/DATA RECEPTACLE
- WALL MOUNTED, DATA RECEPTACLE
- WALL MOUNTED, VOICE RECEPTACLE
- T — WALL MOUNTED, THERMOSTAT
- CTV — WALL MOUNTED, CABLE TV RECEPTACLE
- AV — WALL MOUNTED, AV RECEPTACLE
- AVT — WALL MOUNTED, AV TROUGH
- J — WALL MOUNTED, ELECTRICAL JUNCTION BOX
- WALL MOUNTED, VOICE/DATA JUNCTION BOX

CONSTRUCTION

- XX — COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- 3 HR. RATED PARTITION
- 4 HR. RATED PARTITION
- SMOKE PARTITION
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- MILLWORK
- MILLWORK ABOVE
- XXXX / AXX.XX — DETAIL NUMBER / SHEET NUMBER
- FL 12, NW — DESCRIPTION OF SIMILAR OR OPPOSITE
- FLOOR NUMBER AND AREA OR PHASE
- AREA TO BE DETAILED
- A / 01 / A11.XX — LOCATION ON ROW WHERE ELEVATION IS SHOWN / DIRECTION OF ELEVATION / ROW ON SHEET WHERE ELEVATION IS SHOWN / SHEET NUMBER WHERE ELEVATION IS SHOWN
- X — REVISION REFERENCE NUMBER
- REVISION CLOUD DEPICTING AREA REVISED
- Name / X SF — UNIT NAME / SQUARE FOOTAGE
- SHEETNOTE REFERENCE
- X-X — WALL TYPE REFERENCE
- D-XX — DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- X / X — DOOR TYPE / HARDWARE TYPE
- X / X | X — DOOR NUMBER / DOOR TYPE / HARDWARE TYPE
- W-XX — WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- XXXX — MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
- Name / Elevation — ELEVATION DATUM REFERENCE
- MATCH LINE SYMBOL
- ALIGN — ALIGN WITH ESTABLISHED SURFACES

LIFE SAFETY EQUIPMENT AND DEVICES

- FW — FIRE WARDEN STATION SYMBOL
- WALL MOUNTED FIRE ALARM STROBE SYMBOL
- FA — FIRE ALARM PULL SYMBOL
- FEC — WALL MOUNTED, FIRE EXTINGUISHER CABINET
- FE — WALL MOUNTED FIRE EXTINGUISHER
- FHC — WALL MOUNTED FIRE HOSE CABINET
- FV — WALL MOUNTED FIRE VALVE
- FVC — WALL MOUNTED FIRE VALVE CABINET

FINISH

- XX-99 / XX-99 — WALL FINISH / BASE FINISH
- XXX — WALL FINISH
- XXX / XXX / XXX — WALL FINISH / WAINSCOT FINISH / BASE FINISH
- EXTENT OF WALL / WAINSCOT / BASE FINISH
- XX — SPECIAL FINISH
- XX — FLOOR FINISH
- CHANGE IN FLOOR FINISH

ABBREVIATIONS

A

&	AND
ABV	ABOVE
AC	AIR CONDITIONER
ACCES	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
AL WD	ALUMINUM CLAD WOOD
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC

B

BA	BATHROOM
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BRD BRD	BREAD BOARD
BTM	BOTTOM
BU	BUILT UP

C

CAB	CABINET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CKTP	COOKTOP
CLG	CEILING
CLST	CLOSET
CMU	CONCRETE MASONRY UNIT
CNTR	CENTER
C.O.	CLEAN OUT
COAT	COATING
COIL	COILING
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COUN	COUNTER
COV	COVER
CPT	CARPET
CT	CERAMIC TILE
CW	CASEWORK

D

DBL	DOUBLE
DEPT	DEPARTMENT
DEMO	DEMOLITION
DES	DESIGN(ED)
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DSCON	DISCONNECT
DW	DISHWASHER
DWR	DRAWER

E

EA	EACH
EF	EXHAUST FAN
ELEC	ELECTRICAL
ELEV	ELEVATION
EMBED	EMBEDD(ED)(ING)
ENL	ENLARGED
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSE(D)
EXT	EXTERIOR

F

FA	FIRE ALARM
FAB	FABRICATION
FAF	FACTORY FINISH
FBR	FIBERGLASS
FC	FIBREX COMPOSITE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER & CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLDG	FOLDING
FLR	FLOOR(ING)
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FPLC	FIREPLACE
FRR	FIRE RESISTANCE RAT(ING)(ED)
FRMG	FRAMING
FURN	FURNITURE
FWC	FABRIC WALL COVERING
FXD	FIXED
FXTR	FIXTURE

G

GA	GAUGE
GALV	GALVANIZED
GAR	GARAGE
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GWB	GYPSUM WALL BOARD
GYP	GYPSUM

H

HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HGHT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HAND RAIL
HVAC	HEATING VENTILATING AND AIR CONDITIONING

I

INFILTR	INFILTRATION
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INT	INTERIOR
INTLK	INTERLOCK(ING)

J

JAN	JANITOR
JST	JOIST

K

KIT	KITCHEN

L

LAM	LAMINATE(D)
LAV	LAVATORY
LNG	LENGTH
LT	LIGHT
LTG	LIGHTING
LVLG	LEVELING
LVR	LOUVER

M

MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MW	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED

N

NDL	NO DOLLAR LIMIT
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

O

OC	ON CENTER
OPA	OPAQUE
OPNG	OPENING(S)
OPR	OPERABLE
ORNA	ORNAMENTAL
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PAR	PARTITION
PBD	PARTICLE BOARD
PEDTR	PEDESTRIAN
PERF	PERFORATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRTCN	PROTECTION
PT	PAINT

Q

QTY.	QUANTITY

R

RD	ROOF DRAINING
RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REINF	REINFORCE(D)(ING)(MENT)
REM	REMOVABLE
REQD	REQUIRED
RESIL	RESILIENT
RESIS	RESIST(ANT)(IVE)
RFG	ROOFING
RM	ROOM
RMV	REMOVE
RNG	RANGE
RO	ROUGH OPENING
ROW	RIGHT OF WAY

S

SCR	SCRIBE
SCHED	SCHEDULE
SEC	SECTION
SECUR	SECURITY
SF	SQUARE FEET
SFD	SINGLE FAMILY DWELLING
SNGL	SINGLE
SHLV	SHELF/SHELVES
SHORG	SHORING
SHWR	SHOWER
SIM	SIMILAR
SPG	SPANDREL GLASS
SPEC	SPECIFICATIONS
SRF	SURFACE
SS	STAINLESS STEEL
STKD	STACKED
STD	STANDARD
STL	STEEL
STN	STAINED FINISH
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM(S)

T

T&G	TONGUE AND GROOVE
TEM	TEMPERED
THK	THICK
TLT	TOILET
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FINISH
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF STRUCTURE
T.O.W.	TOP OF WALL
TRTD	TREATED
TYP	TYPICAL

U

UC REFR	UNDERCOUNTER FRIDGE
UNDRLAY	UNDERLAYMENT
U.N.O.	UNLESS NOTED OTHERWISE
UTIL	UTILITY

V

VEH	VEHICLE
VERT	VERTICAL
VFP	VERTICAL FLUTTED PRIVACY GLASS
VIF	VERIFY IN FIELD
VN	VINYL
VN WD	VINYL CLAD WOOD

W

W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WIRED GLASS
WIC	WALK IN CLOSET
WP	WATERPROOFING
WRK	WORK
WRK SRF	WORK SURFACE
WRT	WITH REGARD TO
WT	WEIGHT
WTR HTR	WATER HEATER

PALO
2323 BROADWAY, SUITE 2008
SAN DIEGO, CA 92102
619-757-0585
info@palo.us

TIPTON SFD ADDITION & ADU CONVERSION

SITE
5203 and 5205 Tipton Street, San Diego CA 92115

OWNER
Gravis Group

DRAWINGS PREPARED BY
DAVID PEARSON, AIA

LICENSED ARCHITECT DAVID PEARSON NO. C 36268 06-30-27 STATE OF CALIFORNIA

REVISIONS		
	DATE	DESCRIPTION
1	Date 1	Revision 1

PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK

SHEET NAME
GRAPHICS & ABBREVIATIONS

GN001

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GENERAL NOTES

1 COMPLY WITH CURRENT CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER.
2 OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
3 REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
4 THE CONTRACTOR AND HIS SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS IN DETAIL INCLUDING DIMENSIONS FOR THE PURPOSE OF DETERMINING THAT THE WORK CAN BE PERFORMED AS SHOWN PRIOR TO PROCEEDING WITH THE WORK. IF ANY CONFLICTS ARISE, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR WITH RELATED WORK.
5 LANDSCAPE, CIVIL, AND STRUCTURAL DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS TO WORK DONE ON LANDSCAPE, CIVIL, AND STRUCTURAL ELEMENTS. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND CONSULTING ENGINEER'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. ANY INSTALLATION AND/OR CONSTRUCTION PERFORMED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR THE ARCHITECT.
6 SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO THE ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
7 THE CONTRACTOR AND SUB-CONTRACTORS ARE CONSIDERED SPECIALISTS IN THEIR RESPECTIVE FIELDS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK THAT CAN NOT BE FULLY GUARANTEED OR ACHIEVED, PRIOR TO ORDERING MATERIALS OR PERFORMANCE OF WORK.
8 ALL SUB-CONTRACTOR'S SHALL SUBMIT SHOP DRAWINGS, AS INDICATED IN THE SPECIFICATIONS, TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
9 COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
10 COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
11 MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH THE OWNER TO ENSURE SECURITY.
12 THE OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
13 COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
14 THE SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY THE ARCHITECT AND THE OWNER.
15 THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN AN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE THEIR PROPERTY LINE IS LOCATED AND THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THIS LOCATION WITH THE OWNER.
16 THE CONTRACTOR SHALL VERIFY: ALL HEATING, VENTILATING, AND COOLING SYSTEMS AND APPLIANCES TO COMPLY WITH CURRENT U.M.C.
17 DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. IN CASE OF A CONFLICT, CONSULT THE ARCHITECT.
18 PARTITIONS ARE DIMENSIONED FROM EXTERIOR FACE OF STUD UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
19 ALL GRIDLINES ARE LOCATED AT EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
20 "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL THE SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
21 PROTECT THE AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
22 THE SAFETY OF ALL PARTIES PRESENT AT THE JOB SITE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER.
23 USE EXISTING DRAINAGE FACILITIES. NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES. WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.
24 CLEAN UP THE JOB SITE, DISPOSE OF, OFF THE SITE, ALL DEBRIS PROMPTLY AND IN A MANNER STRICTLY COMPLYING WITH THE REGULATIONS OF THE LOCAL AND STATE AGENCIES HAVING JURISDICTION. REMOVE ALL DEBRIS FROM THE SITE AS WORK PROGRESSES AND LEAVE GROUNDS EACH DAY IN A SATISFACTORY MANNER.
25 AT ALL INTERIOR FLOORS WHERE SUBFLOOR SYSTEMS CONSISTS OF PLYWOOD AFIXED TO JOISTS, THE CONTRACTOR SHALL USE GLUE AND SCREWS TO AFFIX PLYWOOD TO JOISTS AS ADDED PRECAUTION AGAINST SQUEAKING. VERIFY SIZE AND SPACING OF SCREWS WITH ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
26 ALL MISC. ARCHITECTURAL METAL EXPOSED TO VIEW SHOULD RECEIVE CONTINUOUS WELDS GROUND SMOOTH.
27 WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSTRUCTION NEED NOT HAVE SPECIAL INSPECTION WHEN THE WELDING IS DONE IN A FABRICATOR'S SHOP APPROVED AND REGISTERED BY THE AUTHORITY HAVING JURISDICTION. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH CBC SECTION 1701.7.
28 PROVIDE BUILDING PAPER UNDER ALL CEMENTITIOUS SIDING PER FINISH SCHEDULE.
29 ALL EXTERIOR WOOD FRAMED SURFACES NOT SPECIFIED AS SHEAR WALL SHALL BE SHEATHED TO MATCH ADJACENT SHEAR WALLS.
30 IT SHALL BE THE CONTRACTOR'S AND/OR SUB-CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PROVIDE ALL SUCH MATERIALS AS ARE SUGGESTED/REQUIRED BY THE MANUFACTURER TO PROPERLY INSTALL ANY AND ALL PRODUCTS.
31 THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSION WITH THE EQUIPMENT SUPPLIER AND THE OWNER FOR PROPER SIZE AND LOCATION OF SUPPORTS, DRAINS, PITCH POCKETS AND OTHER PROVISIONS THAT NEED TO BE MADE FOR THE PROPER INSTALLATION OF THE EQUIPMENT.
32 THE SIZE AND LOCATION OF EXISTING FEATURES SHOWN ON THESE DOCUMENTS AND DRAWINGS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BY FIELD MEASUREMENT THE SIZE AND LOCATION OF ALL FEATURES.

BUILDING DEPARTMENT NOTES

1 PER CBC, ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER TO MAKE THEM WEATHERPROOF.
2 ED SMOKE DETECTORS WITH BATTERY BACKUP POWER IN EACH SLEEPING ROOM, IN A CENTRAL LOCATION TO PROTECT SLEEPING AREAS, IN CEILINGS WITH A HEIGHT GREATER THAN 24" THAN THE HALLWAY CEILING SLEEPING AREAS AND ON EACH STORY AND IN BASEMENT (SEC.310.9)
3 GLAZING ADJACENT TO OR WITHIN 24" OF DOORS OR WITHIN 18" OF WALKING SURFACE MUST BE OF SAFETY GLAZING MATERIAL. SEE WINDOW SCHEDULE FOR GLAZING NOTES.
4 GLAZING IN A SHOWER AND/OR TUB ENCLOSURE MUST BE OF SAFETY GLAZING MATERIAL.
5 PROVIDE ULTRA LOW FLUSH TOILETS, AND MAXIMUM 1.2 GPM FLOW ON FAUCETS. NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1.2 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H&S CODE, SECTION 17921.3(b).
6 ALL SHOWER HEADS AND FAUCETS SHALL BE EQUIPPED WITH FLOW RESTRICTORS AS OUTLINED IN THE APPLIANCE EFFICIENCY STANDARDS AND SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
7 PROVIDE MIXING VALVES AT SHOWERS PER U.P.C. "IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES." U.P.C. SECTION 420.0.
8 AT WATER CLOSET COMPARTMENTS PROVIDE 30" CLEAR WIDTH AND 24" CLEAR IN FRONT OF WATER CLOSET.
9 ALL SWINGING DOORS AND WINDOWS LEADING TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER STRIPPED.
10 FULLY SEAL ALL JOINTS AROUND WINDOW FRAMES AND OTHER PENETRATIONS SUCH AS WALL SOLE PLATES AND OPENINGS FOR UTILITY PIPING AND WIRING.
11 ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
12 ALL FANS OR OTHER EXHAUST SYSTEMS SHALL BE PROVIDED WITH BACK DRAFT DAMPERS OR AUTOMATIC DAMPERS.
13 THERMOSTATS (EXCEPT THOSE CONTROLLING HEAT PUMPS) SHALL BE EQUIPPED WITH AN AUTOMATIC SETBACK THAT THE BUILDING OCCUPANTS CAN PROGRAM TO AUTOMATICALLY SETBACK THE THERMOSTAT FOR TWO PERIODS DURING ANY 24-HOUR PERIOD.
14 ALL EQUIPMENT THAT REQUIRES PREVENTATIVE MAINTENANCE TO MAINTAIN EFFICIENT OPERATION SHALL BE FURNISHED COMPLETE WITH NECESSARY OPERATION AND MAINTENANCE INFORMATION.
15 ALL GAS-FIRED FAN TYPE CENTRAL FURNACES, GAS-FIRED FAN TYPE WALL FURNACES, AND COOKING APPLIANCES SHALL BE EQUIPPED WITH AN INTERMITTENT IGNITION DEVICE.
16 ALL TRANSVERSE DUCTS, PLENUMS, AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE TAPE OR MASTIC TO PREVENT AIR LOSS AND SHALL BE INSULATED TO CONFORM TO THE PROVISIONS OF THE U.M.C.
17 INSULATION SHALL COMPLY WITH CALIFORNIA QUALITY STANDARDS.
18 THE INSULATION INSTALLER SHALL POST A SIGNED CERTIFICATE.
19 STATE HEALTH AND SAFETY CODE SECTION 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE, CPVC AND CROSS LINKED POLYETHELYN (PEX) FOR INTERIOR WATER SUPPLY PIPING.
21 EXTERIOR GLAZING IN BEDROOMS WILL BE MINIMUM 1/10 OF FLOOR AREA, AND OPEN 1/20 OF FLOOR AREA WITH MAXIMUM 44" SILL HEIGHT.
22 GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING, PER CBC.
24 ENVIRONMENTAL AIR DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
25 ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING.

FIRE NOTES

1. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
2. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
3. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.
4. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE AUTHORITY HAVING JURISDICTION.
5. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
6. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE AUTHORITY HAVING JURISDICTION AND CFC 308.

FIRE-NOTES - VERY HIGH FIRE HAZARD SEVERITY ZONE

1. 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 PER CBC 705A.4 / CRC R337.5.4 / SDMC 145.0705(A)
2. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE PER SDMC 145.0705(B).
3. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY PER CBC 705A.3 / CRC R337.5.3
4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVES SPARK ARRESTOR PER SDMC 145.0711(A)
5. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY AND SHALL NOT FREE SPIN IN BOTH DIRECTIONS PER SDMC 145.0706(D)
6. 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/NWWDA101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC 145.0708.
7. VENT OPENINGS SHALL BE PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH AND MEETS ALL THE FOLLOWING REQUIREMENTS [CBC 706A.2; SDMC 145.0706(A)]:
   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
8. THE WALKING SURFACE SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS [CBC 709A.3]:
   1. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM STANDARD 12-7A-5
   2. EXTERIOR FIRE RETARDANT TREATED WOOD
   3. NONCOMBUSTIBLE MATERIAL
   4. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN THE ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
9. THE EXPOSED UNDERSIDE OF THE PORCH CEILING SHALL BE PROTECTED BY ONE OF THE FOLLOWING [CBC 707.6]:
   1. NONCOMBUSTIBLE MATERIAL
   2. IGNITION-RESISTANT MATERIAL
   3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
   4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY

FINISH NOTES

1 ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
2 REPAIR EXISTING SURFACES TO REMAIN AS REQUIRED FOR APPLICATION OF NEW FINISHES.
3 PROVIDE STRAIGHT, FLUSH RESILIENT BASE AT CARPETED AREAS, AND COVED, TOP SET RESILIENT BASE AT RESILIENT FLOORING, UNLESS OTHERWISE NOTED.

DEMOLITION NOTES

1 COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PROPERTY AND ENVIRONMENTAL PROTECTION.
2 PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
3 ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
4 IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.
5 REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
6 REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK.
7 REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK.
8 REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.
9 REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
10 N THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE OR THE SUBSTANTIAL RISK THEREOF, CLIENT WILL HAVE THE DUTY TO INFORM THE ARCHITECT OF SUCH RISKS KNOWN OR REASONABLY KNOWABLE TO CLIENT.
11 IF ABESTOS OR ANY OTHER TOXIC SUBSTANCE, OR RISK TO EXPOSURE THERETO IS DISCOVERED BY ARCHITECT DURING WORK ON THE PROJECT, ARCHITECT SHALL IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT.
12 CLIENT SHALL HAVE THE DUTY TO PROMPTLY RETAIN A QUALIFIED EXPERT SAFELY TO REMOVE OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCE.
13 CLIENT SHALL INDEMIFY AND HOLD ARCHITECT, ITS AFFILIATES AND SUBCONTRACTORS AND THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH FEES AND EXPENSES ARE INCURRED, AS A RESULT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT

SMOKE ALARM NOTES - CRC

1. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R314.3.4.
2. SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS PREVENTS PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.
4. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS.
5. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT, IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.
6. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217.
7. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
8. SMOKE ALARM SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

FAA SELF-CERTIFICATION

"I, DAVID PEARSON, 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."

_____
SIGNATURE

TITLE 24 AND HERS NOTE

1. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING. (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.
2. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTER CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.

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TIPTON SFD ADDITION & ADU CONVERSION

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OWNER
Gravis Group

DRAWINGS PREPARED BY
DAVID PEARSON, AIA

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS

	DATE	DESCRIPTION

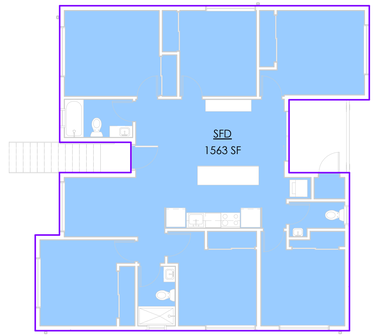
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PROJECT NO.	25-057
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CHECKED BY	AK

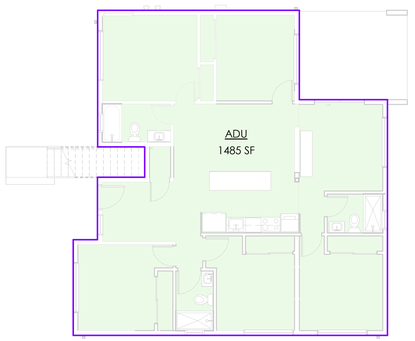
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GENERAL NOTES

GN002

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2 UNIT SUMMARY - LEVEL 2
1/8" = 1'-0"



1 UNIT SUMMARY - LEVEL 1
1/8" = 1'-0"

DWELLING UNIT MATRIX			
UNIT NUMBER	**AREA (NET)**	**BED/BATH**	**ADU TYPE**
LEVEL 1			
ADU	1485 SF	5 BD/3 BA	BY-RIGHT ADU
LEVEL 2			
SFD	1563 SF	6 BD/2.5 BA	SFD
TOTAL: 2	3048 SF		

UNIT TYPES

- BY-RIGHT ADU
- SFD

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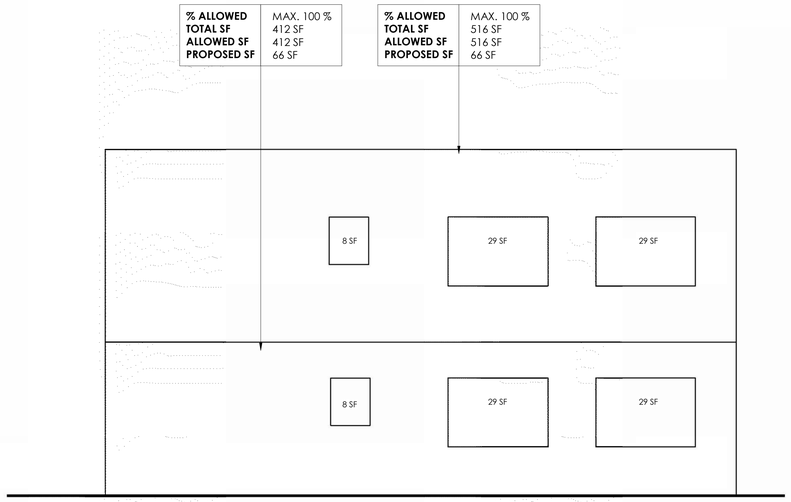
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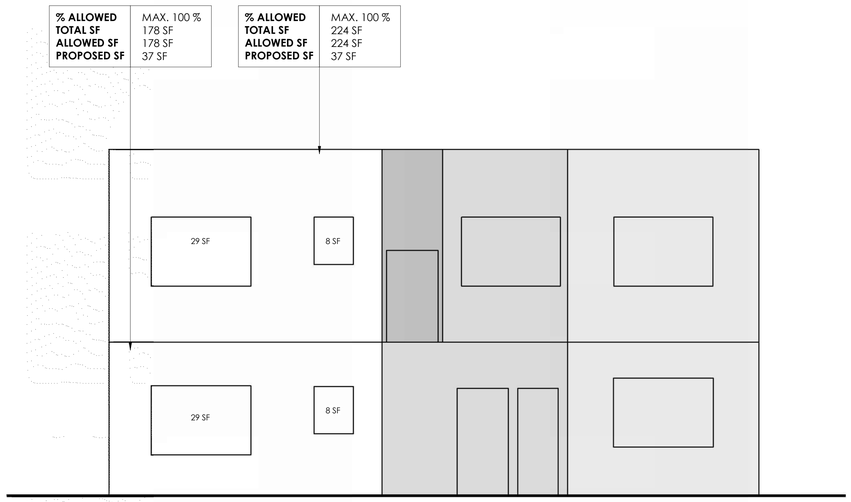
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GN011

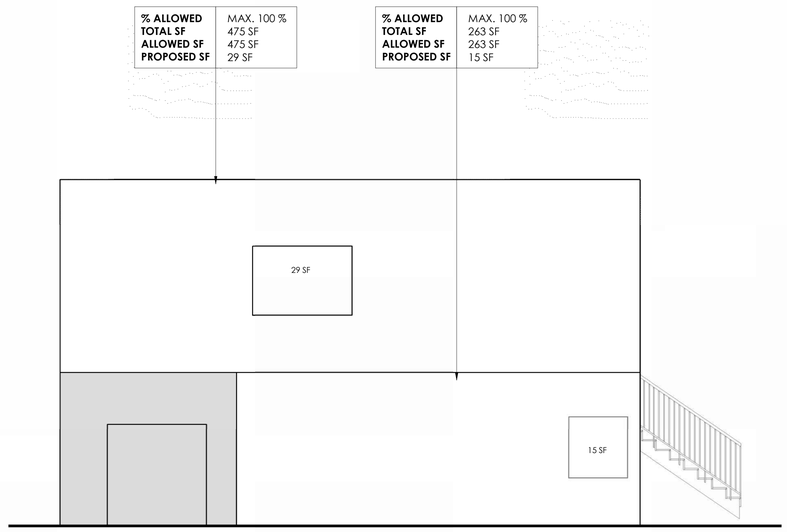
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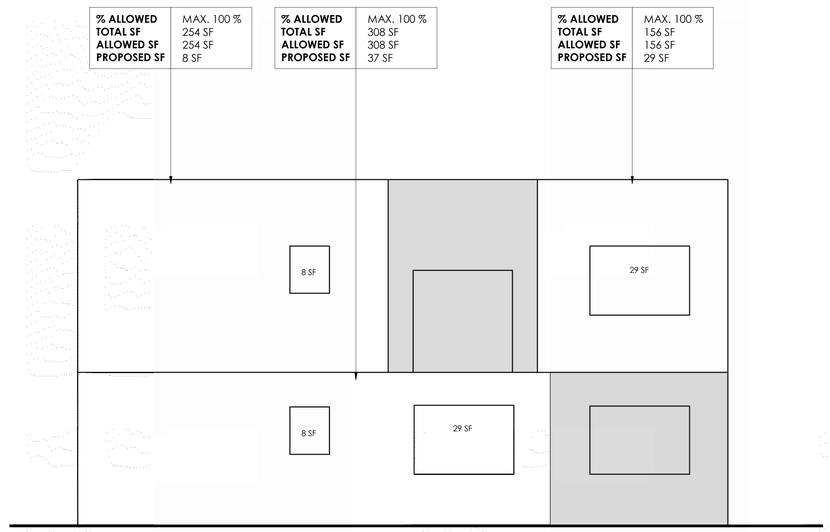
4 ALLOWABLE OPENINGS - SOUTH ELEVATIONS
1/4" = 1'-0"



2 ALLOWABLE OPENINGS - WEST ELEVATION
1/4" = 1'-0"



3 ALLOWABLE OPENINGS - NORTH ELEVATION
1/4" = 1'-0"



1 ALLOWABLE OPENINGS - EAST ELEVATION
1/4" = 1'-0"

ALLOWABLE OPENINGS LEGEND

- 0 TO LESS THAN 3 FT. NOT PERMITTED
- 3 TO LESS THAN 5 FT. MAXIMUM ALLOWED 25%
- 5 FT. OR MORE UNLIMITED
- PLANE IS SET BACK FROM ELEVATION

REFER TO CRC TABLE 302.1(1) VALUES ARE PER UNPROTECTED OPENINGS AND NON-SPRINKLERED ALLOWANCES

NOTE:
SEE SITE PLAN - SHEET A002 FOR FIRE SEPARATION DISTANCES

PALO
2323 BROADWAY, SUITE 2008
SAN DIEGO, CA 92102
619-757-0585
info@palo.us

TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

Gravis Group

DRAWINGS PREPARED BY

DAVID PEARSON, AIA

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIPTION

PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK
SHEET NAME	

ALLOWABLE OPENINGS

GN014

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TIPTON SFD ADDITION & ADU CONVERSION

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OWNER

Gravis Group

DRAWINGS PREPARED BY

DAVID PEARSON, AIA

LICENSED ARCHITECT DAVID PEARSON NO. C 36268 06-30-27 STATE OF CALIFORNIA

REVISIONS

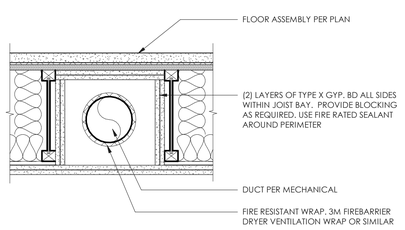
DATE	DESCRIPTION

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	Designer
CHECKED BY	Checker

SHEET NAME

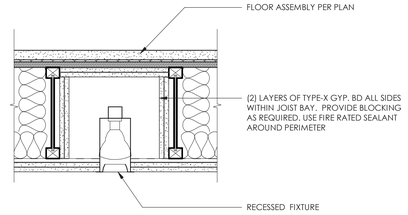
FIRE PENETRATION DETAILS

GN030



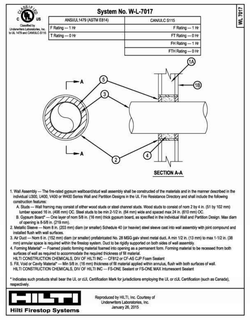
NOTES:
- DUCT WITH RADIATION DAMPER MAY BE USED IN LIEU OF FIRE WRAP
- 1-HOUR SHAFT MAY BE USED IN LIEU OF FIRE-WRAP

7 DUCT IN RATED FLOOR ASSEMBLY
1 1/2" = 1'-0"



NOTE:
- CEILING MEMBRANE PENETRATIONS BY LISTED LUMINAIRES (FIXTURES) OR BY LUMINAIRES PROTECTED WITH LISTED MATERIALS, WHICH HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING ARE NOT REQUIRED TO HAVE GYPSUM BOARD IN CAVITY.

3 RECESSED LIGHT FIXTURE IN RATED FLOOR ASSEMBLY
1 1/2" = 1'-0"



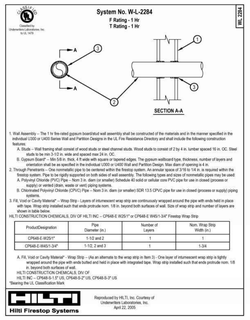
1. Wall Assembly — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual L050, L400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing may consist of wood studs or steel channel studs. Wood studs to consist of 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
2. Insulation — Min 3 in. thick batts of mineral wool or glass fiber insulation (optional).
3. Gypsum Board — Nom 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers and fastening method shall be as specified in the individual Wall and Partition Design. Max diam of opening is 8.00 in. (216 mm).
4. Through Penetrants — One nominal/in pipe to be centered within the firestop system. An annular space of 0 (0 in.) to 1.4 in. is required within the firestop system. Pipe to be rigidly supported on both sides of wall assembly. The following types and sizes of nominal/in pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 3 in. diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (pressure or supply) or vented (drain, waste or vent) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 3 in. diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
5. Fill, Void or Cavity Material* — Wrap Strip - Layers of intumescent wrap strip are continuously wrapped around the pipe with ends held in place with tape. Wrap strip installed such that ends protrude nom. 1/8 in. beyond both surfaces of wall. Size of wrap strip and number of layers are shown in table below.

Product Designation	Fire Diameter (in.)	Number of Layers	Nom. Wrap Strip Width (in.)
CP644-E 4X3X7	1-1/2 and 2	1	3
CP644-E 6X6X7-3/4*	1-1/2, 2 and 3	1	1-3/4

A. Fill, Void or Cavity Material* – Wrap Strip – (As an alternate to the wrap strip in Item 3) - One layer of intumescent wrap strip is tightly wrapped around the pipe with ends butted and held in place with integrated tape. Wrap strip installed such that ends protrude nom. 1/8 in. beyond both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC. – CP644-S 3.7" (UL CP644-S 3" CSA). CP644-S 3" (UL CP644-S 3" US
*Bearing the UL Classification Mark

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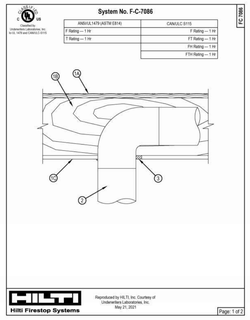
18 PENETRATION-WALL-DUCT
3/4" = 1'-0"



1. Wall Assembly — The 1 Hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U305 and U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing shall consist of wood studs or steel channel studs. Wood studs to consist of 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
B. Gypsum Board* — Min 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers and fastening method shall be as specified in the individual Wall and Partition Design. Max diam of opening is 6.00 in. (152 mm).
2. Through Penetrants — One nominal/in pipe to be centered within the firestop system. An annular space of 0 (0 in.) to 1.4 in. is required within the firestop system. Pipe to be rigidly supported on both sides of wall assembly. The following types and sizes of nominal/in pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe – Nom 3 in. diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe – Nom 3 in. (76 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* – Sealant – Min 5/8 in. (16 mm) thickness of fill material applied within the annular space flush with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. – CP 606 Flexible Firestop Sealant, FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

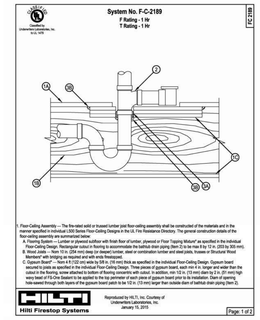
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November 19, 2020

14 PENETRATION-WALL-PIPE
3/4" = 1'-0"



ANSI/UL1479 (ASTM E814)	CAN/ULC-S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 1 Hr	FT Rating — 1 Hr
	FH Rating — 1 Hr
	FTH Rating — 1 Hr

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April 22, 2020.

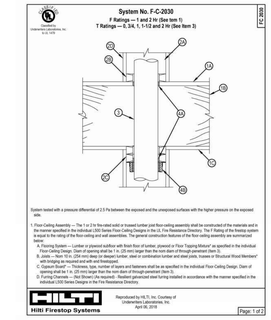


1. Floor-Ceiling Assembly — The fire-rated wild or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in individual U350 Series Floor Ceiling Designs in the UL Fire Resistance Directory. The General Construction features of the floor-ceiling assembly are summarized below:
A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor Ceiling Design.
B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* — Thickness, type, number of layers and fastening method as required in the individual Floor Ceiling Design. Gypsum board is to be nom 1 in. (25.4 mm) larger than diam of steel duct.
1.1 Chase Wall — (Optional, Not Shown) — The through penetrant (item 2) may be routed through a 1 hr fire rated single, double or staggered stud gypsum board wall assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U305 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing to consist of steel channel studs. Studs to be minimum 6 in. (152 mm) wide by 1-1/4 in. (32 mm) deep, fabricated from min 25 MSG galvanized steel. Studs spaced max 24 in. (610 mm) o.c.
B. Gypsum Board* — Two layers of nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 5-1/2 in. (140 mm).
2. Through Penetrants — One nominal/in pipe or conduit to be installed within the firestop system. The annular space between penetrant and gypsum or penetrated side of wall shall be min 0 in. (0.0 mm) to max 1.0 in. (25 mm). Pipe installed with 36 degree fitting. Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nominal/in pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Electrical Metallic Tubing (EMT) — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 3 in. (76 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Firestop System — The firestop system shall consist of the following:
A. Fill, Void or Cavity Material — Wrap Strip* — Two layers of 3710 sl. (5 mm) thick by 3-3/4 in. (94 mm) wide intumescent wrap strip wrapped around the penetrant and slid into annular space to be approximately flush with interior edge of the penetrated gypsum board, with ends of wrap strip butted and held in place with tape.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP 5/8E WI2X1-3/4" Firestop Wrap Strip
B. Fill, Void or Cavity Material — Sealant* – Min 5/8 in. (16 mm) thickness of sealant applied within the annular space flush with penetrated side of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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January 15, 2015

5 PENETRATION-FLOOR-TUB
3/4" = 1'-0"



System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Floor-Ceiling Assembly — The 1 or 2 hr fire-rated wild or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor Ceiling Designs in the UL Fire Resistance Directory. The General Construction features of the floor-ceiling assembly are summarized below:
A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor Ceiling Design. Dam of opening shall be 3 in. (25 mm) larger than the nom diam of through penetrant (item 2).
B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* — Thickness, type, number of layers and fastening method as specified in the individual Floor Ceiling Design. Three pieces of gypsum board, each min 4 in. (range and wider than the cutout in the flooring, screw attached to bottom of flooring concentric with cutout. In addition, min 12 in. (13 mm) diam by 2 in. (51 mm) high wire basket through both layers of the gypsum board (add to list 12 in. (13 mm) larger than cutside diam of bathtub drain piping (Item 2).

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April 06, 2018

1 PENETRATION-FLOOR-PIPE
3/4" = 1'-0"

1. Floor-Ceiling Assembly — The 1 Hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor Ceiling Design.
B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Floor Ceiling Design.
2. Closet Flange — Nominal/in butadiene styrene (ABS) or polyvinyl chloride (PVC) closet stub sized to accommodate drain pipe. Closet flange installed over drain piping within floor opening with flange secured to plywood floor with steel screws. Annular space between closet flange and floor opening shall be min 0 in. to max 1/2 in.
3. Drain Piping — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 acrylonitrile butadiene styrene (ABS) or polyvinyl chloride (PVC) drain pipe and 90 degree elbow for use in vented (drain, waste or vent) piping systems. Pipe installed concentrically within firestop system.
4. Fill, Void or Cavity Material* – Sealant – – Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with the bottom surface of floor.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP 606 Flexible Firestop Sealant, FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
5. Water Closet — (Not Shown) — Floor mounted vitreous china water closet.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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January 18, 2017

17 PENETRATION-FLOOR-TOILET
3/4" = 1'-0"

1. Wall Assembly — The 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing to consist of steel channel studs. Studs to be minimum 6 in. (152 mm) wide by 1-1/4 in. (32 mm) deep, fabricated from min 25 MSG galvanized steel. Studs spaced max 24 in. (610 mm) o.c.
B. Gypsum Board* — Two layers of nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 5-1/2 in. (140 mm).
2. Through Penetrants — One nominal/in pipe or conduit to be installed within the firestop system. The annular space between penetrant and gypsum or penetrated side of wall shall be min 0 in. (0.0 mm) to max 1.0 in. (25 mm). Pipe installed with 36 degree fitting. Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nominal/in pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Electrical Metallic Tubing (EMT) — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 3 in. (76 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Firestop System — The firestop system shall consist of the following:
A. Fill, Void or Cavity Material — Wrap Strip* — Two layers of 3710 sl. (5 mm) thick by 3-3/4 in. (94 mm) wide intumescent wrap strip wrapped around the penetrant and slid into annular space to be approximately flush with interior edge of the penetrated gypsum board, with ends of wrap strip butted and held in place with tape.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP 5/8E WI2X1-3/4" Firestop Wrap Strip
B. Fill, Void or Cavity Material — Sealant* – Min 5/8 in. (16 mm) thickness of sealant applied within the annular space flush with penetrated side of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Bearing the UL Listing Mark

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November 19, 2020

13 PENETRATION-WALL-MEMBRANE
3/4" = 1'-0"

1. Floor-Ceiling Assembly — The 1 Hr fire-rated wild or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor Ceiling Designs in the UL Fire Resistance Directory. The General Construction features of the floor-ceiling assembly are summarized below:
A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor Ceiling Design.
B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* — Thickness, type, number of layers and fastening method as specified in the individual Floor Ceiling Design. Gypsum board is to be nom 1 in. (25.4 mm) larger than diam of steel duct.
1.1 Chase Wall — (Optional, Not Shown) — The through penetrant (item 2) may be routed through a 1 hr fire rated single, double or staggered stud gypsum board wall assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U305 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing to consist of steel channel studs. Studs to be minimum 6 in. (152 mm) wide by 1-1/4 in. (32 mm) deep, fabricated from min 25 MSG galvanized steel. Studs spaced max 24 in. (610 mm) o.c.
B. Gypsum Board* — Two layers of nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 5-1/2 in. (140 mm).
2. Through Penetrants — One nominal/in pipe or conduit to be installed within the firestop system. The annular space between penetrant and gypsum or penetrated side of wall shall be min 0 in. (0.0 mm) to max 1.0 in. (25 mm). Pipe installed with 36 degree fitting. Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nominal/in pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Electrical Metallic Tubing (EMT) — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 3 in. (76 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Firestop System — The firestop system shall consist of the following:
A. Fill, Void or Cavity Material — Wrap Strip* — Two layers of 3710 sl. (5 mm) thick by 3-3/4 in. (94 mm) wide intumescent wrap strip wrapped around the penetrant and slid into annular space to be approximately flush with interior edge of the penetrated gypsum board, with ends of wrap strip butted and held in place with tape.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP 5/8E WI2X1-3/4" Firestop Wrap Strip
B. Fill, Void or Cavity Material — Sealant* – Min 5/8 in. (16 mm) thickness of sealant applied within the annular space flush with penetrated side of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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May 21, 2021

9 PENETRATION-CEILING-DUCT
3/4" = 1'-0"

2. Drain Piping — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or solid core PVC or ABS pipe and drain fittings cemented together and provided with PVC or ABS (without weatherhood) vent fitting.
3. Firestop System — The firestop system shall consist of the following:
A. Fill, Void or Cavity Material* — Wrap Strip — Nom 3/16 in. (5 mm) thick by 1 in. (25 mm) wide intumescent wrap strip. One wrap strip is continuously wrapped around the outer circumference of the drain pipe within pool cavity and held in place with pieces of tape. Wrap strip is tightly wrapped around the pipe with ends butted and held in place with integrated tape. Wrap strip installed such that ends protrude nom. 1/2" to nom 1-1/2" and 2" (38 and 51 mm) above pipe sleeve. Nom 3/16 in. (5 mm) thick by 1-1/2 in. (38 in.) of mm) wide intumescent wrap strip. One layer of intumescent wrap strip is tightly wrapped around the pipe with ends butted and held in place with integrated tape. Wrap strip slid into annular space of cut-out to gypsum board such that the bottom surface of the wrap strip is flush with the bottom surface of the gypsum board.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP644-S 3" WSG* Wrap Strip
B. Fill, Void or Cavity Material* – Sealant – A bead of sealant, nom 1/4" to nom 1-1/2" and 2" (38 and 51 mm) diam pipe only - Nom 3/16 in. (5 mm) thick by 1-1/2 in. (38 in.) of mm) wide intumescent wrap strip. One layer of intumescent wrap strip is tightly wrapped around the pipe with ends butted and held in place with integrated tape. Wrap strip slid into annular space of cut-out to gypsum board such that the bottom surface of the wrap strip is flush with the bottom surface of the gypsum board.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP644-S 3" WSG* Wrap Strip
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP606-S (F UL CP606-S 2" US
C. Fill, Void or Cavity Material* – Sealant – A bead of sealant shall be installed around the perimeter of the gypsum board at its interface with the wood floor. Additional 1/2 in. (13 mm) diam bead to be applied to the bottom of the wrap strip at its interface with the drain pipe.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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January 15, 2015

5 PENETRATION-FLOOR-TUB
3/4" = 1'-0"

2. Chase Wall — (Optional) - The through penetrant (item 3) may be routed through a fire-rated or non-rated single, double or staggered wood stud gypsum wallboard chase wall. The chase wall shall be constructed in accordance with the following construction features:
A. Studs — Wall framing to consist of wood studs or steel studs. Wood studs to be nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 6 in. (152 mm).
C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) (or larger) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly bolted. Dam of opening shall be 1 in. (25 mm) larger than the nom diam of through penetrant (item 3).
D. Gypsum Board* — One or two layers of nom 1/2 in. (13 mm) gypsum board.
3. Through Penetrants — One nom 1-1/2 in. (38 mm) 2 in. (51 mm) 3 in. (76 mm) or 4 in. (102 mm) diam nonmetallic pipe to be installed within the firestop system. The annular space shall be 0 in. (0 mm) to 1 in. (25 mm) larger than the nom diam of the through penetrant. Pipe to be rigidly supported on both sides of the floor-ceiling assembly. The 1-1/2 in. (38 mm) diam and 2 in. (51 mm) diam pipe shall be nom 6 in. (152 mm), 3 in. (51 mm) and 4 in. (102 mm) diam nonmetallic pipe sizes, respectively. Pipe to be rigidly supported on both sides of the floor-ceiling assembly. The 7 Rating is dependent on the size of the through penetrant. For 2 hr rated assemblies, the 7 Rating is 2 hr 1-1/2 in. (38 mm) diam (and smaller) pipes and 1-1/2 hr for pipes greater than 1-1/2 in. (38 mm) diam. For 1 hr rated assemblies, the 7 rating is 1 hr for 1-1/2 in. (38 mm) diam (and smaller) pipes, 3/4 hr for 2 in. (51 mm) diam pipes and 1/2 hr for 3 in. (76 mm) and 4 in. (102 mm) diam pipes. The annular space shall be:
A. Polyvinyl Chloride (PVC) Pipe — Schedule 40 solid core or cellular core PVC pipe for use in closed (pressure or supply) or vented (drain, waste or vent) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
C. Acrylonitrile Butadiene Styrene (ABS) pipe – Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
D. Flame Retardant Polypropylene(FRPP) Pipe — Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
4. Firestop System — The details of the firestop system shall be as follows:
A. Fill, Void or Cavity Material* – Sealant – Min 3/4 in. (19 mm) thickness of fill material to be installed within the annular space between the through penetrant and the concrete floor, or the side of the slab. Min 5/8 in. (16 mm) thickness applied within the annular space, flush with the bottom surface of ceiling or lower top slab.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant FS-ONE MAX Intumescent Sealant
B. Fill, Void or Cavity Material* – Wrap Strip – As an alternate to the sealant in Item 4A, one layer of intumescent wrap strip is tightly wrapped around the pipe and secured to underside of ceiling or those wall by plate (Item 2C) using the anchor hooks provided with the collar. (Minimum 2 anchor hooks for 1-1/2 (38 mm) and 2 in. (51 mm) diam pipes and 3 anchor hooks for 3 in. (76 mm) diam pipes). The anchor hooks are to be secured to the ceiling with min 3/16 in. (5 mm) diam steel fogel bolts or to the those wall top plate with min No. 12 by min 1 in. (25 mm) long sheet wood screws in conjunction with steel washers.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 SCI (F UL CP643 SCI

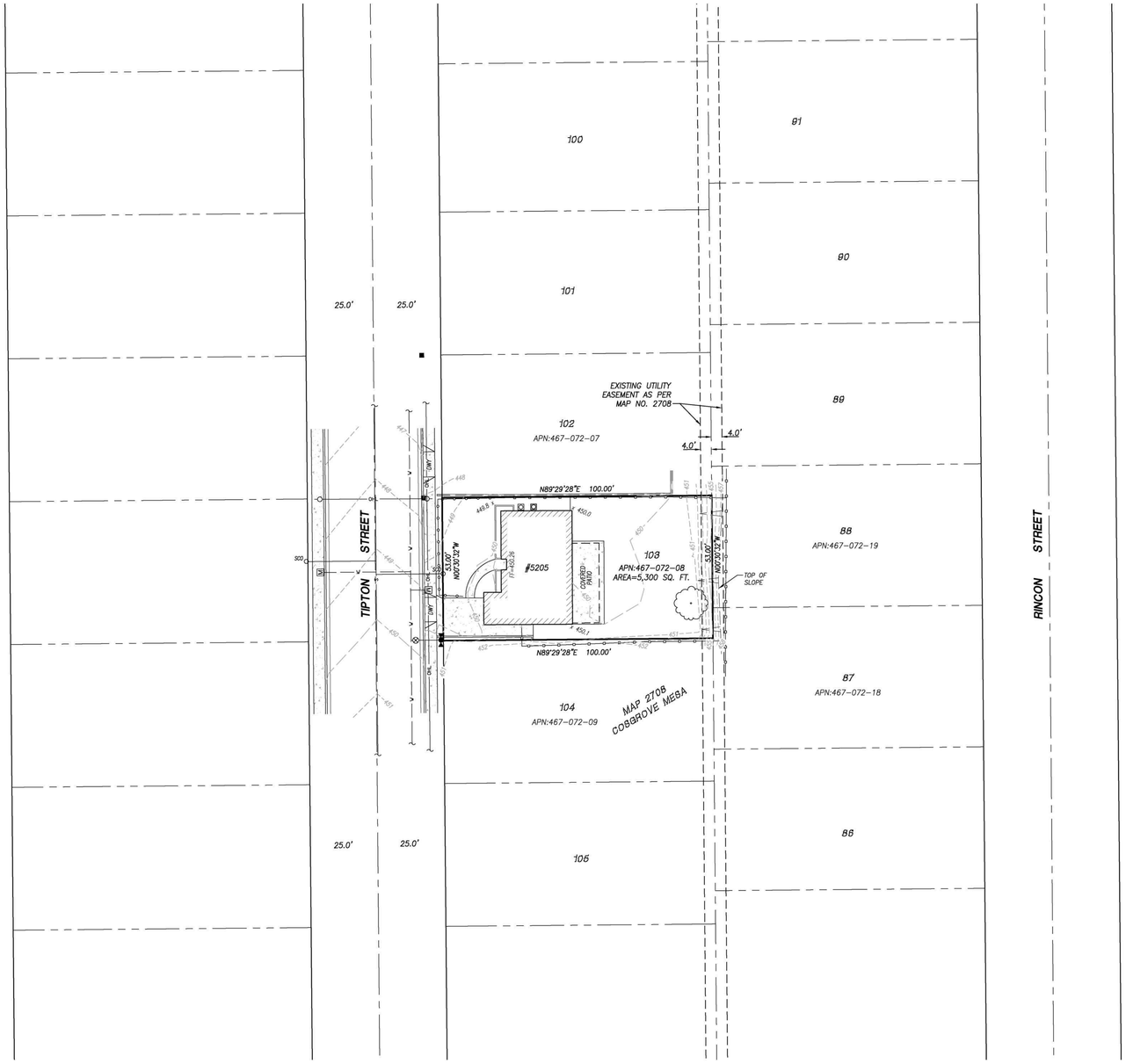
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems
Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc.
April 06, 2018

1 PENETRATION-FLOOR-PIPE
3/4" = 1'-0"

PLAN CHECK 3

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PARCEL DESCRIPTION

LOT 103 OF COSGROVE MESA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2708, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 27, 1950.

NOTES

BENCHMARK:

ELEVATIONS FOR THIS SURVEY DERIVED FROM CITY OF SAN DIEGO SURVEY CONTROL BENCHMARK LOCATED AT THE NORTHWEST CORNER OF TIPTON STREET & 63RD STREET.

BRASS PLUG IN TOP OF CURB RETURN
ELEVATION=460.85' MSL

SITE AREA: 5,300 SQ. FT. / 0.122 ACRES

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN SEPTEMBER 2025, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 3" SPECTRA PRECISION FOCUS 30 SERIES ELECTRONIC TOTAL STATION; (B) SPECTRA PRECISION EPOCH 50 SERIES GPS, DATA COLLECTED IN RTK MODE. ALL EQUIPMENT MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY REPRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND LUNDSTROM ENGINEERING & SURVEYING, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR AND/OR ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, IF ANY.

LEGEND

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER CLEANOUT
- POWER/UTILITY POLE
- POWER METER
- GAS METER
- DECIDUOUS TREE
- FOUND STREET WELL MONUMENT
- FOUND NAIL & DISC
- FF — FINISH FLOOR ELEVATION @ THRESHOLD DOORWAY
- PROPERTY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD LINES
- IRON FENCE
- WOOD FENCE
- WALL
- CONCRETE SURFACE
- ASPHALT SURFACE

20 0 20 40 60
SCALE: 1"=20'

PROFESSIONAL LAND SURVEYOR DARRELL BEGLEY EXP. 12/31/26 L.S. 8172 STATE OF CALIFORNIA

CAD/CALC	DCB
DRAWN	DCB
MAP CHK	JRL

SYM	REVISION	DATE	BY	APP'D

5205 TIPTON STREET
SAN DIEGO, CA
APN:467-072-08

DATE	9/13/25
SCALE	1"=20'
SURVEY TEAM	DB
FIELD BOOK	FILE
DWG FILE	5205 TIPTON-TOPO.dwg

TOPOGRAPHIC SURVEY
FOR
BRANDON BLUM

PROJECT NO.
TIPTON
SHEET 1 OF 1

PALO
2323 BROADWAY, SUITE 200
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619-757-0585
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TIPTON SFD ADDITION & ADU CONVERSION

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER
Gravis Group

DRAWINGS PREPARED BY

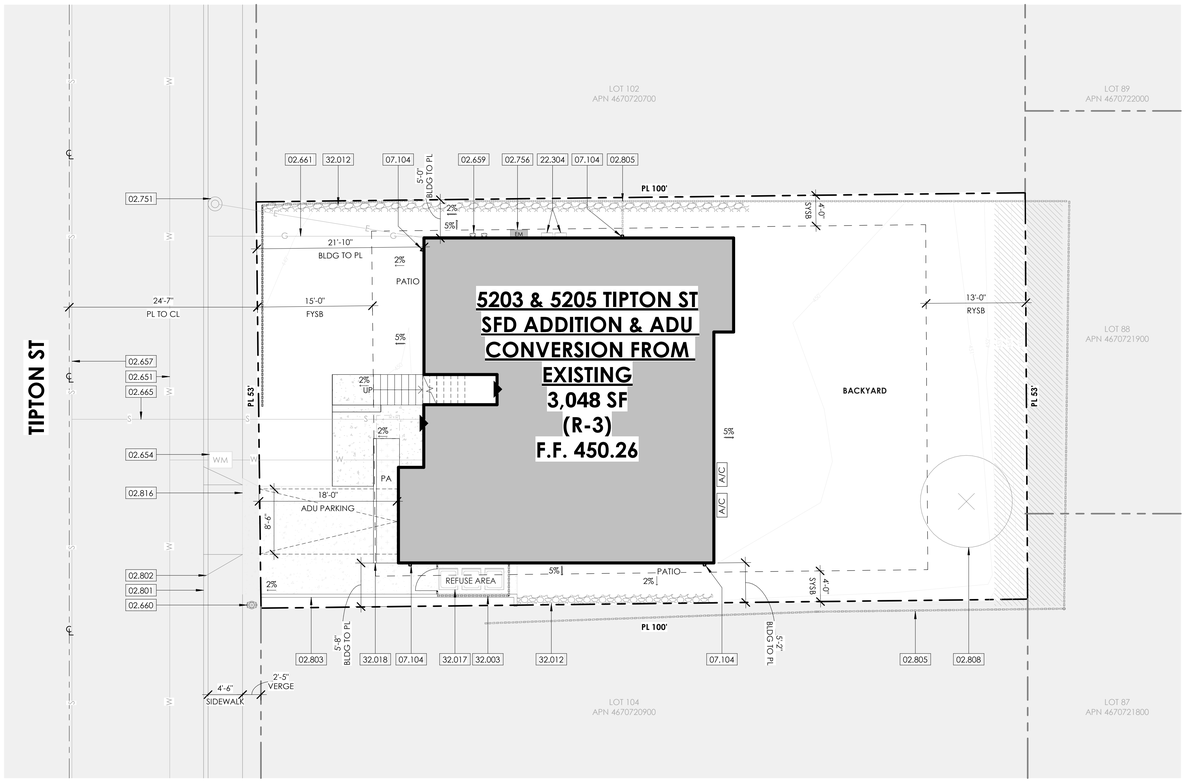
REVISIONS	
DATE	DESCRIPTION

PLAN CHECK 3

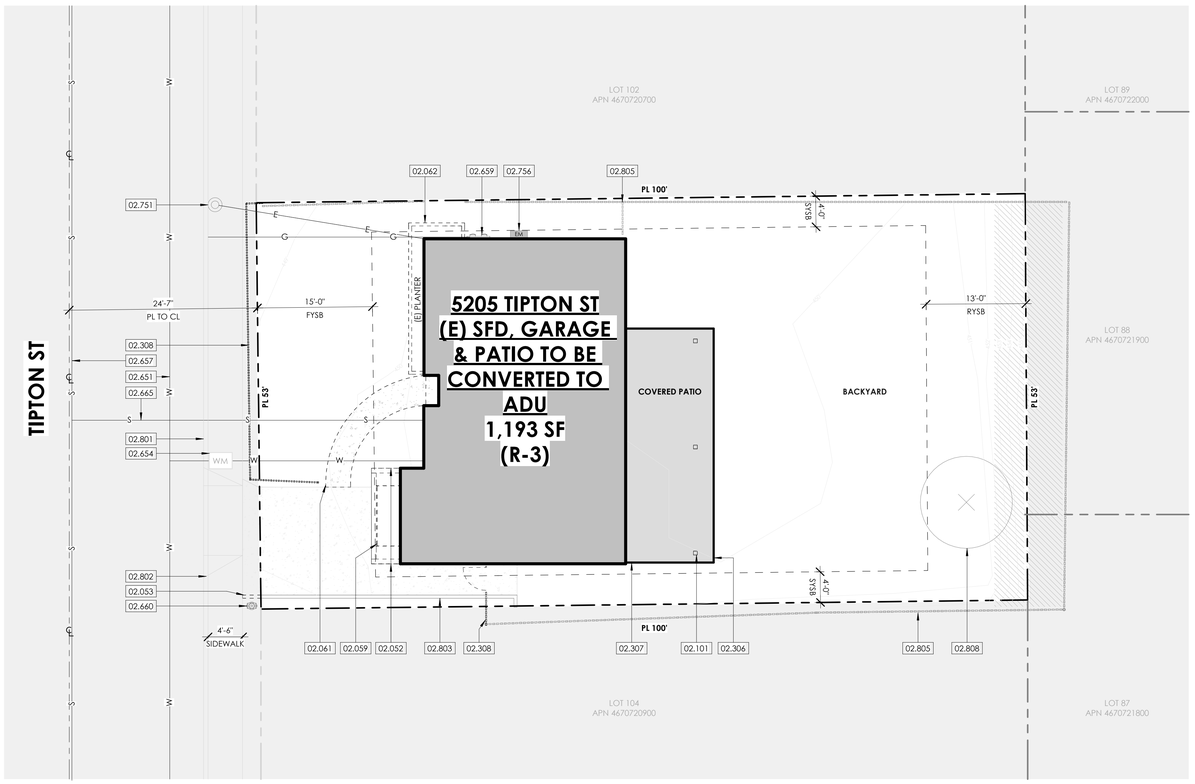
DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK
SHEET NAME	SURVEY

B001

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2 PROPOSED SITE PLAN
1/8" = 1'-0"



1 DEMO/EXISTING SITE PLAN
1/8" = 1'-0"

KEYNOTES

#	Keynote Text
02.052	(E) WALL TO BE DEMOLISHED
02.053	(E) CURB TO BE DEMOLISHED
02.059	(E) GARAGE DOOR TO BE DEMOLISHED
02.061	(E) WALKWAY TO BE DEMOLISHED
02.062	(E) PLANTER TO BE DEMOLISHED
02.101	(E) COLUMN TO BE DEMOLISHED
02.306	(E) CONCRETE PAD TO BE DEMOLISHED
02.307	(E) PATIO ROOF TO BE DEMOLISHED
02.308	(E) WOOD FENCE AND GATE TO BE DEMOLISHED
02.651	(E) WATER MAIN 6"
02.654	(E) 3/4" DIA. WATER METER; 1" DIA. WATER SERVICE; (E) 3/4" WATER METER TO BE UPGRADED TO 1" METER. SERVICE TO REMAIN.
02.657	(E) SEWER MAIN 8"
02.659	(E) GAS METER TO REMAIN
02.660	(E) FIRE HYDRANT
02.661	(E) GAS LINE TO REMAIN. V.I.F.
02.665	(E) 4" SEWER LATERAL
02.751	(E) UTILITY POLE
02.756	(E) ELECTRICAL SERVICE 100 AMPS TO BE UPGRADED TO 200 AMPS.
02.801	(E) CURB
02.802	(E) CURB CUT
02.803	(E) CMU WALL
02.805	(E) WOOD FENCE
02.808	(E) TREE TO REMAIN
02.816	(E) DRIVEWAY TO REMAIN
07.104	DOWNSPOUT NOZZLE FOR PRIMARY AND OVERFLOW ROOF DRAIN
22.304	GAS TANKLESS WATER HEATER: RINNAI SENSEI SUPER HIGH EFFICIENCY. MODEL: RX199i. MIN. 199,000 BTU/h. UEF 0.97 PER T24 TO SERVE ADU (OR SFD)
32.003	6' TALL PRIVACY WOOD FENCE
32.012	COBBLE DRAINAGE SWALE
32.017	REFUSE AREA MIN. 36 SF PER SDMC TABLE 142-08B. PROVIDE 12 SF FOR REFUSE, 12 SF FOR ORGANIC WASTE AND 12 SF FOR RECYCLE MATERIALS. PROVIDE SIGNAGE NEAR ACCESS AND 6'-0" MIN. SCREEN ENCLOSURE [SDMC 142.0810(c)]. SEE FENCE DETAIL 6/A501.
32.018	6" CURB AT PLANTING AREA

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. FOR GENERAL REQUIREMENTS SEE GENERAL NOTES SHEET GN002. IF NOT PROVIDED, REFER TO ARCHITECT
3. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
4. ALL INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE BROUGHT TO THE ATTENTION OF AND REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION
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6. PROVIDE LEVEL 4 DRYWALL FINISH WITH SQUARE CORNERS.
7. CONTROL JOINTS SHALL ALIGN TO EDGE OF ELEMENT UNLESS NOTED OTHERWISE.
8. 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.
9. CONTRACTOR SHALL FIELD-VERIFY LOCATION OF CEILING SOFFITS FOR HVAC SYSTEM AND DISTRIBUTION. NO DUCTS SHALL BE EXPOSED, TYPICAL.
10. DUCT PENETRATIONS AT RATED WALL OR FLOOR/CEILING ASSEMBLIES SHALL BE FIRESTOPPED. SEE GN030 FOR FIRE PENETRATION DETAILS.

SITE AND EARTHWORK INFORMATION

SITE WORK INFORMATION

TOTAL DISTURBED AREA:	335 SF (0.007 AC.)
EXISTING IMPERVIOUS AREA:	1,886 SF (0.05 AC.)
EXISTING PERVIOUS AREA:	2,768 SF (0.07 AC.)
PROPOSED IMPERVIOUS AREA:	2,221 SF (0.05 AC.)
PROPOSED PERVIOUS AREA:	3,103 SF (0.07 AC.)

EARTHWORK QUANTITIES TABLE:

FILL QUANTITIES:	0 CY
CUT QUANTITIES:	6.2 CY
TOTAL IMPORT:	0 CY
TOTAL EXPORT:	6.2 CY
MAX CUT DEPTH UNDER THE BUILDING FOOTPRINT:	1.0 FT
MAX FILL DEPTH UNDER THE BUILDING FOOTPRINT	0 FT

SITE PLAN LEGEND

- (E) BUILDING NOT IN SCOPE
- PART OF THIS SCOPE
- PROPERTY LINE
- SETBACK LINE
- EXISTING TO BE DEMOLISHED
- SEWER LINE
- WATER LINE
- ELECTRICAL LINE
- GAS LINE
- (E) UTILITY EASEMENT
- COBBLE DRAINAGE SWALE
- CONCRETE WALKWAYS AND PADS

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info@palo.us

TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

Gravis Group

DRAWINGS PREPARED BY

DAVID PEARSON, AIA

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS

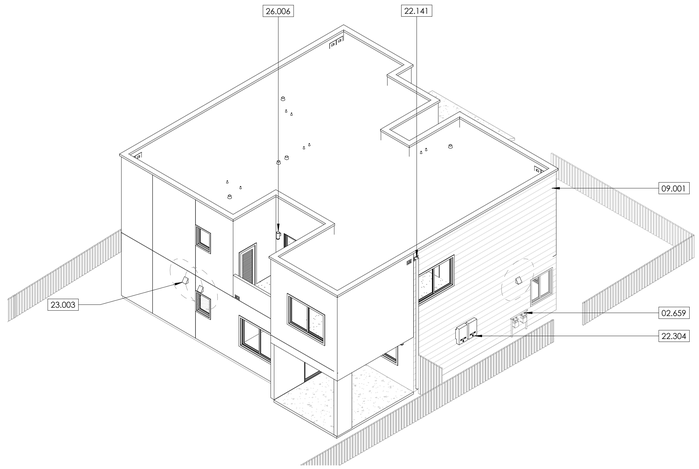
DATE	DESCRIPTION

PLAN CHECK 3

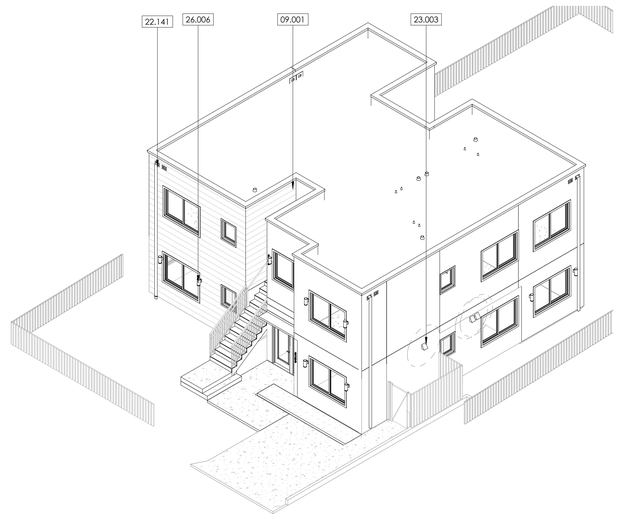
DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK
SHEET NAME	EXISTING AND PROPOSED SITE PLANS

A002

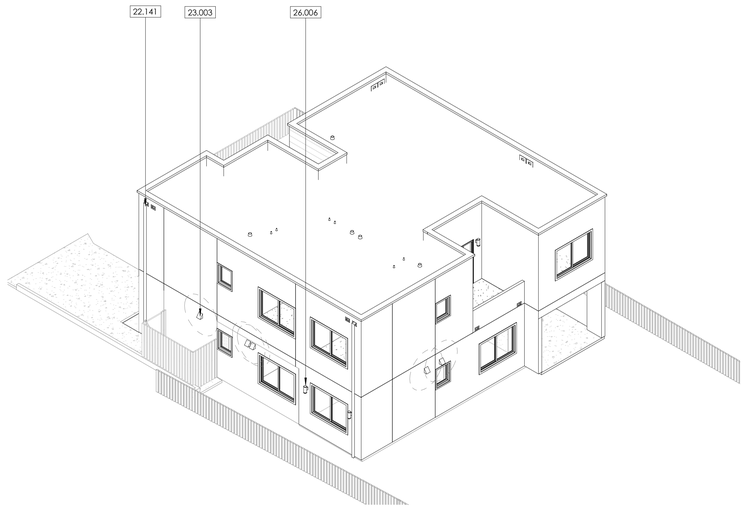
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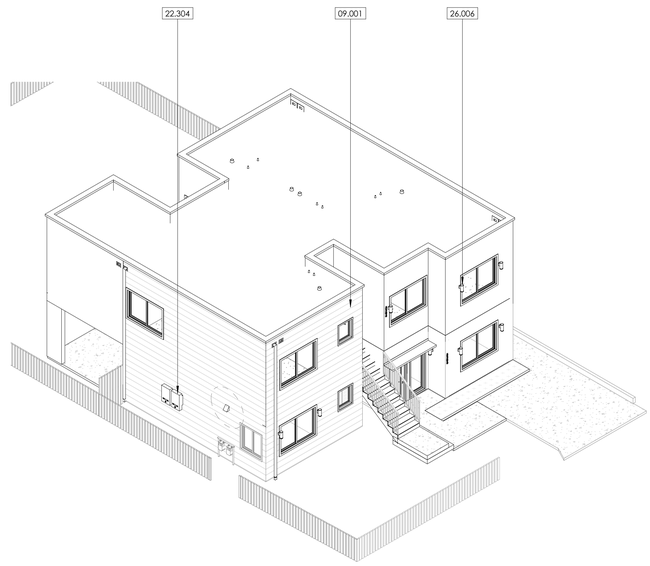
1 AXON NE



2 AXON SW



3 AXON SE



4 AXON NW

KEYNOTES

#	Keynote Text
02.659	(E) GAS METER TO REMAIN
09.001	HORIZONTAL CEMENT PANEL SIDING SIDING PER CLIENT
22.141	ROOF DRAINAGE SCUPPER WITH OVERFLOW SCUPPER
22.304	GAS TANKLESS WATER HEATER: RINNAI SENSEI SUPER HIGH EFFICIENCY, MODEL: RX199i, MIN. 199,000 BTU/h, UEF 0.97 PER T24 TO SERVE ADU (OR SFD)
23.003	EXHAUST VENT. MAINTAIN 3' CLEAR FROM OPERABLE OPENINGS. SEE MECHANICAL
26.006	EXTERIOR SCONCE LIGHT

SITE PLAN GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. FOR GENERAL REQUIREMENTS SEE SPEC NOTES SHEET
3. SEE CIVIL DRAWINGS FOR GRADING AND SITE WORK INFORMATION.
4. SEE MEP DRAWINGS FOR SITE UTILITY INFORMATION.
5. SEE LANDSCAPE DRAWINGS ADDITIONAL SITE INFORMATION.
6. IF THE CITY BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.
7. AT HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.
8. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 1, CHAPTER 5, ARTICLE 2, 3, AND 4.

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TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

Gravis Group

DRAWINGS PREPARED BY

DAVID PEARSON, AIA

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIPTION

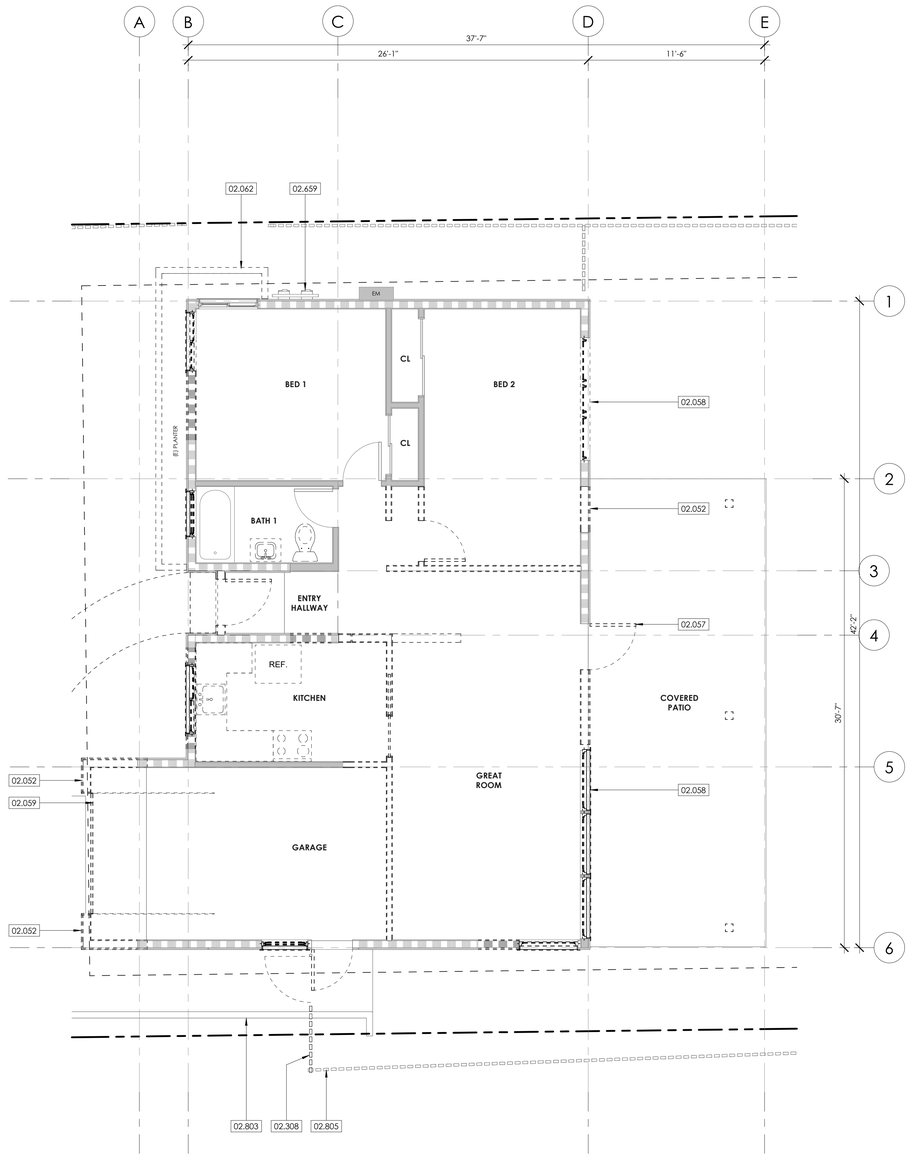
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DATE	03/25/2026
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SHEET NAME	

3D VIEWS

A003

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1 EXISTING/DEMO FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

#	Keynote Text
02.052	(E) WALL TO BE DEMOLISHED
02.057	(E) DOOR TO BE DEMOLISHED
02.058	(E) WINDOW TO BE DEMOLISHED
02.059	(E) GARAGE DOOR TO BE DEMOLISHED
02.062	(E) PLANTER TO BE DEMOLISHED
02.308	(E) WOOD FENCE AND GATE TO BE DEMOLISHED
02.659	(E) GAS METER TO REMAIN
02.803	(E) CMU WALL
02.805	(E) WOOD FENCE

GENERAL NOTES

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6. PROVIDE LEVEL 4 DRYWALL FINISH WITH SQUARE CORNERS.
7. CONTROL JOINTS SHALL ALIGN TO EDGE OF ELEMENT UNLESS NOTED OTHERWISE.
8. 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.
9. CONTRACTOR SHALL FIELD-VERIFY LOCATION OF CEILING SOFFITS FOR HVAC SYSTEM AND DISTRIBUTION. NO DUCTS SHALL BE EXPOSED, TYPICAL.
10. DUCT PENETRATIONS AT RATED WALL OR FLOOR/CEILING ASSEMBLIES SHALL BE FIRESTOPPED. SEE GN030 FOR FIRE PENETRATION DETAILS.

FLOOR PLAN LEGEND

- (N) WALL
- (N) WALL - 1 HOUR RATING
- (E) WALL
- (E) WALL - 1 HOUR RATING
- PROPERTY LINE
- SET BACK LINE
- LINE OF BUILDING ABOVE
- WALL TYPE DESIGNATION - SEE SHEET A501
- UTILITY EASEMENT

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SAN DIEGO, CA 92102
619-757-0585
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TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

Gravis Group

DRAWINGS PREPARED BY

DAVID PEARSON, AIA

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIPTION

PLAN CHECK 3

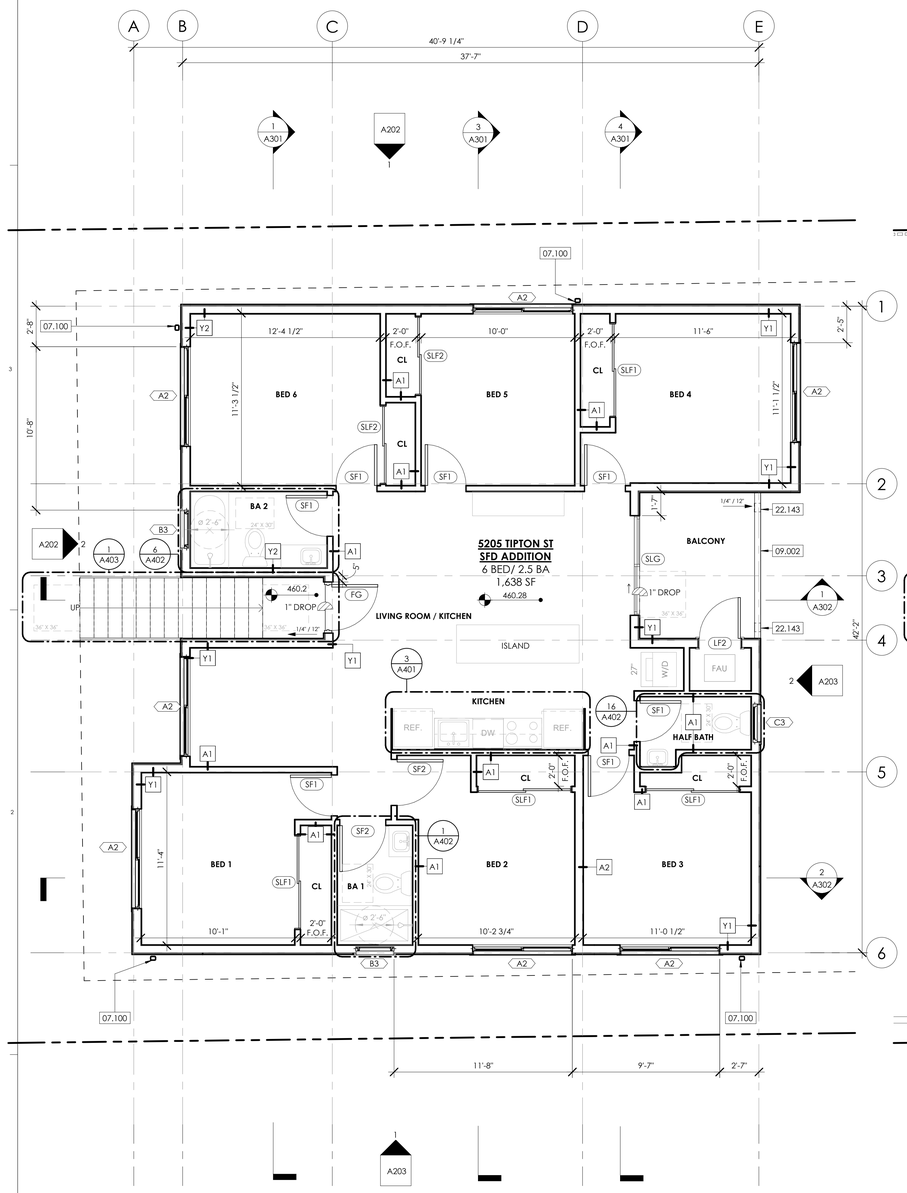
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SHEET NAME

EXISTING/DEMO FLOOR PLAN

A101

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2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

#	Keynote Text
02.659	(E) GAS METER TO REMAIN
02.756	(E) ELECTRICAL SERVICE 100 AMPS TO BE UPGRADED TO 200 AMPS.
02.805	(E) WOOD FENCE
07.100	DOWNSPOUT
09.002	SOLID GUARDRAIL
22.143	OVERFLOW DRAIN THROUGH SOLID GUARDRAIL
22.304	GAS TANKLESS WATER HEATER: RINNAI SENSEI SUPER HIGH EFFICIENCY, MODEL: RX199i, MIN. 199,000 BTU/h, UEF 0.97 PER T24 TO SERVE ADU (OR SFD)
32.003	6' TALL PRIVACY WOOD FENCE
32.017	REFUSE AREA MIN. 36 SF PER SDMC TABLE 142-08B. PROVIDE 12 SF FOR REFUSE, 12 SF FOR ORGANIC WASTE AND 12 SF FOR RECYCLE MATERIALS. PROVIDE SIGNAGE NEAR ACCESS AND 6'-0" MIN. SCREEN ENCLOSURE (SDMC 142.0810(c)). SEE FENCE DETAIL 6/A501.
32.018	6" CURB AT PLANTING AREA

GENERAL NOTES

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FLOOR PLAN LEGEND

- (N) WALL
- (N) WALL - 1 HOUR RATING
- (E) WALL
- (E) WALL - 1 HOUR RATING
- PROPERTY LINE
- SET BACK LINE
- LINE OF BUILDING ABOVE
- WALL TYPE DESIGNATION - SEE SHEET A501
- UTILITY EASEMENT

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2323 BROADWAY, SUITE 2008
SAN DIEGO, CA 92102
619-757-0585
info@palo.us

TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

Gravis Group

DRAWINGS PREPARED BY

DAVID PEARSON, AIA

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIPTION

PLAN CHECK 3

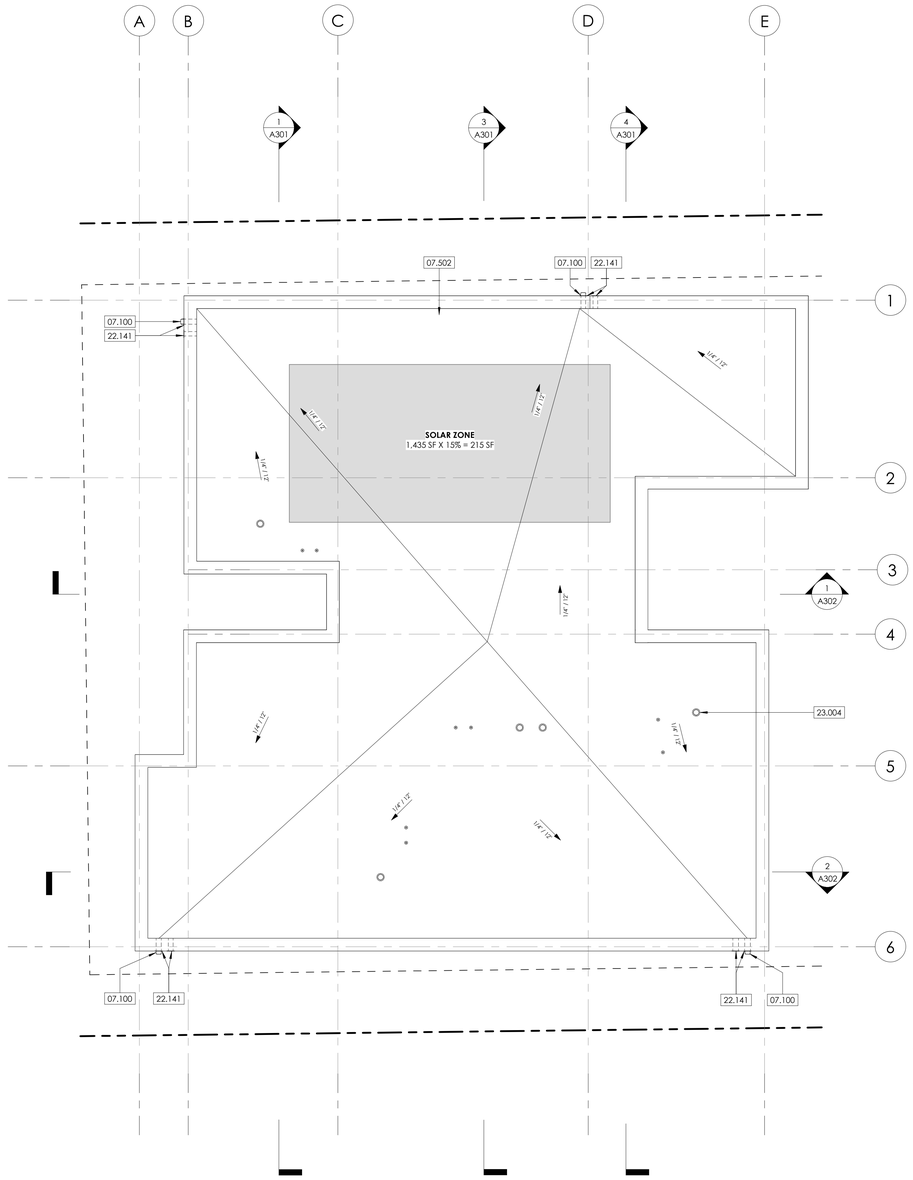
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PROPOSED FLOOR PLAN - LEVEL 1 & 2

A102

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

KEYNOTES

#	Keynote Text
07.100	DOWNSPOUT
07.502	THERMOPLASTIC POLYOLEFIN (TPO) ROOFING SYSTEM, CLASS A
22.141	ROOF DRAINAGE SCUPPER WITH OVERFLOW SCUPPER
23.004	DRYER ROOF EXHAUST VENT, MAINTAIN 3' CLEAR FROM OPERABLE OPENINGS.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. FOR GENERAL REQUIREMENTS SEE GENERAL NOTES SHEET GN002. IF NOT PROVIDED, REFER TO ARCHITECT
3. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
4. ALL INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE BROUGHT TO THE ATTENTION OF AND REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION
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6. PROVIDE LEVEL 4 DRYWALL FINISH WITH SQUARE CORNERS.
7. CONTROL JOINTS SHALL ALIGN TO EDGE OF ELEMENT UNLESS NOTED OTHERWISE.
8. 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.
9. CONTRACTOR SHALL FIELD-VERIFY LOCATION OF CEILING SOFFITS FOR HVAC SYSTEM AND DISTRIBUTION. NO DUCTS SHALL BE EXPOSED, TYPICAL.
10. DUCT PENETRATIONS AT RATED WALL OR FLOOR/CEILING ASSEMBLIES SHALL BE FIRESTOPPED. SEE GN030 FOR FIRE PENETRATION DETAILS.

ROOF PLAN LEGEND

- ROOF SLOPE DIRECTION
- PROPERTY LINE
- SET BACK LINE
- PLUMBING VENT (NO ROOF PENETRATIONS W/I 3" OF ROOF EDGE
- EXHAUST VENT
- WET VENTS

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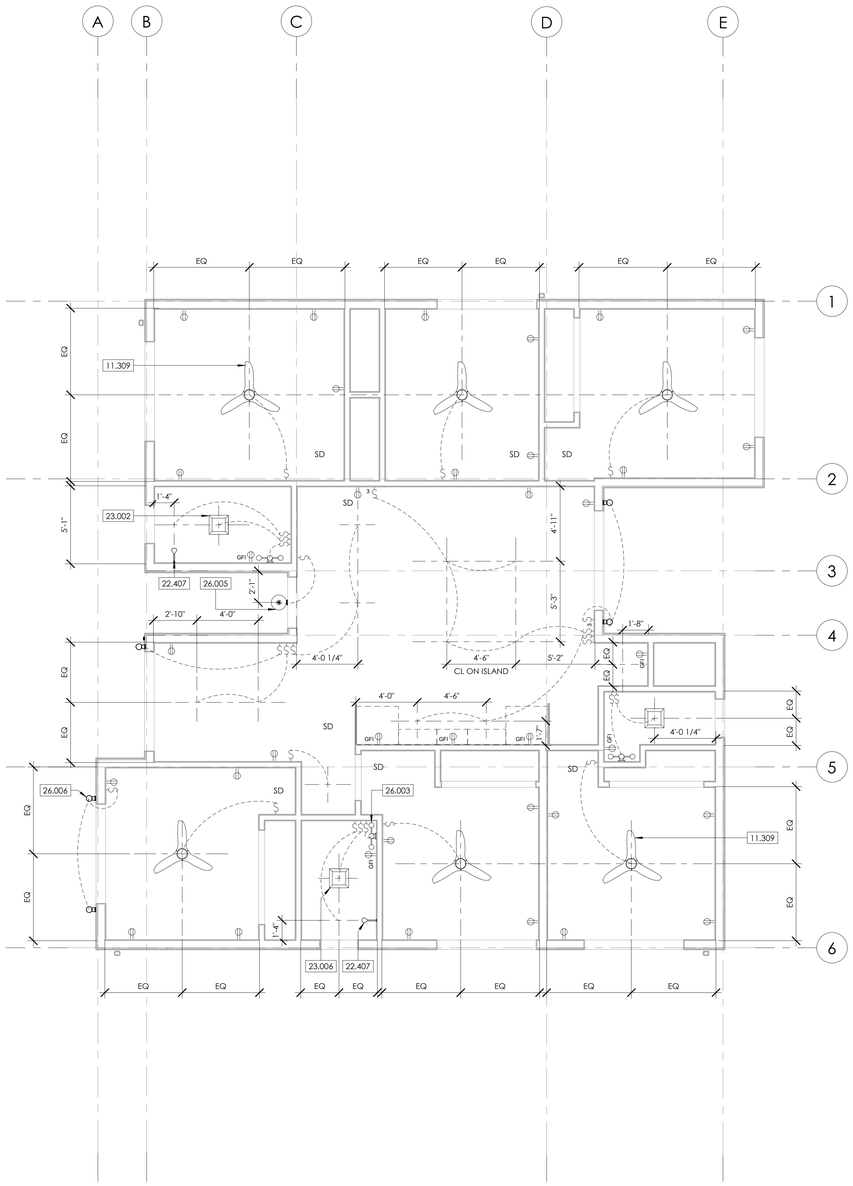
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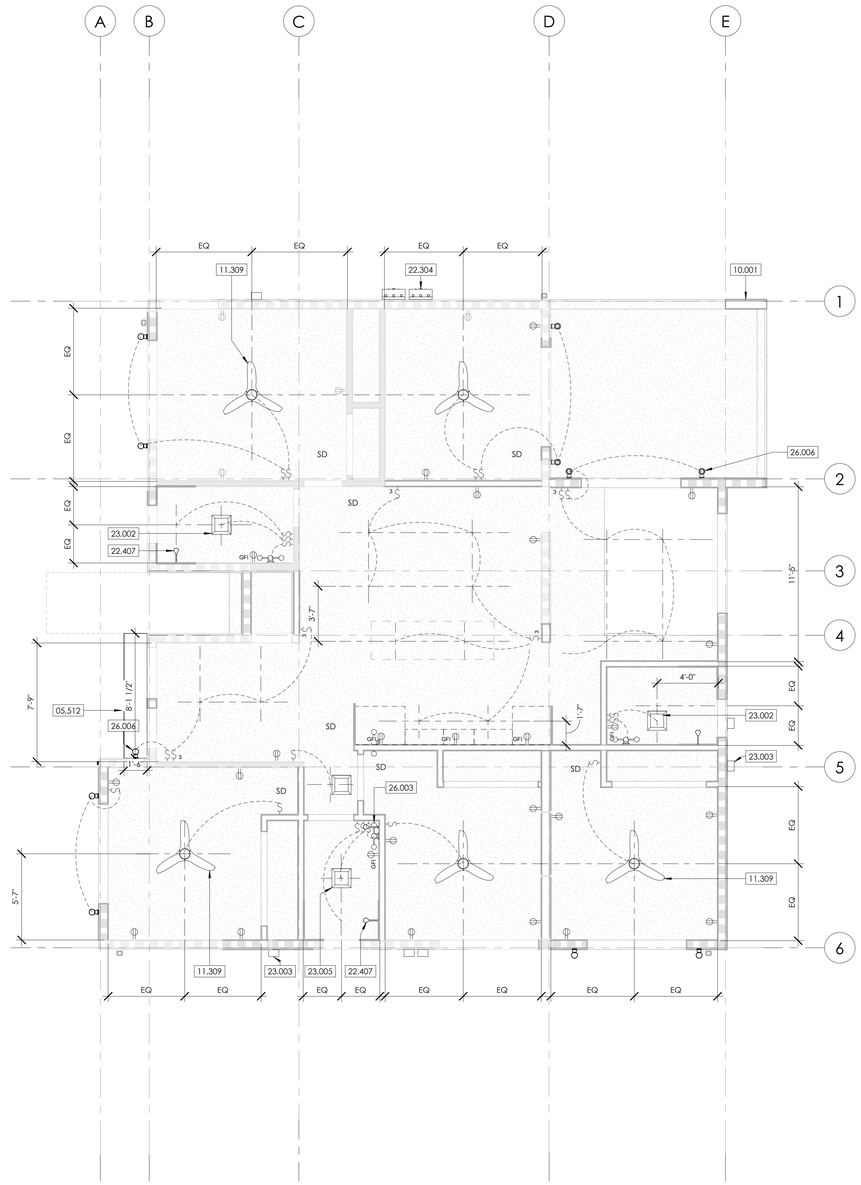
ROOF PLAN

A105

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2 REFLECTED CEILING PLAN - LEVEL 2
1/4" = 1'-0"



1 REFLECTED CEILING PLAN - LEVEL 1
1/4" = 1'-0"

KEYNOTES

#	Keynote Text
05.512	METAL ENTRY OVERHANG
10.001	STRUCTURAL SUPPORT WALL
11.309	CEILING FAN WITH LIGHT AND HANGING ROD.
22.304	GAS TANKLESS WATER HEATER: RINNAI SENSEI SUPER HIGH EFFICIENCY, MODEL: RX199i, MIN. 199,000 BTU/h, UEF 0.97 PER T24 TO SERVE ADU (OR SFD)
22.407	SHOWERHEAD: 1.8 GPM MAX. FLOW; CAL GREEN WATER CODE COMPLIANT (4.303.2)
23.002	BATHROOM EXHAUST FAN PER MECHANICAL. SEE MECHANICAL DRAWINGS FOR VENT ROUTING LENGTH.
23.003	EXHAUST VENT. MAINTAIN 3' CLEAR FROM OPERABLE OPENINGS. SEE MECHANICAL
23.005	PANASONIC FV-1115VQ1 WHISPERCEILING IAQ/BATHROOM EXHAUST FAN w/BUILT-IN BACKDRAFT DAMPER, 0.8 SONE, 150 CFM, ENERGY STAR COMPLIANT, UL LISTED
23.006	PANASONIC FV-1115VQ1 WHISPERCEILING IAQ/BATHROOM EXHAUST FAN w/BUILT-IN BACKDRAFT DAMPER, 0.8 SONE, 150 CFM, ENERGY STAR COMPLIANT, UL LISTED, VENTED THROUGH ROOF
26.003	OVERHEAD BATHROOM LIGHT
26.005	OVERHEAD ENTRY LIGHT
26.006	EXTERIOR SCONCE LIGHT

GENERAL NOTES

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6. PROVIDE LEVEL 4 DRYWALL FINISH WITH SQUARE CORNERS.
7. CONTROL JOINTS SHALL ALIGN TO EDGE OF ELEMENT UNLESS NOTED OTHERWISE.
8. 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.
9. CONTRACTOR SHALL FIELD VERIFY LOCATION OF CEILING SOFFITS FOR HVAC SYSTEM AND ELECTRICAL. ALL CEILINGS SHALL BE EXPOSED, TYPICAL.
10. DUCT PENETRATIONS AT RATED WALL OR FLOOR/CEILING ASSEMBLIES SHALL BE FIRESTOPPED. SEE GN009 FOR FIRE PENETRATION DETAILS

UTILITY NOTES

1. RECEPTACLE OUTLET LOCATION PER NEC ARTICLE 210.52
2. GFCI PROTECTED OUTLETS FOR LOCATIONS DESCRIBED IN NEC 210.8(A): LAUNDRY AREAS, KITCHEN DISHWASHERS, KITCHENS, GARAGES, BATHROOMS, OUTDOORS, WITHIN 6' OF A SINK, ETC.. RECEPTACLE OUTLET LOCATION PER NEC ARTICLE 210.52.
3. BATH RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20 AMP CIRCUIT, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MULTIPLE BATHS (NEC ART. 210-52(D)).
4. TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR ALL LOCATIONS DESCRIBED IN CEC 210.52 AND 550.13 (i.e. ALL RECEPTACLES IN A DWELLING).
5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS PER CEC 406.4(D)(6).
6. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOM, DINING, HALLS, ETC.
7. GFCI PROTECTED OUTLETS FOR LOCATIONS DESCRIBED IN NEC 210.8(A): LAUNDRY AREAS, KITCHEN DISHWASHER, KITCHENS, GARAGES, BATHROOMS, OUTDOORS, WITHIN 6' OF A SINK, ETC.. RECEPTACLE OUTLET LOCATION PER NEC ARTICLE 210.52.
8. OUTLETS MUST BE WITHIN 6' OF ANY OPENING AND NOT EXCEED 12' APART. ANY ISOLATED WALL 2' OR WIDER TO HAVE OUTLET(S).
9. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, U.N.O.
10. CONTROL VALVES IN BATHROOMS, WHIRLPOOL BATHTUBS, SHOWERS AND TUB-SHOWER COMBINATIONS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTION 414.5 AND 418.0
11. ALL HOT WATER PIPING SIZED 3/4" OR LARGER IS REQUIRED TO BE INSULATED AS FOLLOWS: 1" PIPE SIZE OR LESS: 1" THICK INSULATION; LARGER PIPE SIZES REQUIRE 1 1/2" THICK INSULATION. NOTE: IN ADDITION, THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK IS REQUIRED TO BE INSULATED. ES 150.0(J)2
12. 1/2" WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION.
13. INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. ES 110.3
14. THERE WILL BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THE LOCATIONS SPECIFIED IN ARTICLE 210.52(B)(I.E., KITCHEN AND DINING AREAS).
15. INCLUDE WRAP ALL WASTE LINES IN WALLS INCLUDING Y'S, BENDS AND 90'S WITH 3/8 COMMERCIAL 32 OZ. FIBER CARPET PADDING WITH ZIPTIES PRIOR TO BAT INSULATION. SOUND ATTENUATION FOR PLASTIC PIPE.

LEGEND

- 1 HOUR RATED WALL
- NON RATED WALL
- EXISTING WALL
- VENT LINE
- EXHAUST FAN
- CEILING MOUNTED LIGHT
- VANITY SCONCE LIGHT
- SCONCE LIGHT
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- ELECTRICAL OUTLET
- SINGLE LIGHT SWITCH
- THREE WAY LIGHT SWITCH

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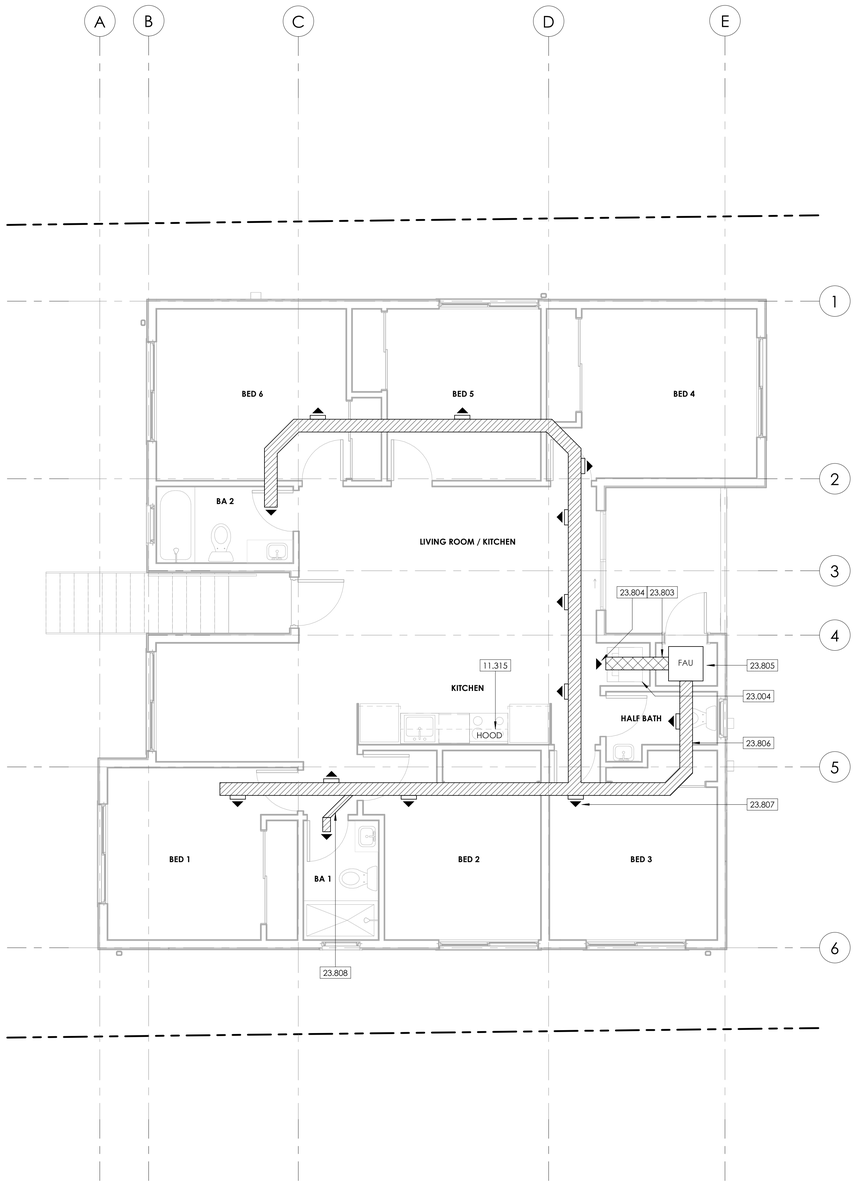
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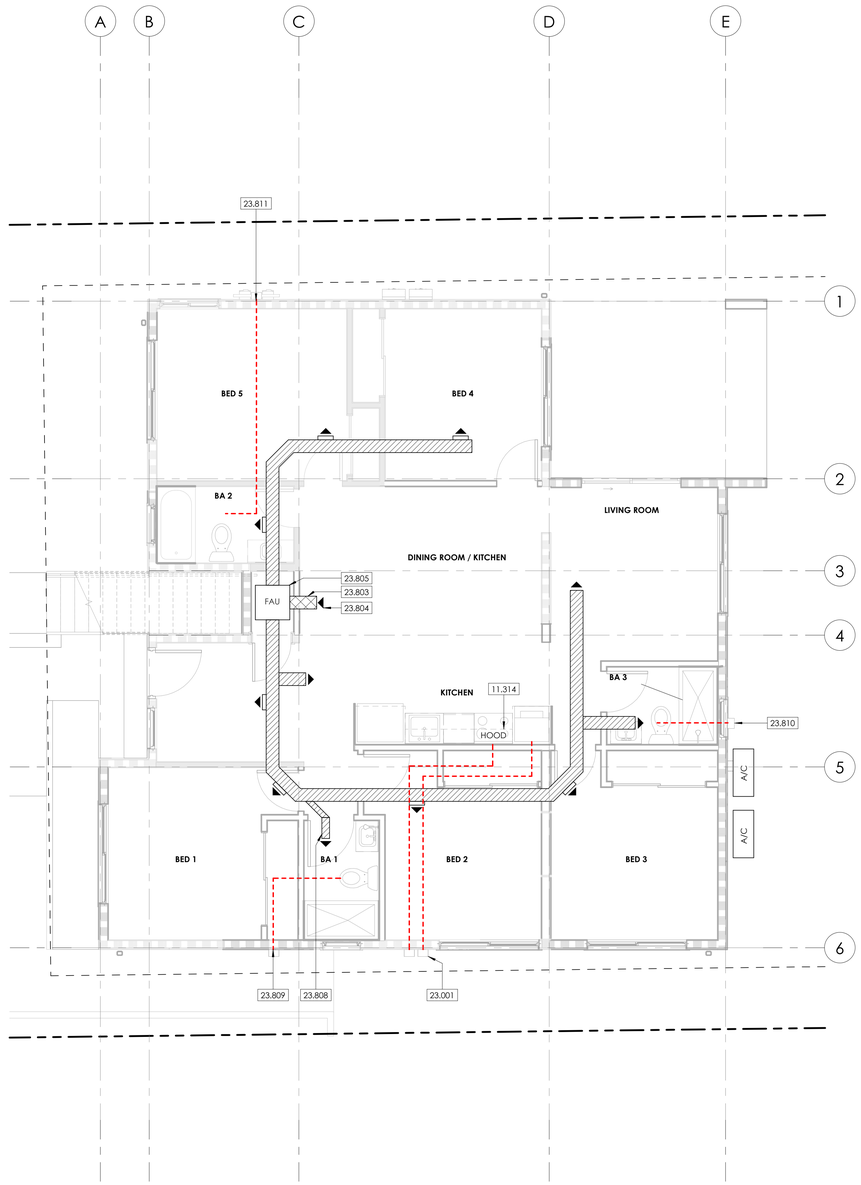
REFLECTED CEILING PLANS - LEVEL 1 & 2

A111

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2 MECHANICAL PLAN - LEVEL 2
1/4" = 1'-0"



1 MECHANICAL PLAN - LEVEL 1
1/4" = 1'-0"

KEYNOTES

#	Keynote Text
11.314	EXHAUST HOOD TO DELIVER VENTILATION AIRFLOW OF 250 CFM MIN. PER 2022 ENERGY CODE. VENTED TO EXTERIOR w/BACKDRAFT DAMPER. VENT ROUTING LENGTH 18'-9"
11.315	EXHAUST HOOD TO DELIVER VENTILATION AIRFLOW OF 180 CFM MIN. PER 2022 ENERGY CODE. VENTED TO ROOF. SEE ROOF PLAN FOR VENT.
23.001	5" DRYER EXHAUST VENT w/ BACK-DRAFT DAMPERS, MAINTAIN 3' CLEAR FROM OPERABLE OPENINGS, VENT LENGTH 20'-7"
23.004	DRYER ROOF EXHAUST VENT, MAINTAIN 3' CLEAR FROM OPERABLE OPENINGS.
23.803	RETURN AIR DUCTWORK w/R-8 INSULATION
23.804	RETURN GRILL
23.805	FORCED AIR HANDLER UNIT, MODEL: MVP-36-HP-MUAH-230A00-0, CAPACITY: MIN. 36,000 BTH/h; SEER: 16.1
23.806	SUPPLY AIR DUCTWORK w/R-8 INSULATION
23.807	SUPPLY VENT
23.808	BRANCH SUPPLY DUCT
23.809	BATHROOM EXHAUST FAN PER MECHANICAL. VENT ROUTING LENGTH 9'-0"
23.810	BATHROOM EXHAUST FAN PER MECHANICAL. VENT ROUTING LENGTH 4'-7"
23.811	BATHROOM EXHAUST FAN PER MECHANICAL. VENT ROUTING LENGTH 16'-0"

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LEGEND

- 1 HOUR RATED WALL
- NON RATED WALL
- EXISTING WALL
- SADDLE MOUNTED DIFUSSER
- END MOUNTED DIFFUSER
- RETURN DUCT/ GRILL
- VENT LINE

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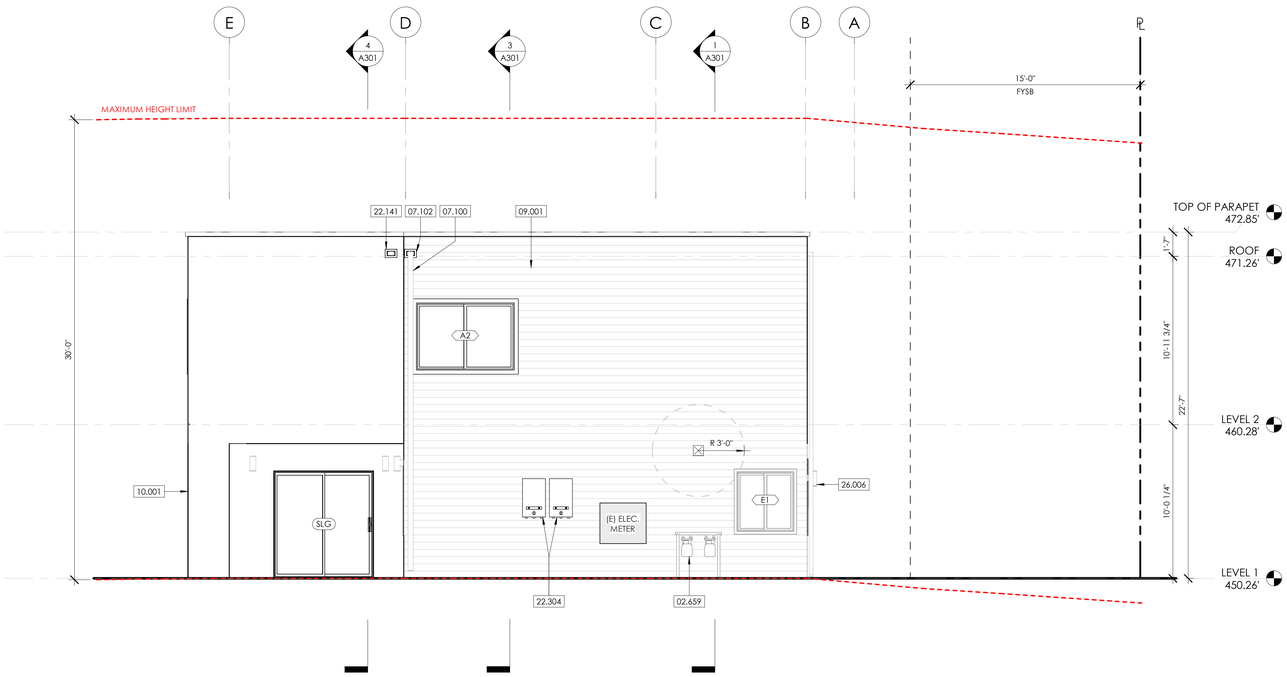
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MECHANICAL PLANS - LEVEL 1 & 2

A112

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2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

KEYNOTES

#	Keynote Text
02.659	(E) GAS METER TO REMAIN
05.512	METAL ENTRY OVERHANG
07.100	DOWNSPOUT
07.102	ROOF SCUPPER TO DOWNSPOUT
09.001	HORIZONTAL CEMENT PANEL SIDING SIDING PER CLIENT
10.001	STRUCTURAL SUPPORT WALL
22.141	ROOF DRAINAGE SCUPPER WITH OVERFLOW SCUPPER
22.304	GAS TANKLESS WATER HEATER: RINNAI SENSEI SUPER HIGH EFFICIENCY, MODEL: RX199i, MIN. 199,000 BTU/h, UEF 0.97 PER T24 TO SERVE ADU (OR SFD)
26.005	OVERHEAD ENTRY LIGHT
26.006	EXTERIOR SCONCE LIGHT
32.017	REFUSE AREA MIN. 36 SF PER SDMC TABLE 142-08B, PROVIDE 12 SF FOR REFUSE, 12 SF FOR ORGANIC WASTE AND 12 SF FOR RECYCLE MATERIALS. PROVIDE SIGNAGE NEAR ACCESS AND 6'-0" MIN. SCREEN ENCLOSURE (SDMC 142.0810(c)). SEE FENCE DETAIL 6/A501.

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ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- ANGLE BUILDING ENVELOPE
- OPERABLE
- FIXED
- SCONCE; SEE ELECTRICAL
- DOWNLIGHT; SEE ELECTRICAL
- VENT W/ CLEARANCE; SEE ELECTRICAL

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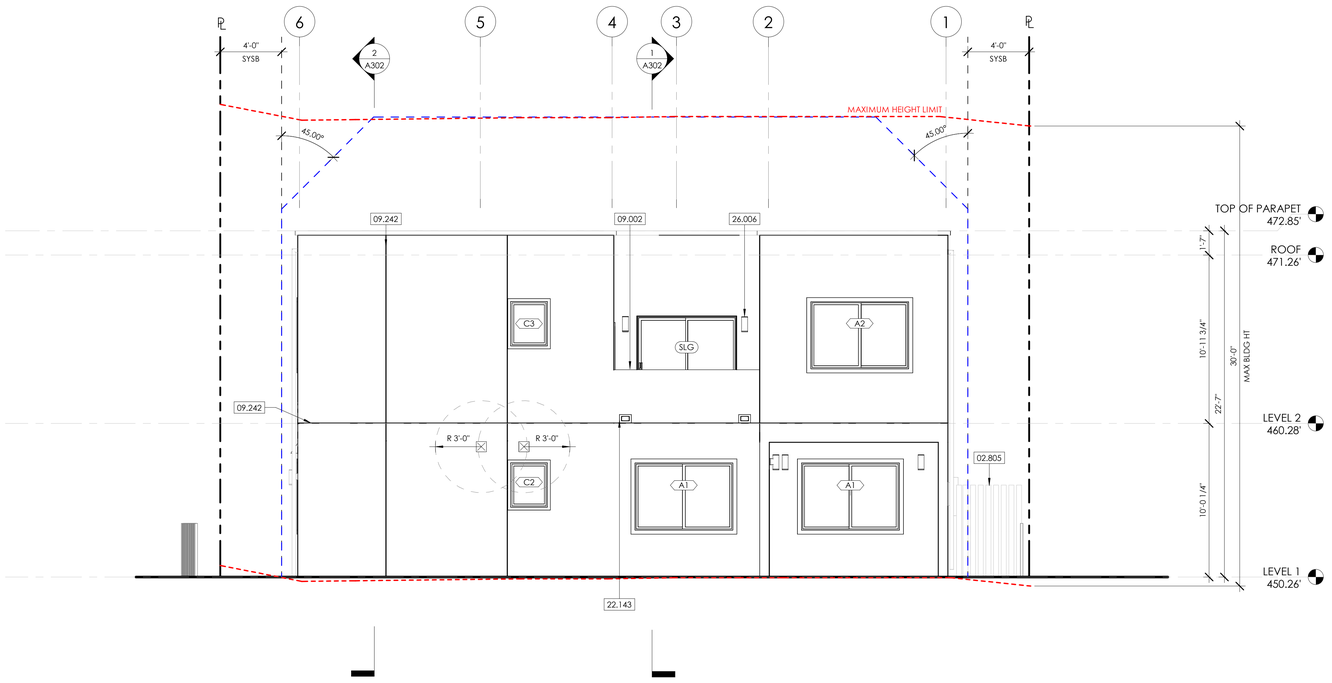
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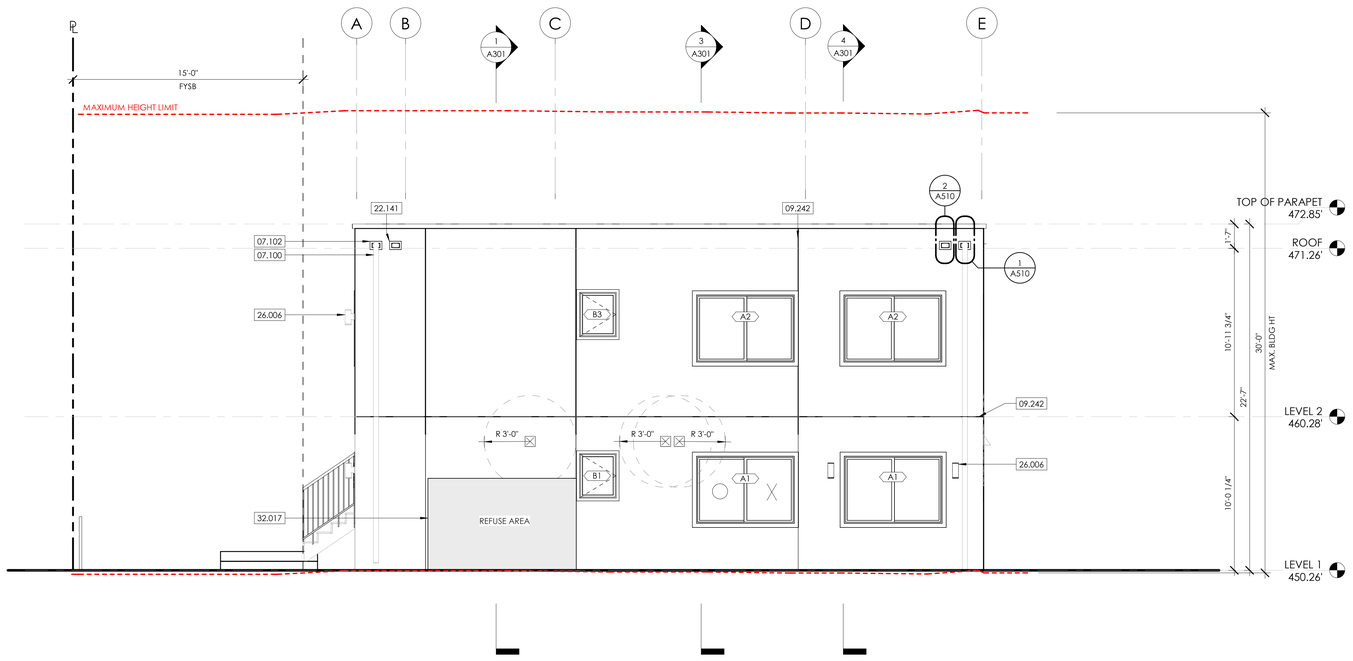
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SHEET NAME	EXTERIOR ELEVATIONS

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2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

KEYNOTES

#	Keynote Text
02.805	(E) WOOD FENCE
07.100	DOWNSPOUT
07.102	ROOF SCUPPER TO DOWNSPOUT
09.002	SOLID GUARDRAIL
09.242	PLASTER CONTROL JOINT
22.141	ROOF DRAINAGE SCUPPER WITH OVERFLOW SCUPPER
22.143	OVERFLOW DRAIN THROUGH SOLID GUARDRAIL
26.006	EXTERIOR SCONCE LIGHT
32.017	REFUSE AREA MIN. 36 SF PER SDMC TABLE 142-08B. PROVIDE 12 SF FOR REFUSE, 12 SF FOR ORGANIC WASTE AND 12 SF FOR RECYCLE MATERIALS. PROVIDE SIGNAGE NEAR ACCESS AND 6'-0" MIN. SCREEN ENCLOSURE (SDMC 142.0810(c)). SEE FENCE DETAIL 6/A501.

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ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- ANGLE BUILDING ENVELOPE
- OPERABLE
- FIXED
- SCONCE; SEE ELECTRICAL
- DOWNLIGHT; SEE ELECTRICAL
- VENT W/ CLEARANCE; SEE ELECTRICAL

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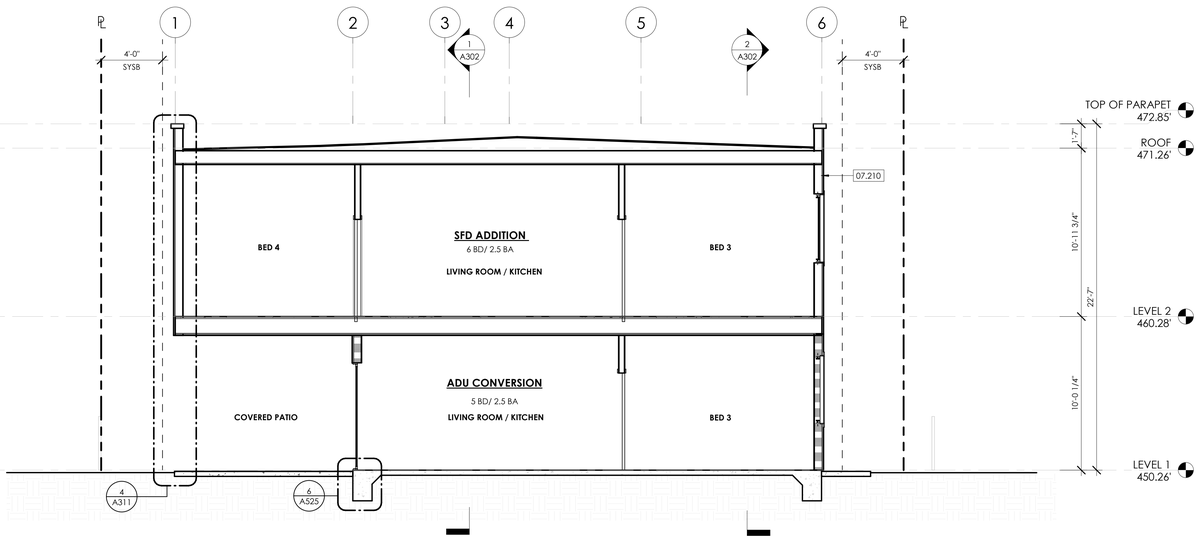
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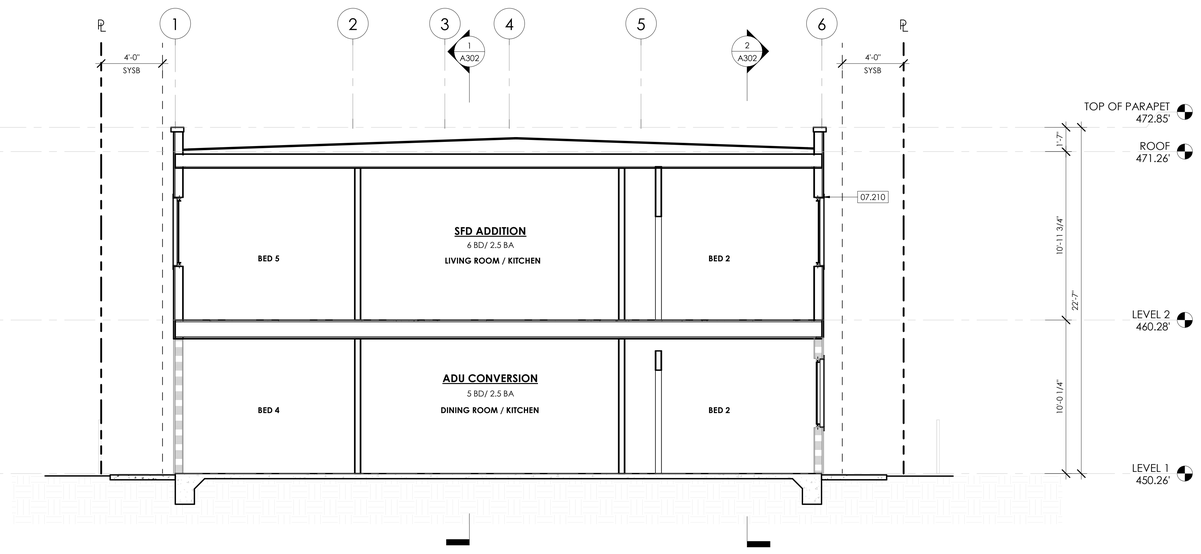
EXTERIOR ELEVATIONS

A203

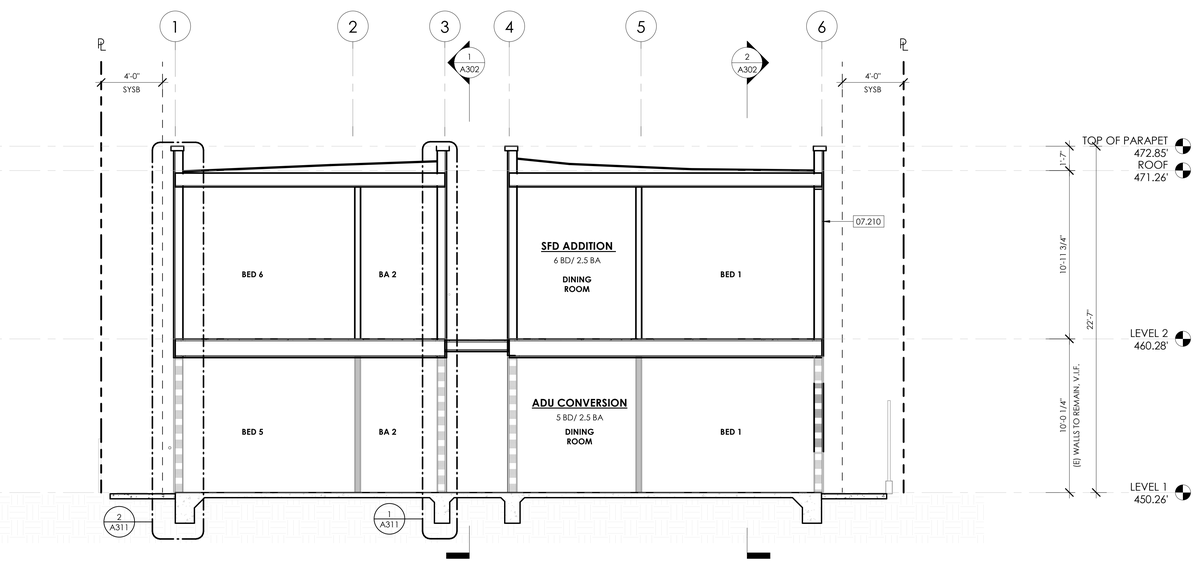
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4 NORTH - SOUTH BUILDING SECTION C
1/4" = 1'-0"



3 NORTH - SOUTH BUILDING SECTION B
1/4" = 1'-0"



1 NORTH - SOUTH BUILDING SECTION A
1/4" = 1'-0"

KEYNOTES

#	Keynote Text
07.210	INSULATION PER T24: EXTERIOR WALL, MIN R-21; FLOOR BETWEEN UNITS, MIN R-19; ROOF, MIN R-30.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. FOR GENERAL REQUIREMENTS SEE GENERAL NOTES SHEET GN002. IF NOT PROVIDED, REFER TO ARCHITECT
3. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
4. ALL INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE BROUGHT TO THE ATTENTION OF AND REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION, THE CONTRACTOR SHALL NOTIFY THE DESIGNER & E.O.R. PRIOR TO STARTING CONSTRUCTION.
6. PROVIDE LEVEL 4 DRYWALL FINISH WITH SQUARE CORNERS.
7. CONTROL JOINTS SHALL ALIGN TO EDGE OF ELEMENT UNLESS NOTED OTHERWISE.
8. 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.
9. CONTRACTOR SHALL FIELD-VERIFY LOCATION OF CEILING SOFFITS FOR HVAC SYSTEM AND DISTRIBUTION. NO DUCTS SHALL BE EXPOSED, TYPICAL.
10. DUCT PENETRATIONS AT RATED WALL OR FLOOR/CEILING ASSEMBLIES SHALL BE FIRESTOPPED. SEE GN030 FOR FIRE PENETRATION DETAILS.

SECTION LEGEND

WALL

EXISTING WALL

P A L O
2323 BROADWAY, SUITE 2008
SAN DIEGO, CA 92102
619-757-0585
info@palo.us

TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

Gravis Group

DRAWINGS PREPARED BY

DAVID PEARSON, AIA



REVISIONS	
DATE	DESCRIPTION

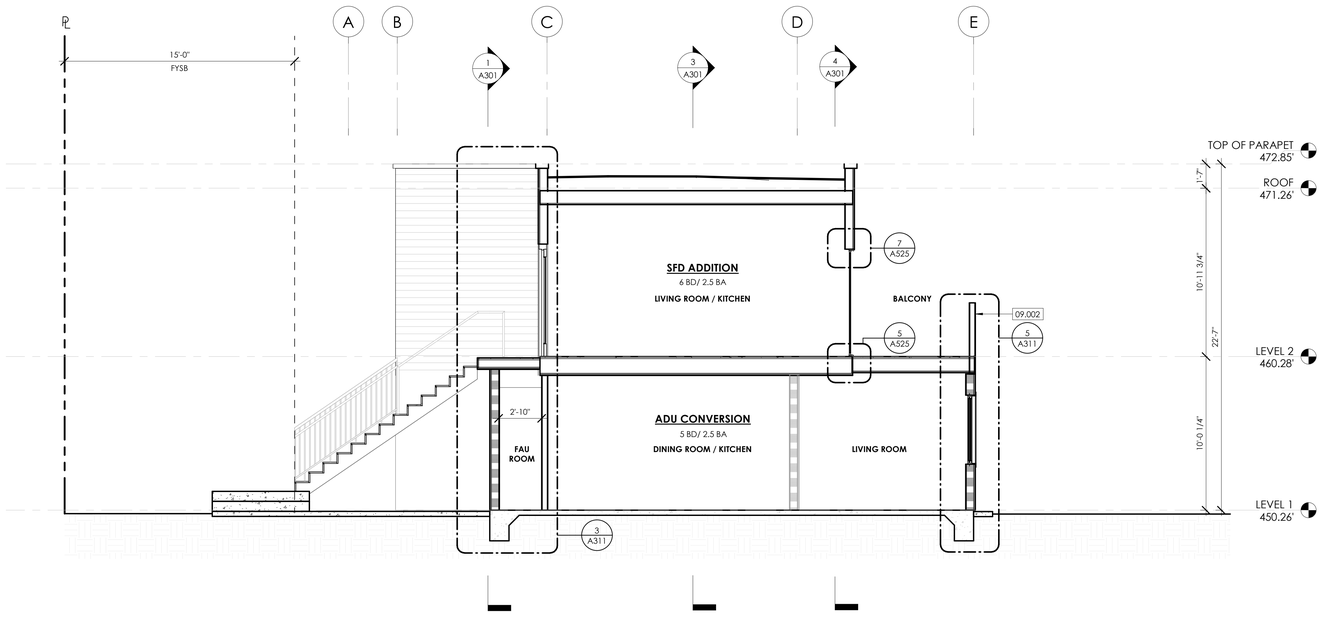
PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK
SHEET NAME	

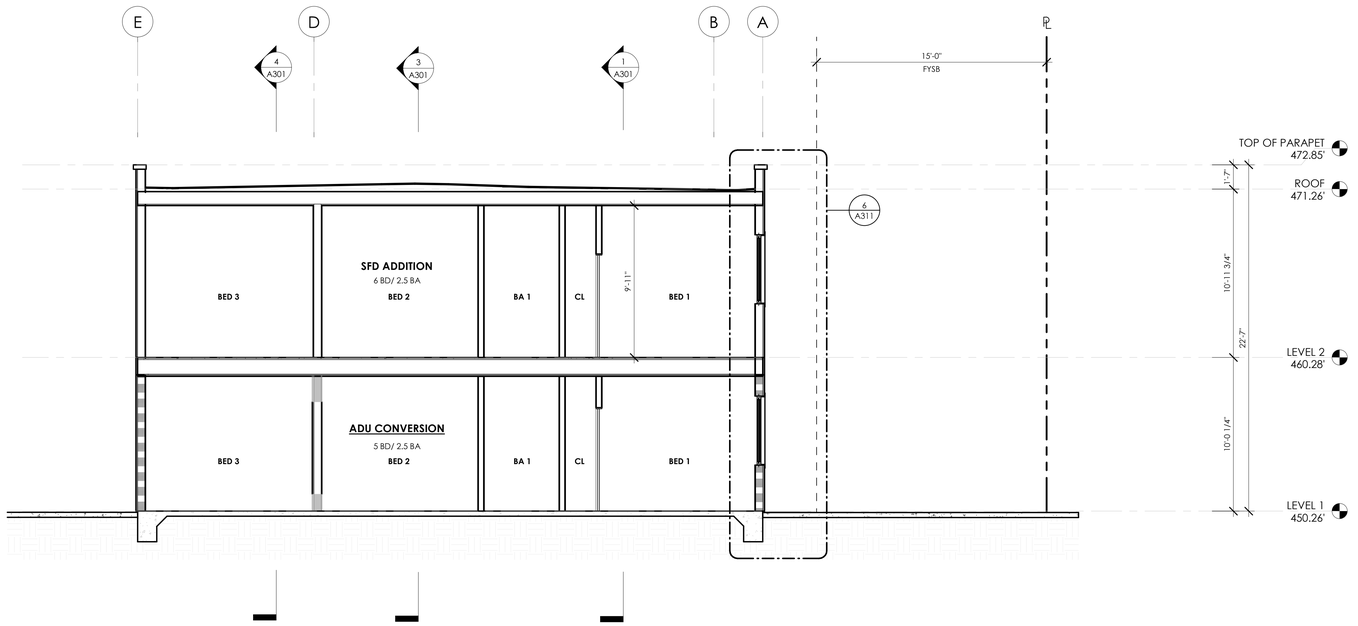
BUILDING SECTIONS

A301

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1 WEST - EAST BUILDING SECTION B
1/4" = 1'-0"



2 WEST - EAST BUILDING SECTION A
1/4" = 1'-0"

KEYNOTES

#	Keynote Text
09.002	SOLID GUARDRAIL

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. FOR GENERAL REQUIREMENTS SEE GENERAL NOTES SHEET GN002. IF NOT PROVIDED, REFER TO ARCHITECT
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6. PROVIDE LEVEL 4 DRYWALL FINISH WITH SQUARE CORNERS.
7. CONTROL JOINTS SHALL ALIGN TO EDGE OF ELEMENT UNLESS NOTED OTHERWISE.
8. 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.
9. CONTRACTOR SHALL FIELD-VERIFY LOCATION OF CEILING SOFFITS FOR HVAC SYSTEM AND DISTRIBUTION. NO DUCTS SHALL BE EXPOSED, TYPICAL.
10. DUCT PENETRATIONS AT RATED WALL OR FLOOR/CEILING ASSEMBLIES SHALL BE FIRESTOPPED. SEE GN030 FOR FIRE PENETRATION DETAILS.

SECTION LEGEND

WALL

EXISTING WALL

P A L O
2323 BROADWAY, SUITE 2008
SAN DIEGO, CA 92102
619-757-0585
info@palo.us

TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

Gravis Group

DRAWINGS PREPARED BY
DAVID PEARSON, AIA

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIPTION

PLAN CHECK 3

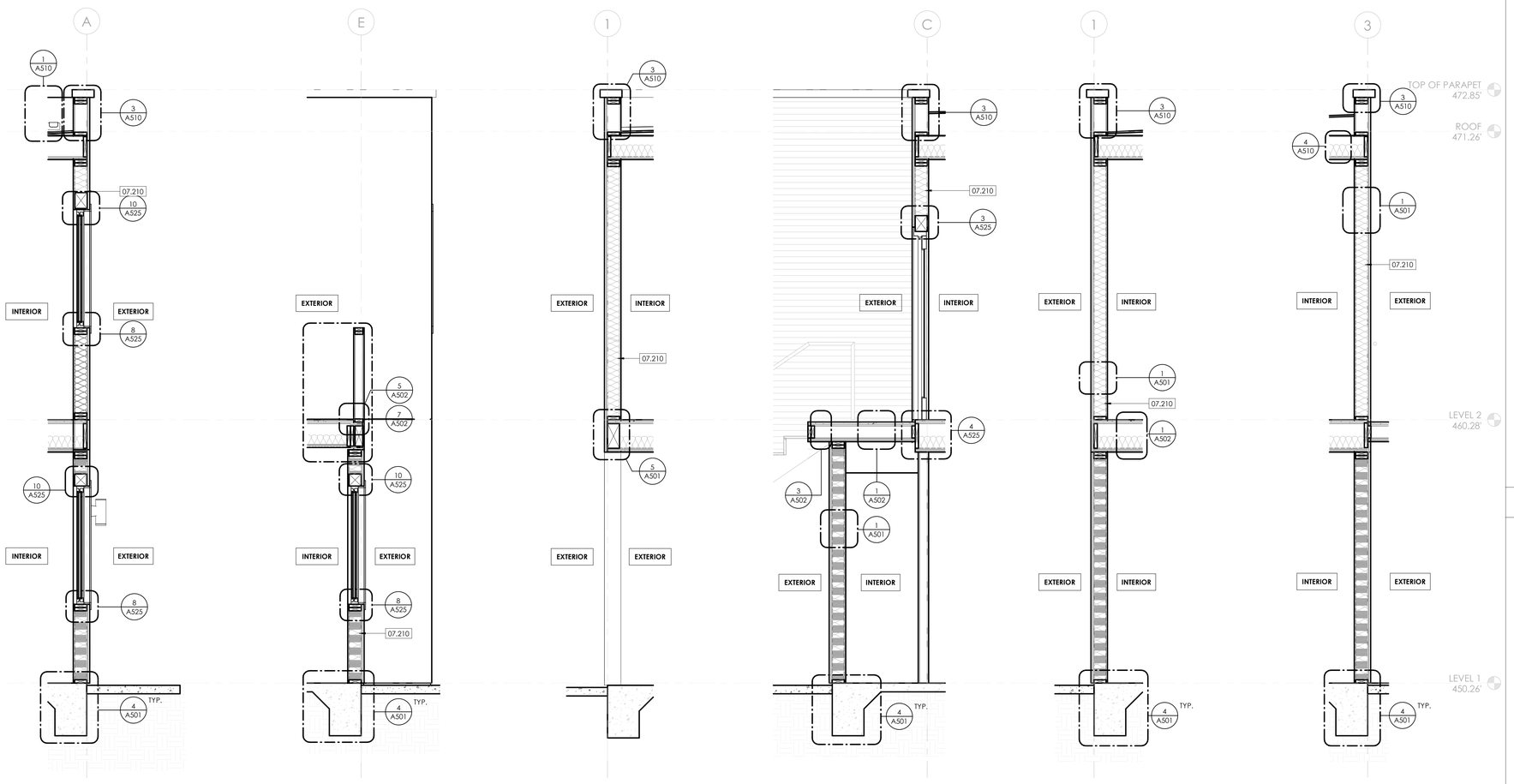
DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK

SHEET NAME

BUILDING SECTIONS

A302

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6 WEST - EAST WALL SECTION AT FRONT BALCONY
1/2" = 1'-0"

5 WEST - EAST WALL SECTION AT REAR BALCONY
1/2" = 1'-0"

4 NORTH - SOUTH WALL SECTION AT PATIO
1/2" = 1'-0"

3 WEST - EAST WALL SECTION AT STAIR
1/2" = 1'-0"

2 NORTH - SOUTH WALL SECTION AT SIDE YARD
1/2" = 1'-0"

1 NORTH - SOUTH WALL SECTION AT FRONT OF STAIR
1/2" = 1'-0"

KEYNOTES

#	Keynote Text
07.210	INSULATION PER T24: EXTERIOR WALL, MIN R-21; FLOOR BETWEEN UNITS, MIN R-19; ROOF, MIN R-30.

GENERAL NOTES

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6. PROVIDE LEVEL 4 DRYWALL FINISH WITH SQUARE CORNERS.
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10. DUCT PENETRATIONS AT RATED WALL OR FLOOR/CEILING ASSEMBLIES SHALL BE FIRESTOPPED. SEE GN030 FOR FIRE PENETRATION DETAILS.

SECTION LEGEND

WALL

EXISTING WALL

NOTE: WALL FRAMING INFORMATION TO BE VERIFIED WITH STRUCTURAL. FOR WALL TYPE INFORMATION SEE A501

PALO
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OWNER

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DRAWINGS PREPARED BY

DAVID PEARSON, AIA

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS

	DATE	DESCRIPTION

PLAN CHECK 3

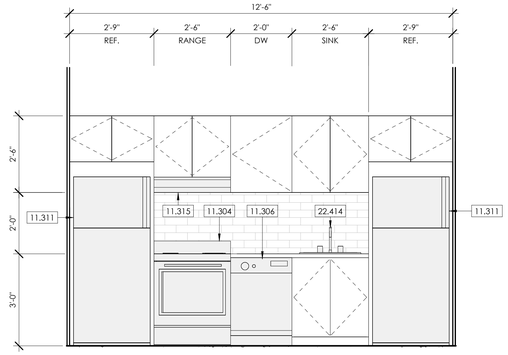
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PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK

SHEET NAME

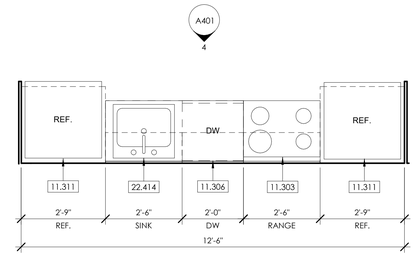
WALL SECTIONS

A311

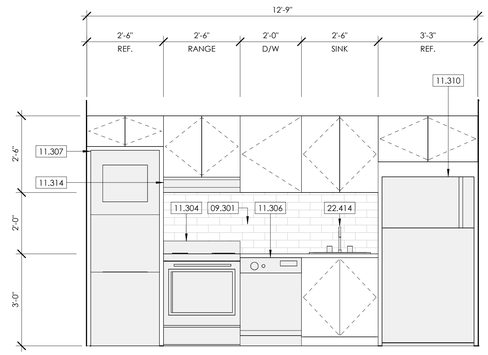
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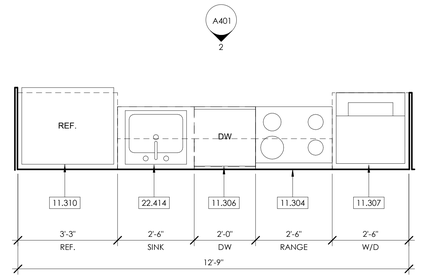
4 ENLARGED KITCHEN ELEVATION - SFD
1/2" = 1'-0"



3 ENLARGED KITCHEN PLAN - SFD
1/2" = 1'-0"



2 ENLARGED KITCHEN ELEVATION - ADU
1/2" = 1'-0"



1 ENLARGED KITCHEN PLAN - ADU
1/2" = 1'-0"

KEYNOTES

#	Keynote Text
09.301	CERAMIC TILING
11.303	30" ELECTRICAL RANGE
11.304	30" GAS RANGE
11.306	18" DISHWASHER
11.307	STACKED WASHER / DRYER
11.310	36" REFRIGERATOR
11.311	30" REFRIGERATOR
11.314	EXHAUST HOOD TO DELIVER VENTILATION AIRFLOW OF 250 CFM MIN. PER 2022 ENERGY CODE. VENTED TO EXTERIOR W/BACKDRAFT DAMPER. VENT ROUTING LENGTH 18'-9"
11.315	EXHAUST HOOD TO DELIVER VENTILATION AIRFLOW OF 180 CFM MIN. PER 2022 ENERGY CODE. VENTED TO ROOF. SEE ROOF PLAN FOR VENT.
22.414	24" STAINLESS STEEL KITCHEN SINK WITH FAUCET CONTROL

ENLARGED PLANS GENERAL NOTES

1. AT ALL ADAPTABLE UNITS, PROVIDE REMOVABLE BASE CABINETS UNDER THE KITCHEN SINK WITH 27" CLEAR TO THE FINISH FLOOR FOR ACCESSIBLE FORWARD APPROACH. BASE CABINET UNDER KITCHEN SINK SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS. FLOORING SHALL BE PROVIDED BENEATH THE REMOVABLE CABINET AND WALL BEHIND SHALL BE FINISHED
2. AT ALL ADAPTABLE UNITS, PROVIDE STONE OR TILED COUNTERTOPS TO SATISFY EXCEPTION 1 OF REPOSITIONING REQUIREMENT IN CBC 2019 1133A.4.1
3. SINK FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND WITHOUT
4. REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5
5. POUNDS OF FORCE.
6. PROVIDE BLOCKING OR BACKING PLATE WITHIN WALLS BEHIND ALL SURFACE- MOUNTED SHELVING OR WALL-MOUNTED CABINETS, TYP.
7. EXPOSED HOT WATER AND DRAIN PIPES SHALL BE INSULATED
8. VERIFY ALL APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES. FIELD VERIFY SIZES AND LOCATIONS OF ADJACENT WINDOWS AND DOORS, AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO ANY CASEWORK FABRICATION.

FLOOR PLAN LEGEND

- (N) WALL
- (N) WALL - 1 HOUR RATING
- (E) WALL
- (E) WALL - 1 HOUR RATING
- PROPERTY LINE
- SET BACK LINE
- LINE OF BUILDING ABOVE
- WALL TYPE DESIGNATION - SEE SHEET A501
- UTILITY EASEMENT

NOTE: WALL FRAMING INFORMATION TO BE VERIFIED WITH STRUCTURAL. FOR WALL TYPE INFORMATION SEE A501

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OWNER

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DRAWINGS PREPARED BY

DAVID PEARSON, AIA



REVISIONS	
DATE	DESCRIPTION

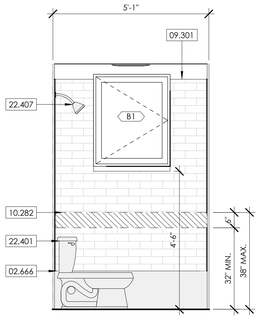
PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	Designer
CHECKED BY	Checker
SHEET NAME	

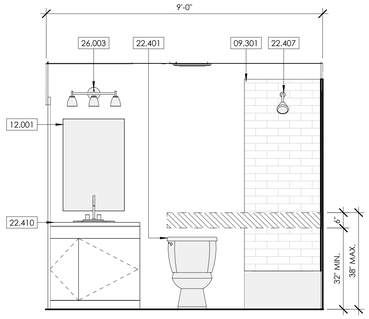
ENLARGED PLANS - KITCHEN

A401

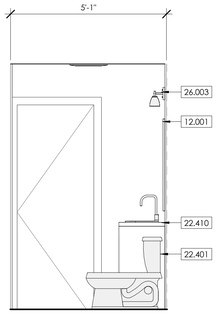
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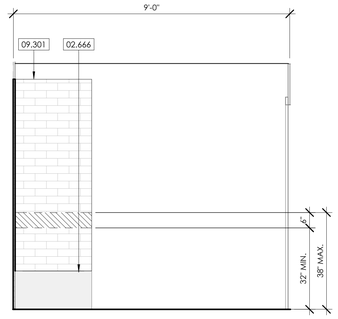
10 ENLARGED BATH 2 WEST ELEVATION
1/2" = 1'-0"



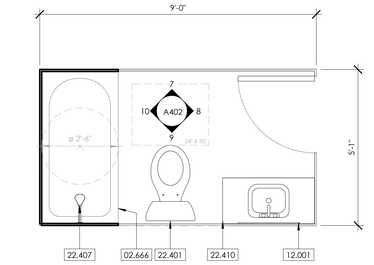
9 ENLARGED BATH 2 NORTH ELEVATION
1/2" = 1'-0"



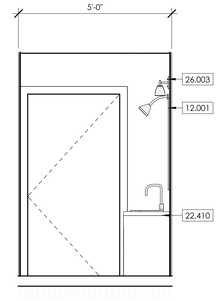
8 ENLARGED BATH 2 EAST ELEVATION
1/2" = 1'-0"



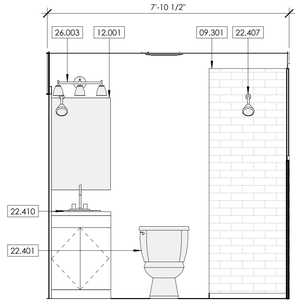
7 ENLARGED BATH 2 SOUTH ELEVATION
1/2" = 1'-0"



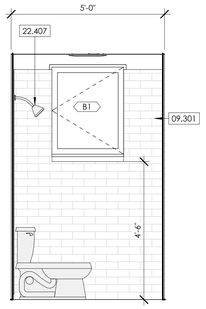
6 ENLARGED PLAN - BATH 2
1/2" = 1'-0"



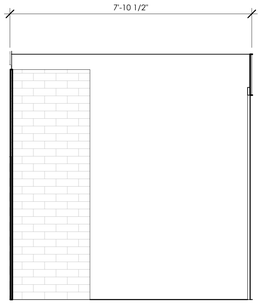
3 ENLARGED BATH 1 SOUTH ELEVATION
1/2" = 1'-0"



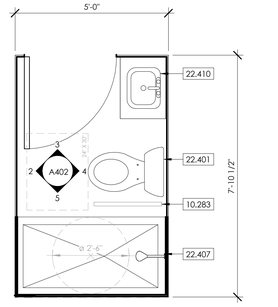
4 ENLARGED BATH 1 WEST ELEVATION
1/2" = 1'-0"



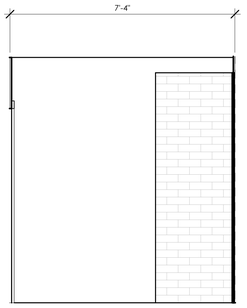
5 ENLARGED BATH 1 NORTH ELEVATION
1/2" = 1'-0"



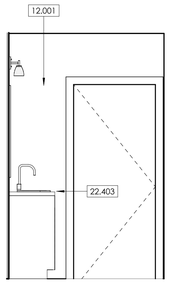
2 ENLARGED BATH 1 EAST ELEVATION
1/2" = 1'-0"



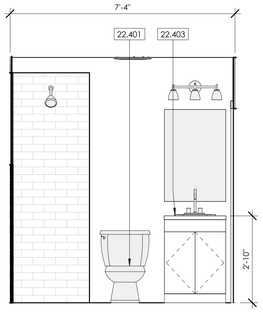
1 ENLARGED PLAN - BATH 1
1/2" = 1'-0"



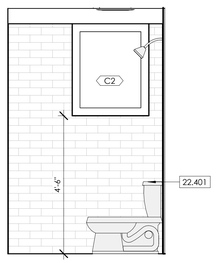
15 ENLARGED BATH 3 SOUTH ELEVATION
1/2" = 1'-0"



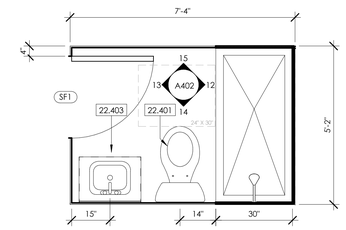
13 ENLARGED BATH 3 EAST ELEVATION
1/2" = 1'-0"



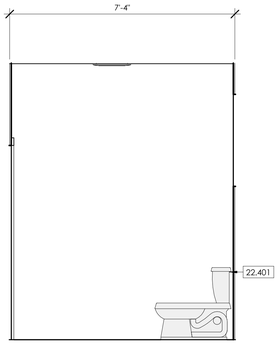
14 ENLARGED BATH 3 NORTH ELEVATION
1/2" = 1'-0"



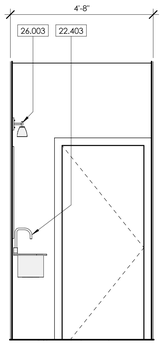
12 ENLARGED BATH 3 WEST ELEVATION
1/2" = 1'-0"



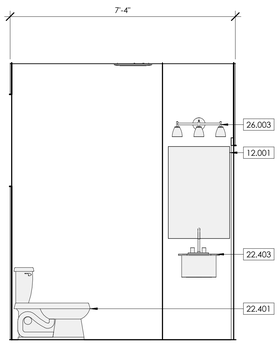
11 ENLARGED BATH 3 FLOOR PLAN
1/2" = 1'-0"



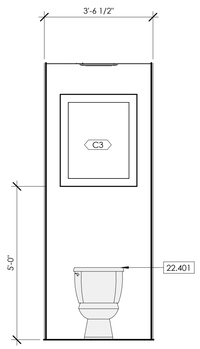
20 ENLARGED HALF BATH SOUTH ELEV
1/2" = 1'-0"



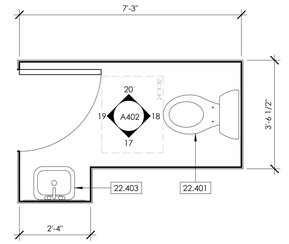
19 ENLARGED HALF BATH EAST ELEVATION - SFD
1/2" = 1'-0"



17 ENLARGED HALF BATH NORTH ELEV
1/2" = 1'-0"



18 ENLARGED HALF BATH WEST ELEVATION -SFD
1/2" = 1'-0"



16 ENLARGED HALF BATH -SFD
1/2" = 1'-0"

KEYNOTES

#	Keynote Text
02.666	(E) BATHTUB TO REMAIN AT FIRST FLOOR. (N) SHOWER TO BE INSTALLED AT SECOND FLOOR.
09.301	CERAMIC TILING
10.282	REQUIRED GRAB BAR BACKING TO BE INSTALLED TO COMPLY WITH CRC R327.1.1
10.283	AGING IN PLACE REQUIREMENT PROVISIONS TO BE PROVIDED IN FIRST FLOOR UNIT FOR INSTALLATION OF FOLD DOWN GRAB BAR TO COMPLY WITH CRC R327.1.1, EXCEPTION 1.
12.001	MIRROR
22.401	LOW FLUSH TOILET, MAX. 1.28 GAL PER FLUSH TYP.
22.403	WALL MOUNTED SINK
22.407	SHOWERHEAD: 1.8 GPM MAX. FLOW; CAL GREEN WATER CODE COMPLIANT (4.303.2)
22.410	LAVATORY SINK AND VANITY
26.003	OVERHEAD BATHROOM LIGHT

ENLARGED PLANS GENERAL NOTES

1. AT ALL ADAPTABLE UNITS, PROVIDE REMOVABLE BASE CABINETS UNDER THE KITCHEN SINK WITH 27" CLEAR TO THE FINISH FLOOR FOR ACCESSIBLE FORWARD APPROACH. BASE CABINET UNDER KITCHEN SINK SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS. FLOORING SHALL BE PROVIDED BENEATH THE REMOVABLE CABINET AND WALL BEHIND SHALL BE FINISHED
2. AT ALL ADAPTABLE UNITS, PROVIDE STONE OR TILED COUNTERTOPS TO SATISFY EXCEPTION 1 OF REPOSITIONING REQUIREMENT IN CBC 2019 1133A.4.1
3. SINK FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND WITHOUT
4. REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5
5. POUNDS OF FORCE.
6. PROVIDE BLOCKING OR BACKING PLATE WITHIN WALLS BEHIND ALL SURFACE- MOUNTED SHELVING OR WALL-MOUNTED CABINETS, TYP.
7. EXPOSED HOT WATER AND DRAIN PIPES SHALL BE INSULATED
8. VERIFY ALL APPLIANCE DIMENSIONS AND REQUIRED CLEARANCES. FIELD VERIFY SIZES AND LOCATIONS OF ADJACENT WINDOWS AND DOORS, AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO ANY CASEWORK FABRICATION.

FLOOR PLAN LEGEND

- (N) WALL
- (N) WALL - 1 HOUR RATING
- (E) WALL
- (E) WALL - 1 HOUR RATING
- PROPERTY LINE
- SET BACK LINE
- LINE OF BUILDING ABOVE
- WALL TYPE DESIGNATION - SEE SHEET A501
- UTILITY EASEMENT

NOTE: WALL FRAMING INFORMATION TO BE VERIFIED WITH STRUCTURAL. FOR WALL TYPE INFORMATION SEE A501

PALO
2323 BROADWAY, SUITE 2008
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TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

Gravis Group

DRAWINGS PREPARED BY

DAVID PEARSON, AIA

LICENSED ARCHITECT DAVID PEARSON NO. C 36268 06-30-27 STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIPTION

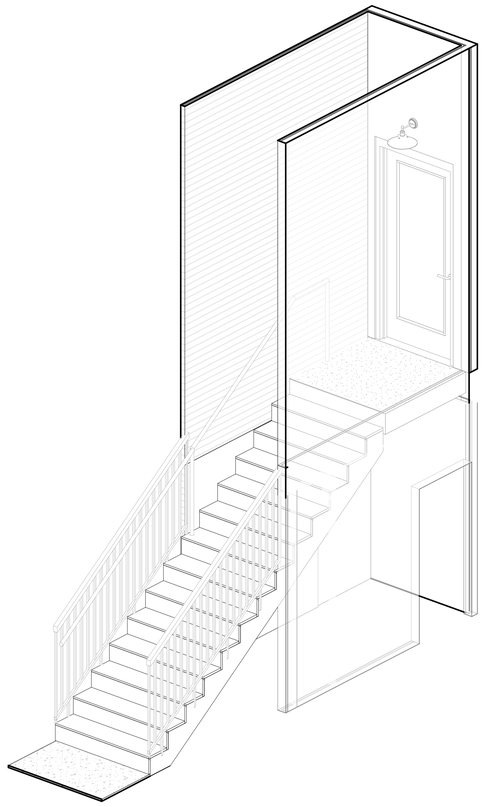
PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	Designer
CHECKED BY	Checker
SHEET NAME	

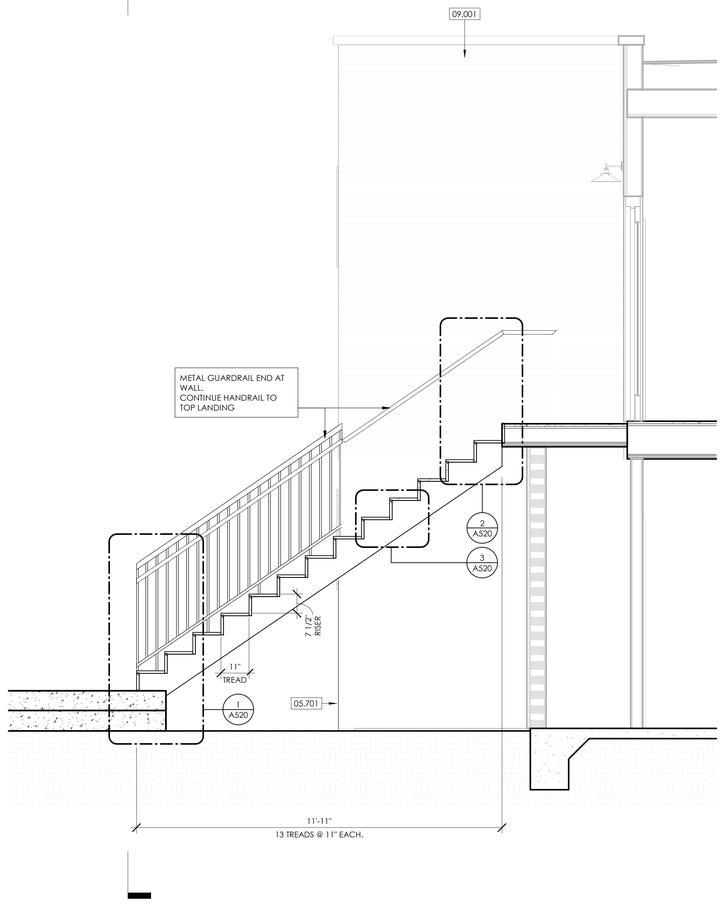
ENLARGED PLANS - BATHROOM

A402

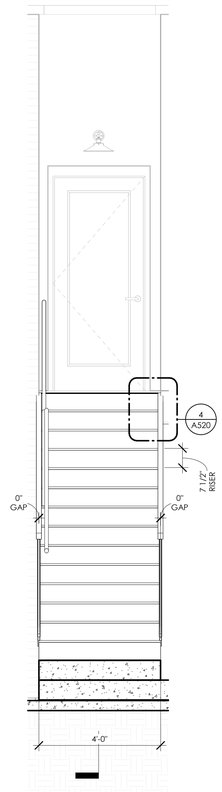
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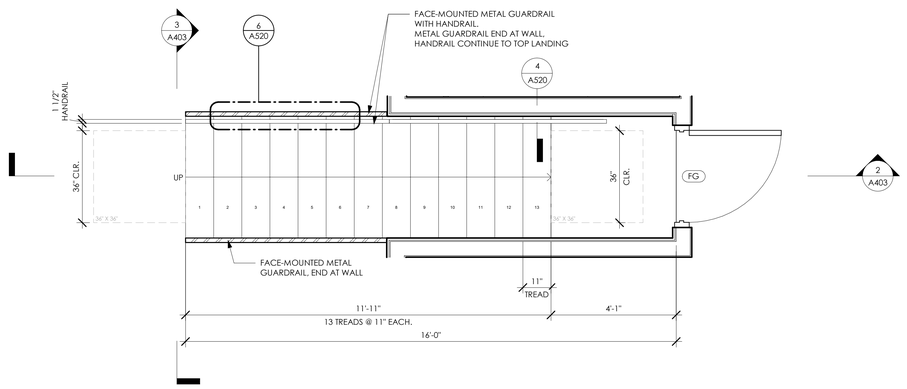
4 3D VIEW - STAIR



2 ENLARGED STAIR SIDE ELEVATION
1/2" = 1'-0"



3 ENLARGED STAIR FRONT ELEVATION
1/2" = 1'-0"



1 ENLARGED EXTERIOR STAIR PLAN
1/2" = 1'-0"

KEYNOTES

#	Keynote Text
05.701	METAL SCREEN
09.001	HORIZONTAL CEMENT PANEL SIDING SIDING PER CLIENT

ENLARGED PLANS GENERAL NOTES

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CHECKED BY	Checker
SHEET NAME	ENLARGED PLANS - STAIRS

A403

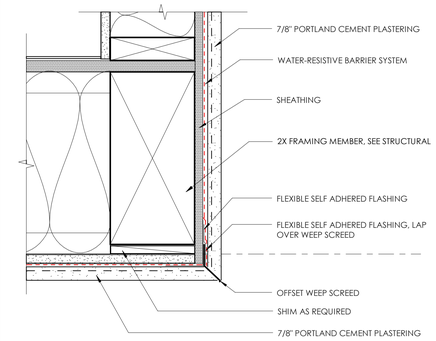
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DETAIL NOTES

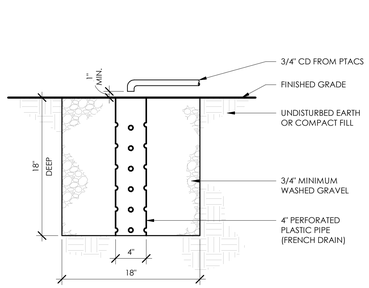
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BUILDING ENVELOPE MEMBRANE LEGEND

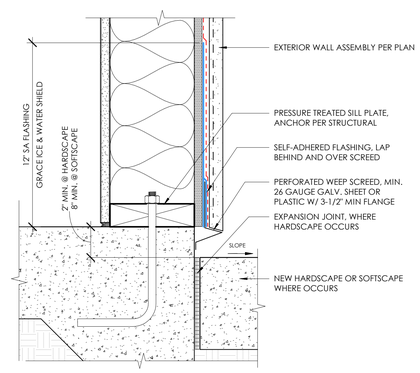
- WEATHER RESISTIVE BARRIER
- BUILT UP ROOFING UV-RESISTANT CAP PLY
- WATERPROOF DECK COATING
- SELF-ADHERED FLASHING
- MOISTURE BARRIER



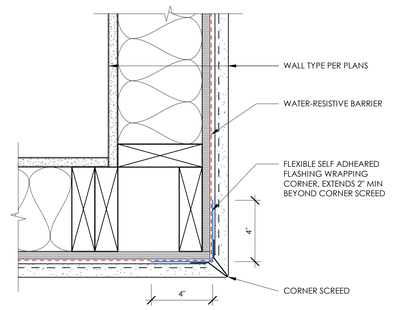
5 WALL-EXT-STUC SOFFIT
3" = 1'-0"



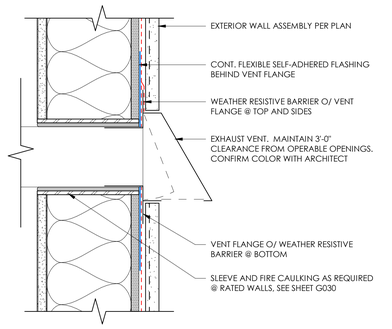
7 CONDESATE DRYWELL
1 1/2" = 1'-0"



4 WALL-EXT-STUC-BASE
3" = 1'-0"

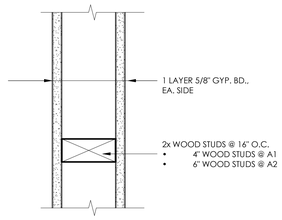


3 WALL-STUC-CORNER
3" = 1'-0"



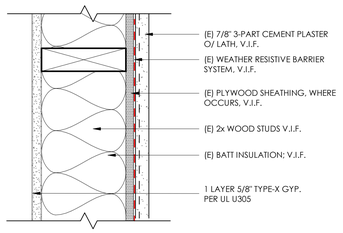
2 WALL-EXT-STUC-VENT
3" = 1'-0"

INTERIOR PARTITION TYPES



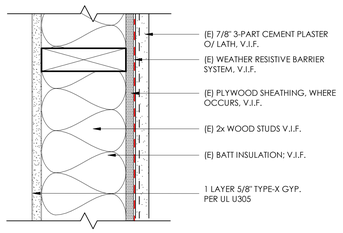
A1 A2

INTERIOR PARTITION WALL
NON-RATED



E1

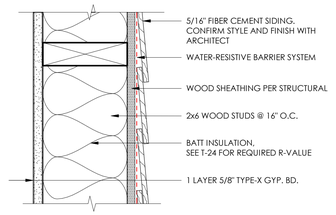
ALL EXISTING EXTERIOR
WALLS AT GROUND FLOOR
UL U305
1 HOUR FIRE RATED



E2

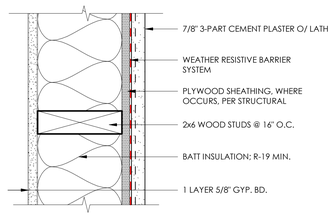
ALL NEW EXTERIOR WALLS AT
GROUND FLOOR
EXTERIOR STUCCO WALL
UL U305
1 HOUR FIRE RATED

EXTERIOR WALL TYPES



Y2

EXTERIOR WALL WITH SIDING
(SEE FLOOR PLANS FOR LOCATION)
UL U356
1 HR FIRE RATED



Y1

ALL EXTERIOR WALLS AT
SECOND FLOOR
NON-RATED

1 WALL-TYPES_EXTERIOR AND INTERIOR
3" = 1'-0"

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REVISIONS

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DATE	03/25/2026
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DRAWN BY	AL
CHECKED BY	AK
SHEET NAME	

WALL DETAILS

A501

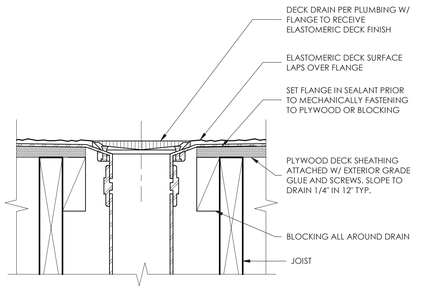
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DETAIL NOTES

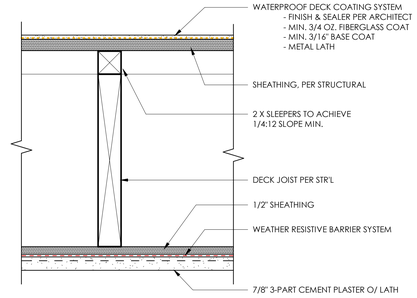
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BUILDING ENVELOPE MEMBRANE LEGEND

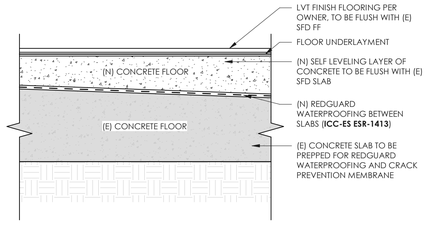
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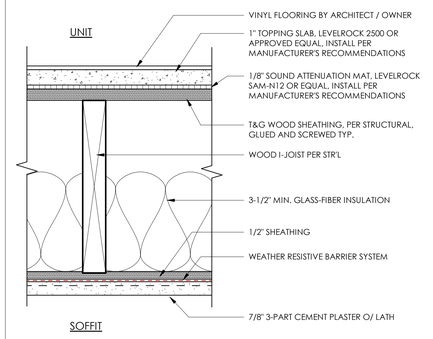
8 DECK DRAIN - ELASTOMERIC @ WOOD DECK
3" = 1'-0"



3 FLOOR/SOFFIT - DECK
3" = 1'-0"

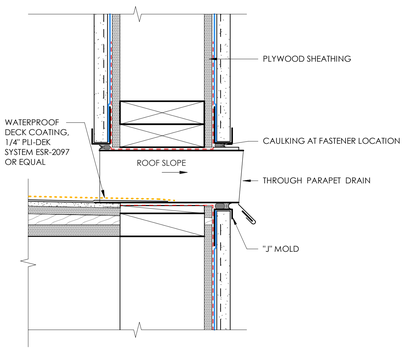


6 GARAGE FLOOR NEW FINISH DETAIL
3" = 1'-0"

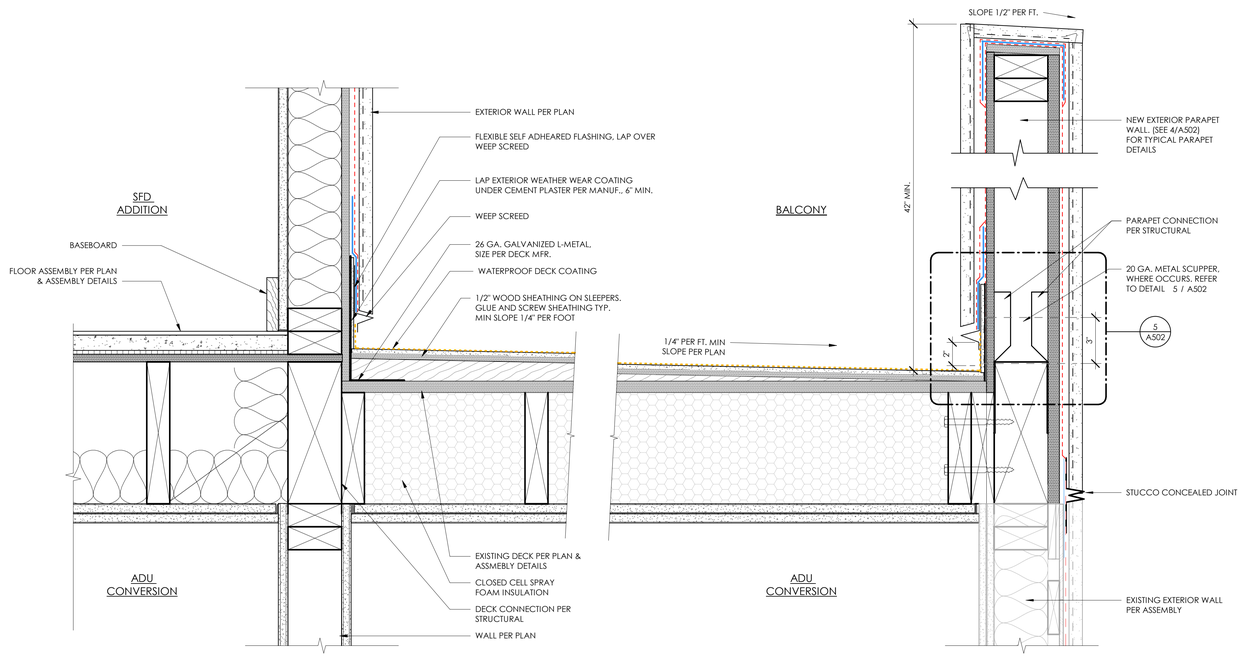


NOTES:
FIRE RESISTANCE RATING: 1 HOUR PER UL L570 AND CBC TABLE 721.1(3) ITEM 27-1.1
STC : 56 PER TEST NO. 18-0-0607.2 (INTERTEK)

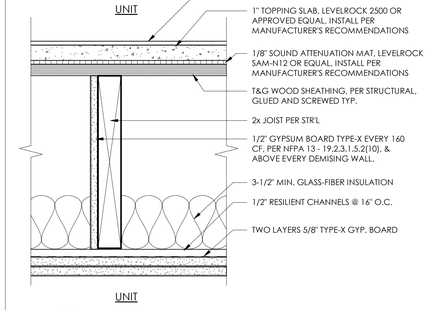
2 FLOOR/SOFFIT - CONC. - I-JOIST (levelrock)
3" = 1'-0"



5 STUCCO DECK, THRU DRAIN
3" = 1'-0"



7 EXTERIOR DECK AT BALCONY
3" = 1'-0"



NOTES:

FIRE RESISTANCE RATING: 1 HOUR PER UL L570
STC: 57 PER TEST I0112.20-113-11-R0 (INTERTEK)
IIC: 51 WITH LVT PER TEST I0112.20-113-11-R0 (INTERTEK)

1 FLOOR/CEILING - CONC. (levelrock)
3" = 1'-0"

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LICENSED ARCHITECT DAVID PEARSON NO. C 36268 06-30-27 STATE OF CALIFORNIA

REVISIONS

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FLOOR DETAILS

A502

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BUILDING ENVELOPE MEMBRANE LEGEND

- WEATHER RESISTIVE BARRIER
- BUILT UP ROOFING UV-RESISTANT CAP PLY
- WATERPROOF DECK COATING
- SELF-ADHERED FLASHING
- MOISTURE BARRIER

P A L O

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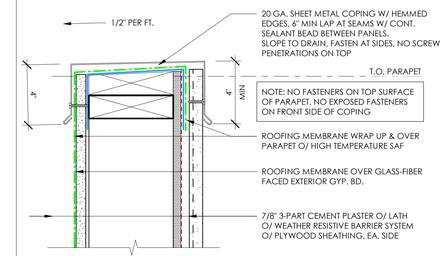
TIPTON SFD ADDITION & ADU CONVERSION

SITE

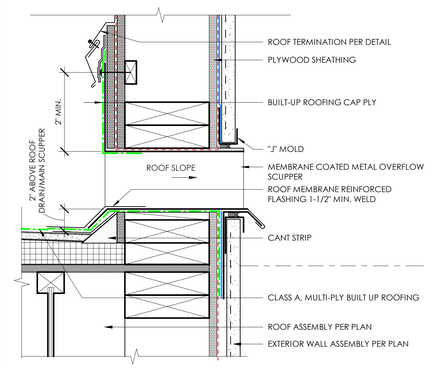
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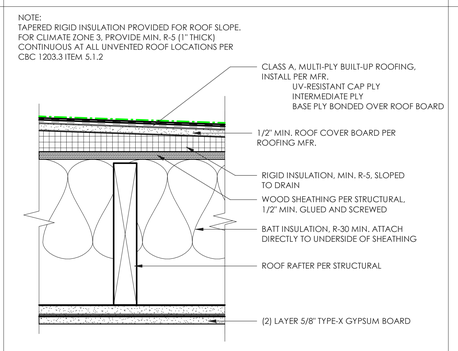
Gravis Group



3 ROOF PARAPET, STUCCO/STUCCO
3" = 1'-0"

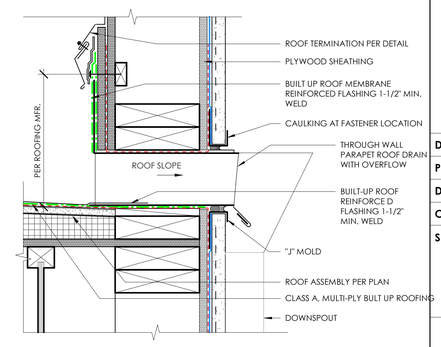


2 OVERFLOW AT SCUPPER PARAPET
3" = 1'-0"



NOTE:
1. ROOF ASSEMBLY SHALL COMPLY WITH CBC TABLE 721.1(3) ITEM 21-1.1
2. MIN. THICKNESS OF CEILING MUST BE 1-1/4" TO MEET 1 HOUR FIRE RATING.

4 ROOF ASSEMBLY-BUILT-UP_1 HOUR
3" = 1'-0"



1 PARAPET, THRU DRAIN
3" = 1'-0"

DRAWINGS PREPARED BY

DAVID PEARSON, AIA

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS

DATE	DESCRIPTION

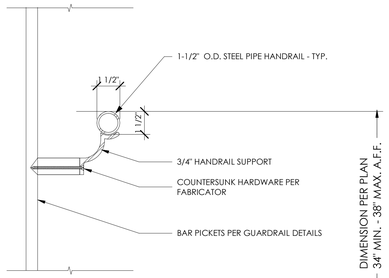
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DATE	03/25/2026
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ROOF DETAILS

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5 HANDRAIL @ GUARDRAIL
3" = 1'-0"

DETAIL NOTES

1. THESE ARCHITECTURAL DETAILS ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT AND THE MINIMUM REQUIRED WATERPROOFING, DRAINAGE, FLASHING, AND FINISH REQUIREMENTS ONLY. GENERAL CONTRACTOR TO FOLLOW ALL PRODUCT MANUFACTURER INSTALLATION RECOMMENDATIONS AND INSTALLATION DETAILS. ANY DISCREPANCIES FOUND BETWEEN THESE DETAILS AND THE PRODUCT MANUFACTURER INSTALLATION RECOMMENDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY INSTALLATION.
2. APPLY SELF-ADHERED FLASHING AT ALL CORNERS UNDER WEATHER RESISTIVE BARRIER. EXTEND MIN 6" MIN FROM CORNERS EACH WAY.
3. ENSURE THAT ALL J-WEEPS HAVE WEEP HOLES, AND THAT THESE HOLES ARE NOT OBSTRUCTED BY PAINT OR OTHER SUBSTANCE.
4. INSULATION IN UNVENTED CEILINGS TO EXTEND BEYOND BUILDING ENVELOPE TO EDGE OF EAVES.
5. FOR R-VALUES AT EACH WALL, ROOF AND SOFFIT, REFER TO 1-24 ENERGY REPORT IN THESE DRAWINGS. THE ENERGY REPORT R-VALUES COVERN THOSE NOTED ON THE DRAWINGS.
6. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED ALL BATHROOMS, KITCHENS, LAUNDRY CLOSETS, AND ANY HIGH-HUMIDITY AREAS.
7. WATER AND MOLD RESISTANT GLASS-MAT GYPSUM BOARD BACKING TO BE USED AT WET AREAS SUCH AS SHOWER ENCLOSURES.
8. TYPE-X GYPSUM BOARD TO BE USED AT ALL FIRE RATED WALLS
9. REFER TO FIRE PENETRATION DETAILS SHEET G130 FOR THROUGH PENETRATIONS AT ALL FIRE-RESISTANCE RATED WALL ASSEMBLIES, FLOOR/CEILING ASSEMBLIES AND MEMBRANES.
10. TILE WORK TO FOLLOW TCNA STANDARDS & MANUFACTURER'S INSTALLATION GUIDELINES. ANY DISCREPANCIES FOUND BETWEEN THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY INSTALLATION.

BUILDING ENVELOPE MEMBRANE LEGEND

- WEATHER RESISTIVE BARRIER
- BUILT UP ROOFING UV-RESISTANT CAP PLY
- WATERPROOF DECK COATING
- SELF-ADHERED FLASHING
- MOISTURE BARRIER

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2323 BROADWAY, SUITE 2008
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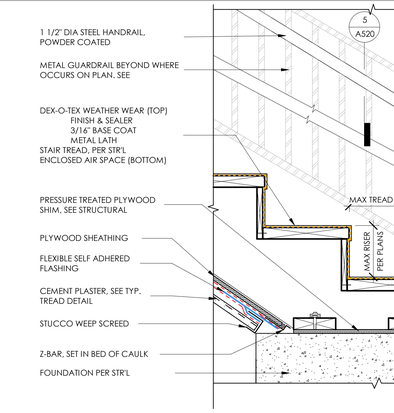
TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

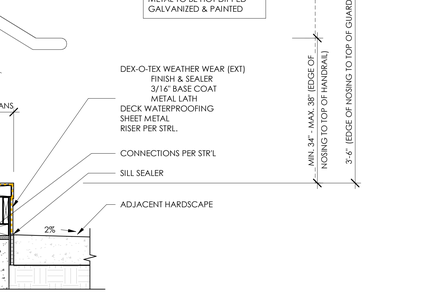
Gravis Group



4 HANDRAIL @ EXTERIOR WALL
3" = 1'-0"

NOTES::

1. NOSINGS SHALL HAVE A BEVEL OF 1/16" TO 9/16" FROM THE FOREMOST PROJECTION OF THE TREAD.
2. TREADS ARE TO SLOPE 1/4":12" TOWARDS THE NOSING.

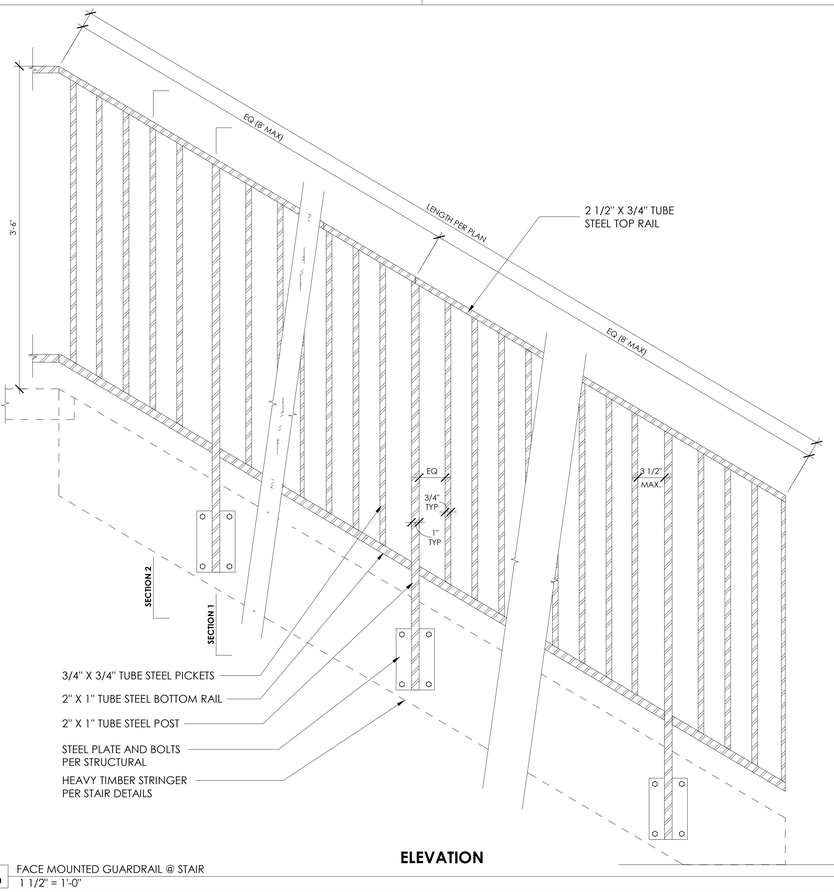


3 EXTERIOR STAIR_WOOD FRAMED_TYP TREAD
1 1/2" = 1'-0"

DRAWINGS PREPARED BY

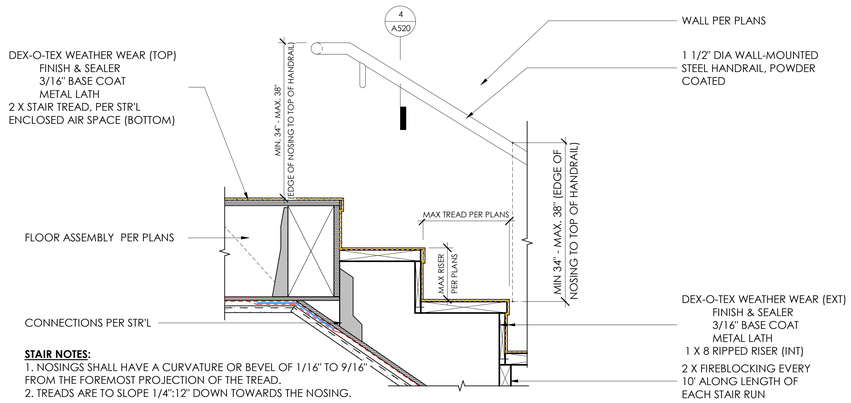
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LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA



ELEVATION

6 FACE MOUNTED GUARDRAIL @ STAIR
1 1/2" = 1'-0"



STAIR NOTES:
1. NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF 1/16" TO 9/16" FROM THE FOREMOST PROJECTION OF THE TREAD.
2. TREADS ARE TO SLOPE 1/4":12" DOWN TOWARDS THE NOSING.

2 STAIR TOP AT STRINGER
1 1/2" = 1'-0"

STAIR NOTES:
1. NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF 1/16" TO 9/16" FROM THE FOREMOST PROJECTION OF THE TREAD.
2. TREADS ARE TO SLOPE 1/4":12" DOWN TOWARDS THE NOSING.

1 STAIR AT BASE
1 1/2" = 1'-0"

REVISIONS	
DATE	DESCRIPTION

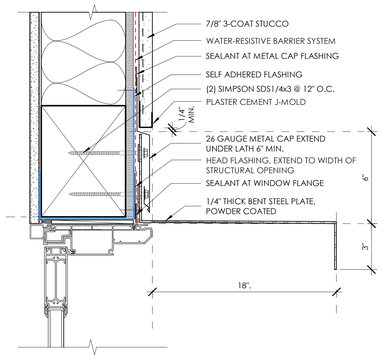
PLAN CHECK 3

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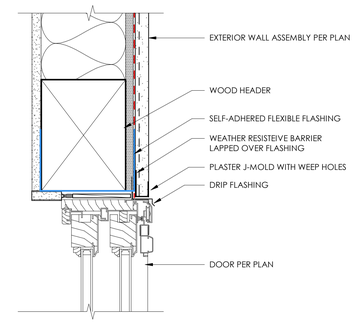
STAIR DETAILS

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11 DOOR HEAD W/CANOPY_Stucco
3" = 1'-0"



7 DOOR HEAD_SLIDING
3" = 1'-0"

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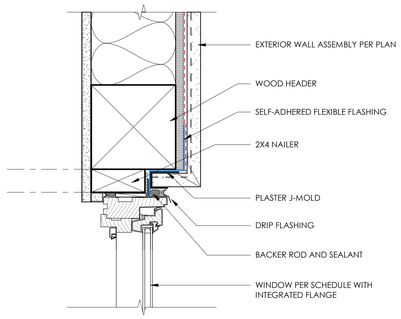
TIPTON SFD ADDITION & ADU CONVERSION

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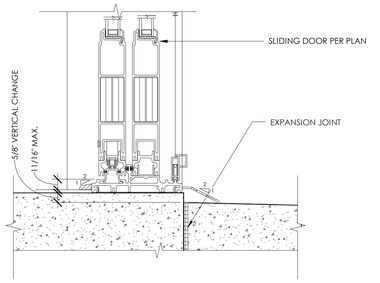
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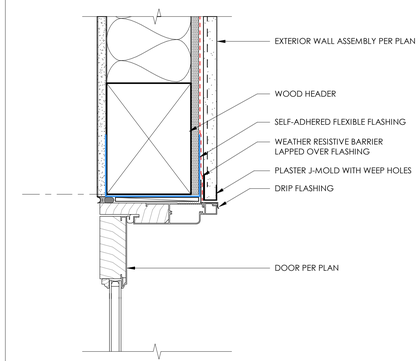
Gravis Group



10 WINDOW-REC-STUC-HEAD
3" = 1'-0"



6 DOOR SILL_SLIDING AT HARDSCAPE
3" = 1'-0"

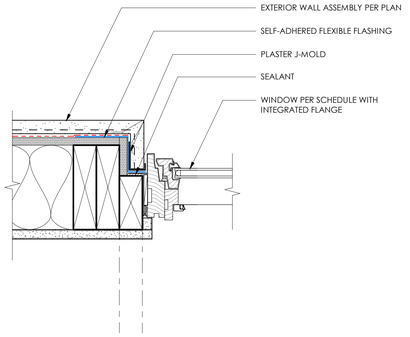


3 DOOR HEAD_Stucco
3" = 1'-0"

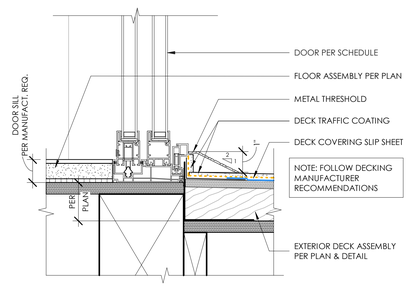
DRAWINGS PREPARED BY

DAVID PEARSON, AIA

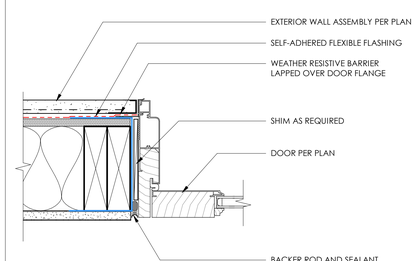
LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
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9 WINDOW-REC-STUC-JAMB
3" = 1'-0"

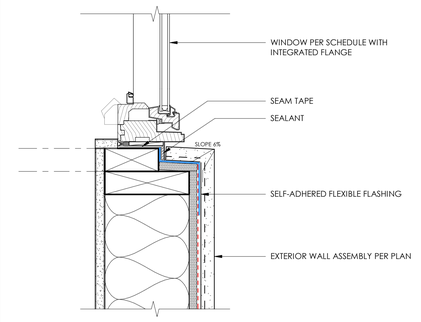


5 SLIDING DOOR SILL AT DECK
3" = 1'-0"

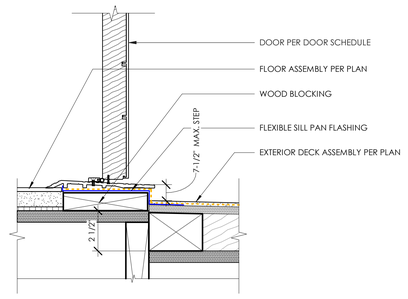


2 DOOR JAMB_Stucco
3" = 1'-0"

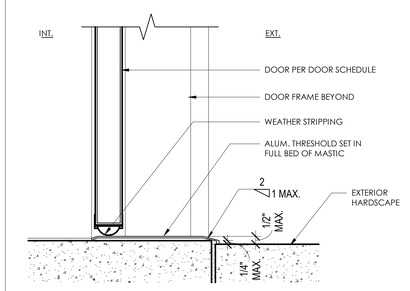
REVISIONS	
DATE	DESCRIPTION



8 WINDOW-REC-STUC-SILL
3" = 1'-0"



4 DOOR SILL_DECK
3" = 1'-0"



1 DOOR SILL_Hardscape
3" = 1'-0"

PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
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DOOR AND WINDOW DETAILS

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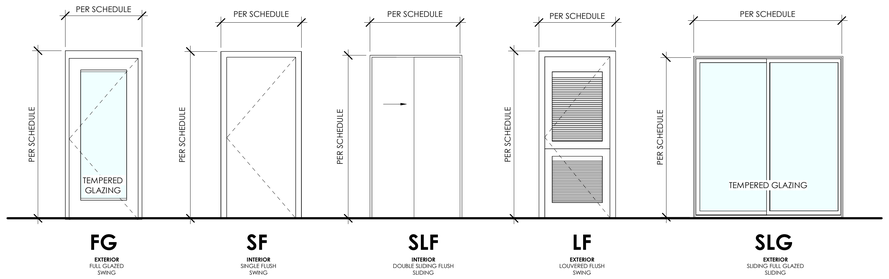
DOOR SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	DOOR FENESTRATION AREA	DOOR PANEL MATERIAL	GLAZING	U-VALUE	SILL DETAIL	JAMB DETAIL	HEAD DETAIL	FIRE RATING
FG	3'-0"	7'-0"	21 SF	GL	T	0	1/A525	3/A525	11/A525	20 MIN.
LF1	2'-6"	6'-8"	17 SF	WD		0	1/A525	3/A525	4/A525	
LF2	2'-8"	6'-8"	18 SF	WD		0	1/A525	3/A525	4/A525	
SF1	2'-8"	6'-8"	18 SF	WD		0	1/A525	3/A525	4/A525	
SF2	3'-0"	6'-8"	20 SF	WD		0	1/A525	3/A525	4/A525	
SLF1	6'-0"	6'-8"	40 SF	WD		0	1/A525	3/A525	4/A525	
SLF2	5'-0"	6'-8"	33 SF	WD		0	1/A525	3/A525	4/A525	
SLG	6'-6"	7'-0"	46 SF	GL	T	0	1/A525	3/A525	4/A525	20 MIN.

30

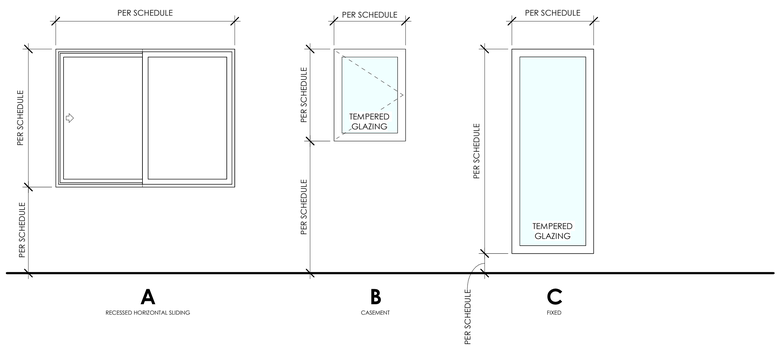
DOOR QTY. PER TYPE

TYPE	OPERATION	QUANTITY
FG	FULL GLASS SINGLE FLUSH	2
LF	FULL LOUVER	2
SF	SINGLE FLUSH	15
SLF	SLIDING (CLOSET)	9
SLG	FULL GLASS SLIDER	2



WINDOW SCHEDULE

MARK	TYPE	WINDOW WIDTH	WINDOW HEIGHT	WINDOW SILL HEIGHT	GLAZING SHGC	GLAZING GLAZING	GLAZING U-VALUE	FRAME FRAME MATERIAL	DETAILS HEAD DETAIL	DETAILS JAMB DETAIL	DETAILS SILL DETAIL	Comments	Count
A1	HORIZONTAL SLIDING	6'-6"	4'-6"	3'-0"	0.23		0.3	FIBREX-WHITE	10/A525	9/A525	8/A525		6
A2	HORIZONTAL SLIDING	6'-6"	4'-6"	3'-6"	0.23		0.3	FIBREX-WHITE	10/A525	9/A525	8/A525		7
B1	CASEMENT	2'-6"	3'-0"	4'-6"	0.23	VPF, T	0.3	FIBREX-WHITE	10/A525	9/A525	8/A525		2
B3	CASEMENT	2'-6"	3'-0"	5'-0"	0.23	VPF, T	0.3	FIBREX-WHITE	10/A525	9/A525	8/A525		2
C1	FIXED	2'-8"	6'-8"	4"	0.23	T	0.3	FIBREX-WHITE	10/A525	9/A525	8/A525		1
C2	FIXED	2'-6"	3'-0"	4'-6"	0.23	T	0.3	FIBREX-WHITE	10/A525	9/A525	8/A525		1
C3	FIXED	2'-6"	3'-0"	5'-0"	0.23	T	0.3	FIBREX-WHITE	10/A525	9/A525	8/A525		1
E1	EXISTING - HORIZONTAL SLIDING	3'-10"	4'-0"	3'-0"	0.23		0.3	FIBREX-WHITE	10/A525	9/A525	8/A525	EXISTING TO BE REPLACED IN KIND	1



DOOR SCHEDULE GENERAL NOTES

1. PROVIDE DUAL PANE GLASS AT ALL EXTERIOR DOOR GLAZING. ALL NEW GLAZING SHALL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
2. ALL DOORS SHALL BE NEW UNLESS NOTED OTHERWISE.
3. ALL GLAZING IN DOORS AND SIDELIGHTS SHALL BE TEMPERED.
4. REFER TO FLOOR PLANS FOR DIRECTION AND HANDEDNESS OF DOOR SWINGS, AND ORIENTATION OF DOOR SIDELIGHTS.
5. DOORS IN THE MEANS OF EGRESS SYSTEM TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
6. ALL INTERIOR DOORS SHALL HAVE 3/4" UNDERCUT (ABOVE THE
7. THRESHOLD WHERE ONE IS INSTALLED) UNLESS NOTED OTHERWISE.

   MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5LBS. FOR EXTERIOR DOORS AND 5LBS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
8. FIELD VERIFY ALL DOOR ROUGH OPENINGS PRIOR TO FABRICATION OF DOORS OR DOOR FRAMES.
9. PROVIDE WALL STOP AT ALL DOORS, UNLESS NOTED OTHERWISE.
10. SIDELITES OF RATED DOORS SHALL BE RATED.
11. FIRE RATING IN SCHEDULE IS GIVEN IN MINUTES.
12. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BEAR THE PERMANENT MANUFACTURER'S MARK DESIGNATING THE TYPE AND THICKNESS OF THE GLASS OR GLAZING MATERIAL, SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, THIS IDENTIFICATION MARK SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT, ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED. CBC, 2406.3, 2403.1

MATERIALS AND FINISHES

MATERIAL

AL	ALUMINUM
AL-WD	ALUMINUM-CLAD SOLID CORE WOOD
WD	SOLID CORE WOOD
GL	ALL GLASS

FINISHES

AN	CLEAR ANODIZED
PT	PAINT

GLAZING

T	TEMPERED
VFP	VERTICAL FLUTED PRIVACY GLASS

PALO
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DOOR AND WINDOW SCHEDULE

A601

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DESIGN CRITERIA

PROJECT DESIGN CRITERIA	
BUILDING CODE	2022 CBC
RISK CATEGORY	II
GEOTECHNICAL PARAMETERS	
GEOTECHNICAL ENGINEER	ASSUMED - CHR. 18 MINIMUMS
REPORT NUMBER	N/A
DATE	N/A
ALLOWABLE SOIL BEARING PRESSURE	1500 PSF
COEFFICIENT OF FRICTION	-
SEISMIC DESIGN PARAMETERS	
SEISMIC DESIGN CATEGORY	D
SEISMIC IMPORTANCE FACTOR, I_E	1.0
SITE CLASS	D-Default
SHORT PERIOD SPECTRAL ACCELERATION, S_S	0.896
1 ST PERIOD SPECTRAL ACCELERATION, S_1	0.318
SHORT PERIOD ACCELERATION PARAMETER, S_{DS}	0.717
1 SECOND ACCELERATION PARAMETER, S_{D1}	0.42
RESPONSE MODIFICATION FACTOR, R	6.5
SEISMIC RESPONSE COEFFIECIENT, C_S	0.11
REDUNDANCY FACTOR, ρ	1.3
LATERAL FORCE RESISTING SYSTEM	PLYWOOD SHEAR WALL
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE
DESIGN BASE SHEAR, V	0.077W
WIND DESIGN PARAMETERS	
BASIC DESIGN WIND SPEED	96 mph
EXPOSURE	C
WIND IMPORTANCE FACTOR, I_W	1
ANALYSIS PROCEDURE	ENCLOSED SYSTEM/ANALYTICAL ALL HEIGHT DESIGN METHODOLOGY

VERTICAL (GRAVITY) DESIGN PARAMETERS- (PSF)
(LIVE LOADS ARE REDUCIBLE, U.N.O.)

	Dead	Roof live	Snow	Live
Roof	20	20	-	
Floor	25			40
Deck	25			60

GENERAL NOTES

1. THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE WORK AND OBTAIN ALL NECESSARY LICENSES AND PERMITS.
2. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL DIMENSIONS. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE OMITTED OR NOT CLEAR, CONTACT THE ARCHITECT OR STRUCTURAL ENGINEER OF RECORD FOR CLARIFICATIONS.
3. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, PLUMPING, MECHANICAL, CIVIL AND ELECTRICAL DRAWINGS AS TO ALL LAYOUTS, DIMENSIONS AND ELEVATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
4. SUBSTITUTION REQUESTS FOR MATERIALS SPECIFIED ON THE STRUCTURAL DRAWINGS MAY BE CONSIDERED WITH MATERIALS HAVING EQUIVALENT OR GREATER CAPACITY AND PERFORMANCE. CURRENT EVALUATION REPORTS AND PRODUCT INFORMATION SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER DEMONSTRATING THE REQUIRED CAPACITY AND PERFORMANCE OF THE MATERIAL TO BE SUBSTITUTED. WRITTEN APPROVAL FROM THE E.O.R SHALL BE OBTAINED PRIOR TO THE SUBSTITUTION OF ANY MATERIAL SPECIFIED ON THE STRUCTURAL CONSTRUCTION DOCUMENTS.
5. ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
6. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNERS REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURE. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE STRUCTURE AT THE TIME THE LOADS ARE IMPOSED.
8. SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER PROOFING CONSULTANT.
9. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL DETAILS REFERENCED, AND DETAILS NOT REFERENCED ON PLANS, SHALL BE CONSIDERED TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS OF THE CONSTRUCTION.
10. UNLESS SHOWN OTHERWISE, DETAILS SHOWN ON 'TYPICAL DETAIL' SHEETS SHALL BE USED WHEREVER APPLICABLE. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER 'TYPICAL DETAILS'. SPECIFIC NOTES ON STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER NOTES SHOWN IN 'GENERAL NOTES'.
11. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE CONSTRUCTION AND ALL ADJACENT PROPERTIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR E.O.R SHALL NOT INCLUDE OBSERVATION OF THE ABOVE ITEMS.

TYPICAL ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB.	GLUE-LAMINATED BEAM
ABV.	ABOVE	GR.BM.	GRADE BEAM
BAR.	REINF. BAR	GWB.	GYPSUM WALLBOARD
BD.	BOARD	HI.	HIGH
BLKG.	BLOCKING	HDR.	HEADER
BLW.	BELOW	HFX	HARDY FRAME
BM.	BEAM	HORIZ.	HORIZONTAL
B.N.	BOUNDARY NAIL	INFO.	INFORMATION
B.O.B	BOTTOM OF BEAM	K.P.	KING POST
BOTT.	BOTTOM	LT.WT.	LIGHT WEIGHT
B.W.	BOTH WAYS	L.V.L.	LAMINATED VENEER LUMBER
CANT.	CANTILEVER	MAS.	MASONRY
C.J.	CEILING JOIST	M.B.	MACHINE BOLT
COL.	COLUMN	MANUF.	MANUFACTURER
CONC.	CONCRETE	(N)	NEW
CONT.	CONTINUOUS	N.G.	NATURAL GRADE
DBL.	DOUBLE	O/C	ON CENTER
D.F.	DOUGLAS FIR	P.J.	POUR JOINT
DIA.	DIAMETER	PSL.	PARALLAM BEAM
(E)	EXISTING	PLWD.	PLYWOOD
E.W.	EACH WAY	P.T.	PRESSURE TREATED
E.J.	EXPANSION JOINT	REINF.	REINFORCING
E.N.	EDGE NAIL	REQ'D	REQUIRED
E.Q.	EQUAL	RR.	ROOF RAFTER
F.G.	FINISH GRADE	T.O.B	TOP OF BEAM
F.J.	FLOOR JOIST	UNO.	UNLESS NOTED OTHERWISE
FL.	FLUSH	V.I.F.	VERIFY IN FIELD
F.N.	FIELD NAIL	F.H.	FULL HEIGHT
F.O.C.	FACE OF CONCRETE		
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUDS		
GA.	GAUGE		
GALV.	GALVANIZED		

FOUNDATION

1. THE GEOTECHNICAL INVESTIGATION REPORT AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
2. FOOTINGS SHALL BEAR ON NATIVE SOIL OR ENGINEERED FILL AS DIRECTED BY THE GEOTECHNICAL REPORT.
3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF SLAB SLOPES, DEPRESSIONS, CURBS, DRAINS, NON-STRUCTURAL PARTITIONS AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL PLANS.
5. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED WITH NON-EXPANSIVE SOIL BUT NOT BEHIND RETAINING WALLS BEFORE CONCRETE OR MASONRY ATTAINS ITS FULL DESIGN STRENGTH.
6. THE CONTRACTOR SHALL CONFORM TO ALL RECOMMENDATIONS AND CONDITIONS INDICATED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL FOOTING EXCAVATIONS PRIOR TO PLACING CONCRETE OR STEEL.
7. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE GEOTECHNICAL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   a. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE REPORT.
   b. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED
   c. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE REPORT.
8. WAITING PERIOD FOR CONCRETE SLABS-ON-GRADE PRIOR TO START OF CONSTRUCTION IS AS FOLLOWS:
   a. DO NOT WALK ON SLAB UNTIL 24 HOURS AFTER CONCRETE HAS BEEN POURED.
   b. BEGIN WALL FRAMING 4-5 DAYS AFTER CONCRETE POURED.
   c. BEGIN ROOF/FLOOR FRAMING 7-10 DAYS AFTER CONCRETE POURED.
   d. DO NOT LOAD ROOF PRIOR TO 14 DAYS AFTER CONCRETE POURED.
9. WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SHALL BE ROUGHENED TO A MINIMUM 1/4" AMPLITUDE.
10. ALUMINUM CONDUIT, ALUMINUM SLEEVES AND ALUMINUM EMBEDS ARE NOT PERMITTED IN CONCRETE.
11. ALL CONDUITS SHALL BE PLACED WITHIN THE MIDDLE ONE-THIRD OF THE SLAB THICKNESS. THE MAXIMUM SIZE OF CONDUITS SHALL BE 1 1/4" DIAMETER AND SHALL BE SPACED NO CLOSER (TO EACH OTHER OR REINFORCING STEEL) THAN 4 INCHES UNLESS PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
12. ALL HOLDOWNS AND POST ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
13. ALL GRADE BEAMS SHALL BE POURED MONOLITHICALLY FOR THEIR ENTIRE LENGTH.

CONCRETE

1. CONCRETE SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318 AND ACI 301 EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.
2. PORLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II, U.N.O.
3. AGGREGATE FOR STONE CONCRETE SHALL CONFORM TO ASTM C-33. FOR LOW SHRINKAGE AGGREGATE, USE LIMESTONE OR GRANITE. AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.
4. DO NOT USE ANY CONCRETE OR GROUT CONTAINING CHLORIDES. WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.
5. CONCRETE MIX DESIGNS CONTAINING FLY ASH MAY BE USED WHERE CONCRETE IS NOT VISUALLY EXPOSED. FLY ASH SHALL CONFORM WITH ASTM C618 AND MAY REPLACE UP TO 20% PORTLAND CEMENT BY VOLUME.
6. CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO E.O.R. FOR REVIEW.
7. ALL REINFORCING BARS, ANCHOR BOLTS AND ALL OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
8. THE CONCRETE COMPRESSIVE STRENGTH (28 DAYS), $f'c$:
   a. ALL LOCATIONS, U.N.O: MIN 2500 PSI, (W/C = 0.45) SPECIAL INSPECTION IS REQUIRED WHEN $f'c > 2500$ PSI.
   b. CONCRETE IN CONTACT WITH SOIL CONTAINING SULFATE $So_4 \geq 0.1\%$ BY WEIGHT: 4000 PSI, SPECIAL INSPECTION IS NOT REQUIRED.
   c. CONCRETE IN CONTACT WITH SOIL CONTAINING SULFATE $So_4 \geq 0.2\%$ BY WEIGHT: 4500 PSI, SPECIAL INSPECTION IS NOT REQUIRED.
9. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
10. CONCRETE PLACEMENT/CURING/REDUCTION IN STRENGTH SHALL CONFORM TO ACI 305R AND 306R REQUIREMENTS FOR HOT AND COLD WEATHER CONCRETING.
11. CONCRETE SHALL BE CURED PER ACI 308R, UNLESS ALTERNATE METHODS OF CURING HAVE BEEN APPROVED BY THE ARCHITECT OR ENGINEER. FOR SLAB CURING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF CURING COMPOUNDS WITH PROPOSED FINISHES PRIOR TO COMMENCING ANY WORK.
12. MAX. SLUMP SHALL BE 5 INCHES EXCEPT WHERE ADMIXTURES/PLACITIZERS HAVE BEEN ADDED IN THE MIX DESIGN TO IMPROVE FLOWABILITY/WORKABILITY. THE SLUMP LIMIT SHALL BE BASED ON ADMIXTURE MANUFACTURERS RECOMMENDATIONS.

REINFORCING STEEL

1. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH ACI 315 AND ACI 318-19, AND CRSI'S MANUAL OF STANDARD PRACTICE.
2. REINFORCING STEEL SHALL CONFORM TO ASTM AG150R.ASTM 706(WELDABLE STEEL) AND SHALL BE GRADE 60 DEFORMED BARS, TYP., U.N.O. REINFORCING IN SLAB ON GRADE MAYBE GRADE 40 STEEL FOR BARS #4 AND SMALLER U.N.O ON THE PLANS.
3. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. LAPS IN WWF SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRE OF EACH FABRICH SEET IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES.
4. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING BARS/STEEL ARE TO THE CENTER OF STEEL U.N.O. ON THE PLANS OR DETAILS:

CONDITION	COVER
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
B. EXPOSED TO EARTH OR WEATHER (INCLUDING SLABS ON GRADE)	
#6 AND LARGER	2"
#5 AND SMALLER	1 1/2"
C. NOT EXPOSED TO WEATHER OR IN CONTACT WITH SOIL:	
1. STRUCTURAL SLABS, WALLS w/	
#11 BARS AND SMALLER	3/4"
#14 BARS AND LARGER	1 1/2"
2. BEAMS, COLUMNS	1 1/2"

5. LAP SPLICES OF BARS SHALL CONFORM TO THE TYPICAL THE LAP SCHEDULE ON THE PLANS, U.N.O. NO TACK WELDING OF BARS ALLOWED.
6. MECHANICAL SPLICE COUPLERS MAY BE USED AND SHALL HAVE CURRENT ICC APPROVAL AND BE CAPABLE OF DEVELOPING 125% OF THE BAR'S YIELD STRENGTH.
7. ALL REINFORCING BARS SHALL BE BENT COLD. DO NOT FIELD BEND OR UNBEND ANY BARS IN A MANNER THAT MAY DAMAGE REINFORCING.
8. REINORCING SPACING SHOWN ON THE PLANS ARE THE MAXIMUM SPACING "ON CENTER SPACING". DO NOT EXCEED THIS. ANY DISCREPANCIES DURING CONSTRUCTION SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW AND APPROVAL.
9. TYPICAL REINFORCING FOR CONCRETE SLAB ON METAL DECK SHALL BE 6x6-W1.4xW1.4 WELDED WIRE FABRIC, U.N.O. PLACE WWF MID-DEPTH OF THE SLAB OVER THE TOP OF THE FLUTE OF THE METAL DECK.
10. ALL DOWELS TO BE SET IN CONCRETE SHALL BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. NO WET SETTING, STABBING, RODDING OR OTHER MOVEMENT OF EMBEDDED ITEMS SHALL BE PERFORMED DURING THE PLACEMENT OF CONCRETE.
11. DOWELS BETWEEN FOOTING AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE MAIN REINFORCING, UNO.
12. CHAIRS OR SPACERS FOR REINFORCING SHALL BE NON-FERROUS OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.

WOOD

1. SAWN LUMBER
   ALL STRUCTURAL WOOD SHALL BE OF DOUGLAS FIR LARCH SPECIES, (19% MAXIMUM MOISTURE CONTENT AT THE TIME OF CONSTRUCTION U.N.O.).

FRAMING MEMBER	SPECIFICATION
BEAMS/ POST/ RAFTERS & ALL OTHER STRUCTURAL FRAMING	2x FRAMING: #2 DF 4x FRAMING: #2 DF 6x FRAMING: #1 DF 8x FRAMING: #1 DF
STUDS	DFL STUD GRADE (UP TO 9'-0") DFL #2 (TALLER THAN 9'-0")
TOP PLATES & MUD SILLS	DFL CONSTRUCTION GRADE OR BETTER

2. STRUCTURAL COMPOSITE LUMBER
   THE FOLLOWING BEAMS/HEADERS/RIMS CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC-ES EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:

FRAMING MEMBER	SIZE (WIDTH)	F_b (MIN)	F_b 2 PIECE (MIN)	F_b 3 PIECE (MIN)	F_v (MIN)	F_t (MIN)	E (MIN)	TYPE/ MATERIAL
BEAM/ HEADERS	3 1/2" & WIDER	3100 PSI	750 PSI	3000 PSI	285 PSI	2150 PSI	2.0E6 PSI	LVL
	1 3/4" & 2 5/8" WIDE	2800 PSI	750 PSI	3000 PSI	285 PSI	2150 PSI	2.0E6 PSI	LVL
RIM BOARD	1 1/4" THICK (MIN)	1750 PSI	525 PSI	2500 PSI	225 PSI	1100 PSI	.36E6 PSI	LVL

3. GLUED LAMINATED LUMBER

SPEC	F_b @ BOT	F_b @ TOP	F_v (MIN)	E (MIN)	CAMBER	CONDITION
24F-V4	2400 PSI	1850 PSI	265 PSI	1.6E6 PSI	600' RADIUS, UNO	SINGLE SPAN
24F-V8	2400 PSI	2400 PSI	265 PSI	1.8E6 PSI	600' RADIUS, UNO	ALL OTHERS

4. TYPICAL UNBLOCKED DIAPHRAGM, UNO ON PLANS

	SHEATHING	NAILING
ROOF	APA RATED SHEATHING 15/32 PERFORMANCE CATEGORY 32/16 EXPOSURE 1	8d's @ 6" B.N. 8d's @ 6" E.N. 8d's @ 12" F.N.
FLOOR	APA RATED STURD-I-FLOOR 23/32 PERFORMANCE CATEGORY 24" OC EXPOSURE 1	10d's @ 6" B.N. 10d's @ 6" E.N. 10d's @ 12" F.N.

- ALL SHEATHING SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, SHALL BE C-D OR C-C SHEATHING CONFORMING TO CBC 2303.1.5.

NAILING & HARDWARE

1. NAIL SPACING TO BE NOT LESS THAN REQUIRED PENETRATION. EDGE AND END DISTANCES SHALL BE SUCH AS TO AVOID SPLITTING OF THE WOOD. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED OF A DIAMETER SMALLER THAN THAT OF THE NAILS. ALL NAILS SHALL BE SINKER NAILS AND STAGGERED U.N.O., EXCEPT AS SHOWN IN NAILING SCHEDULE.

NAIL SIZE	SHANK DIAMETER	LENGTH
8d COMMON	0.131"	2 1/2"
10d COMMON	0.148"	3"
16d COMMON	0.162"	3 1/2"

2. AS AN ALTERNATE TO 10D COMMON NAILS, THE FOLLOWING FASTNERS CAN BE USED: GRABBER PLYWOOD SCREWS (ICC-ER-5260), OR SIMPSON STRONG-TIE QUICK DRIVE SCREWS (ICC-ER-1472)
3. USE RING OR SCREW SHANK NAILS AND GLUE SHEATHING TO FRAMING USING ADHESIVES MEETING APA SPECIFICATION AFG-01 OR ASTM D3498.
4. HOT DIP GALVANIZED FASTENERS SUCH AS (BUT NOT LIMITED TO) NAILS, SCREWS, BOLTS, THREADED ROD, ETC., SHALL BE USED WHEN IN CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED LUMBER. EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
5. ALL METAL FRAMING CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY (CURRENT CATALOG), OR USP WITH EQUIVALENT ICC PUBLISHED VALUES AND SHALL BE INSTALLED PER SPECIFICATIONS, NO EXCEPTIONS.
6. USE 5/8" DIA. X MIN. 12" ANCHOR BOLTS W/ MIN. 7" EMBEDMENT INTO CONCRETE FOOTING AT 48" O.C. MAX. FOR SILL PLATE TO FOUNDATION UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. A BOLT BETWEEN 6" TO 12" FROM THE END OF EACH PIECE OF SILL (2 BOLTS MIN EACH PIECE). PIECE OF SILL SHALL BE CONSIDERED ENDED WHERE PLATE IS CUT OUT OVER ONE-THIRD OF CROSS SECTION.
7. FOR SHEAR WALL APPLICATIONS, ANCHOR BOLT SHALL BE INSTALLED WITH PLATE WASHERS OF MIN. 3" SQ. X 0.229" THICK BETWEEN SILL PLATE AND NUT. EDGE(S) OF PLATE WASHERS SHALL BE 1/2" MAX. FROM INSIDE FACE OF SHEAR PANEL.
8. FOR NON-SHEAR WALL APPLICATIONS, ANCHOR BOLT SHALL BE INSTALL WITH ROUND WASHERS AND SHOULD CONFORM WITH ANSI/ASME B 18.22.1. USE MIN. 1 3/8" Ø X 7/64" THICK WASHER FOR 1/2" Ø BOLT, 1 3/4" Ø X 9/64" THICK WASHER FOR 5/8" Ø BOLT AND 2 1/2" Ø X 11/64" THICK WASHER FOR 1" Ø BOLT. U.N.O.
9. STUD WALLS PERPENDICULAR TO A CONCRETE OR MASONRY WALL SHALL BE BOLTED TO THE CONCRETE OR MASONRY WALL WITH 5/8" DIAMETER X 8" A307 BOLTS AT TOP, MID-HEIGHT AND BOTTOM.
10. FOR INTERIOR NON-SHEAR WALLS USE SIMPSON 0.157"Ø SERIES PDPAWL SHOT PINS WITH A PENETRATION OF 1 1/4" INTO SLAB AT 16" O.C. TO BE INSTALLED IN ACCORDANCE WITH ICC ESR-2138.

WOOD FRAMING

1. ALL NON-STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER APPROVED CODE REQUIREMENTS. FRAMING PLAN IS ONLY SHOWING FOR THE MAIN STRUCTURAL ELEMENTS IN ACCORDANCE WITH BUILDING CODE OR REQUIREMENTS ARE SPECIFIED OR REQUIRED BY THE LOCAL JURISDICTION.
2. ALL EXTERIOR LUMBER AND ALL LUMBER IN CONTACT WITH CONRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE TREATED LUMBER.
3. ALL WALLS SHALL HAVE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE, UNO.
4. STUD BEARING WALLS AND PARTITIONS SHALL HAVE HAVE DOUBLE TOP PLATES LAPPED AT WALL AND PARTITION INTERSECTIONS. JOINTS IN UPPER AND LOWER MEMBERS OF DOUBLE TOP PLATES SHALL BE STAGGERED AT LEAST 4'-0".
5. FOR WALLS 10'-0" AND GREATER PROVIDE BLOCKING AT MID-HEIGHT FOR CONSTRUCTION STABILITY.
6. ALL WALLS SHALL BE CONSTRUCTED USING 2x STUDS @ 16" O.C. REFER TO FRAMING PLANS FOR ACTUAL STUD SIZE AND SPACING.
7. SILL PLATE SHALL BE PRESSURE-TREATED AND UNDER SHEAR WALLS OF UP TO 4'-0" IN LENGTH MUST BE CONTINUOUS.
8. WOOD COLUMNS SHALL HAVE SOLID VERTICAL BLOCKING THROUGH THE FLOORS TO THE SUPPORT BELOW.
9. I-JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

WOOD FRAMING, CONT.

10. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS AND SOLID BLOCKING BENEATH ALL WALLS PERPENDICULAR TO JOISTS.
11. ALL CEILING JOISTS ARE TO BE 2x JOISTS. REFER TO FRAMING FOR ACTUAL SIZE AND SPACING.
12. DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.
13. HOLES IN WOOD MEMBERS FOR BOLTS SHALL BE THE NOMIAL BOLT DIAMETER PLUS 1/16".
14. LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE DRILLED HOLES. HOLES IN WOOD FOR LAG SCREW SHANK SHALL BE BORED TO THE SAME DIAMETER AND DEPTH AS THE SHANK, AND FOR THE THREADED PORTION BORED WITH A BIT NOT LARGER THAN 40% TO 70% OF THE SHANK DIAMETER.
15. WOOD SCREWS SHALL BE TURNED, NOT DRIVEN, INTO LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW. LEAD SCREWS SHALL BE ABOUT 7/8 THE DIAMETER OF THE SCREW. THE MINIMUM PENETRATION OF WOOD SCREWS SHALL BE 10 TIMES THE SCREW DIAMETER OR 1.5", WHICHEVER IS GREATER. PENETRACION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
16. WOOD NAILERS: UNO, ON PLANS AND DETAILS, WHERE WOOD MEMBERS ARE TO BE CONNECTED TO STEEL ELEMENTS, OR WHERE WOOD NAILERS CONNECTED TO STEEL MEMBERS ARE NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS, AS A MINIMUM PROVIDE WOOD NAILERS AS SPECIFIED BELOW WITH 5/8"Ø WELDED THREADED STUDS @ 24" O.C.:

    A. WOOD NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL: 2X WOOD NAILERS, COUNTERSINKING OF THREADED STUDS BOLT IS ACCEPTABLE IF NEEDED FOR PLUSH INSTALLATION OF FINISH MATERIAL.

    B. WOOD NAILERS NEEDED TO SUPPORT OTHER WOOD ELEMENTS: 2X OR 3X WOOD NAILERS WITH OR WITHOUT COUNTERSINKING OF THREADED STUDS BOLT RESPECTIVELY.

17. STRUCTURAL GLUED-LAMINATED (GLULAM) TIMBER OF SOFTWOOD SPECIES SHALL BE IN CONFORMANCE WITH ANSI/AITC STANDARD A190.1 AND ASTM D3737, OR OTHER CODE APPROVED DESIGN, MANUFACTURING AND/OR QUALITY ASSURANCE PROCEDURES. MEMBERS SHALL BE MARKED WITH THE ENGINEERED WOOD SYSTEM APA EWS TRADEMARK INDICATING CONFORMANCE WITH THE MANUFACTURING, QUALITY ASSURANCE AND MARKING PROVISIONS OF ANSI/AITC STANDARD A190.1. THE MANUFACTURER OR SELLER SHALL SUBMIT CERTIFICATES OF CONFORMANCE TO THE FIELD INSPECTOR PRIOR TO INSTALLATION.
18. ALL WOOD CONSTRUCTION CONNECTORS SHOWN ON THE PLANS OR DETAILS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT, U.N.O. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS IN CONJUNCTION WITH APPROVED ICC REPORTS. NOTIFY EOR FOR ANY POTENTIAL SUBSTITUTION PRIOR TO COMMENCING WORK.
19. SDS SCREWS SPECIFIED ON PLANS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE WITH ICC ESR-2236. ALTERNATES MAYBE USED ONLY WITH PRIOR APPROVAL BY EOR.

NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	ROOF	
1. BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON	TOE NAIL
2. CEILING JOISTS TO TOP PLATE	3-8d COMMON	PER JOIST, TOE NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITION	3-16d COMMON	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4"X20 GA.RIDGE STRAP TO RAFTER	3-10d COMMON	FACE NAIL EACH RAFTER
6. RAFTER OR ROOF TRUSS PLATE	3-10d COMMON	(2) TOE NAILS ON ONE SIDE AND (1) TOE NAIL ON OPP. SIDE OF EACH RAFTER OR TRUSS
7. ROOF RAFTER TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	3-10d COMMON	TOE NAIL
	WALL	
8. STUD TO STUD(NOT AT BRACED WALL PANELS)	16d COMMON	24" o.c. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON	16" o.c. FACE NAIL
10. BUILT-UP HEADER(2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON	16" o.c. FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON	TOE NAIL
12. TOP PLATE TO TOP PLATE	16d COMMON	16" o.c. FACE NAIL
13. DOUBLE TOP PLATE SPLICE	8-16d COMMON	FACE NAIL ON EA. SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EA. SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST,BAND JOIST OR BLOCKING(NOT AT BRACED WALL PANELS)	16d COMMON	16" o.c. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST,BAND JOIST OR BLOCKING(AT BRACED WALL PANELS)	2-16d COMMON	16" o.c. FACE NAIL
16. TOP OR BOTTOM PLATE TO STUD.	4-8d COMMON	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS.	2-16d COMMON	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE.	2-8d COMMON	FACE NAIL
19. 1"x 6" SHEATHING TO EACH BEARING.	2-8d COMMON	FACE NAIL
20. 1"x8" AND WIDER SHEATHING TO EACH BEARING.	2-8d COMMON	FACE NAIL

NAILING SCHEDULE, CONT.

	FLOOR	
21. JOIST TO SILL, TOP PLATE OR GIRDER.	3-8d COMMON	TOE NAIL
22. RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	8d COMMON

SUBMITTALS AND SHOP DRAWINGS

1. PREFABRICATED OR SPECIALTY ITEMS AND THEIR COMPONENTS, WHICH ARE INDICATED BY THE STRUCTURAL DRAWINGS TO BE DESIGNED BY OTHERS, MAY BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER OF RECORD FOR REVIEW AS A DEFERRED SUBMITTAL PROVIDED THAT SUCH SUBMITTAL IS AUTHORIZED BY THE BUILDING DEPARTMENT. DEFERRED SUBMITTALS REQUIRED TO BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD SHALL INCLUDE BUT NOT BE LIMITED TO:
2. ALL DEFERRED SUBMITTALS SHALL INCLUDE CALCULATIONS AND DRAWINGS PREPARED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND STAMPED BY AN APPROPRIATELY LICENSED PROFESSIONAL ENGINEER. SUBMITTALS SHALL SHOW LOCATION AND MAGNITUDE OF LOADS, SIZE AND CONFIGURATIONS OF MEMBERS, AND COMPATIBILITY WITH THE PRIMARY STRUCTURAL SYSTEM.
3. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS. SHOP DRAWINGS ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. DESIGN ACCURACY OF SUCH PRODUCT, DIMENSIONS AND QUANTITY OF THE PRODUCT IS NOT REVIEWED BY EOR. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS SHALL BE CLOUDED. ANY OF THE AFOREMENTIONED SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW UNLESS SPECIFICALLY NOTED ACCORDINGLY.
4. THE SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE ORIGINAL CONTRACT DRAWINGS. ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN APPROPRIATELY REGISTERED ENGINEER. ENGINEERING SYSTEM SOLUTIONS SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF ENGINEERING DESIGNS PERFORMED BY OTHERS.
5. SHOP DRAWINGS SHALL REFERENCE DATE AND DELTA (IF ANY) OF CONTRACT DRAWINGS.

STATEMENT OF SPECIAL INSPECTION:

1. CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN IBC/CBC CHAPTER 17, SEE INSPECTION SCHEDULE BELOW, ONLY CHECKED ITEMS ARE REQUIRED.
2. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS, ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
3. CONTINUOUS SPECIAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE.
4. STRUCTURAL WOOD, PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEARWALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEARWALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS, EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEARWALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER. INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.
5. CONTRACTOR RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC 1704.4.
6. WHERE FABRICATION OF MEMBERS AND ASSEMBLIES IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION, APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.
7. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED INDIVIDUAL WHO WILL DEMONSTRATE COMPETENCE, AND KNOWLEDGE TO THE BUILDING OFFICIAL, FOR THE SPECIFIC TYPE OF SPECIAL INSPECTION REQUIREMENT REQUIRED PER SCHEDULE BELOW.
8. WOOD SPECIAL INSPECTIONS SHALL BE PER CBC SECTION 1705.5.
9. SPECIAL INSPECTIONS FOR WIND AND SEISMIC RESISTANCE SHALL BE PER SECTION 1705.11 AND 1705.12 RESPECTIVELY.

STATEMENT OF SPECIAL INSPECTIONS (ONLY INDICATED ITEMS ARE REQUIRED)

REQ'D(?)	INSPECTION ITEMS	SPECIAL INSPECTORS (NAME, PHONE#, REGISTRATION#)
	STRUCTURAL STEEL (1705.2.1)	
	STEEL FRAME JOINT DETAILS	
	COLD-FORMED STEEL DECK (1705.2.2)	
	OPEN-WEB STEEL JOISTS AND JOISTS GIRDERS (1705.2.3)	
	REINFORCING STEEL AND PRE-STRESSING STEEL TENDONS	
	SHOTCRETE (CURING TEMPERATURE, DESIGN MIX, PLACEMENT, STRENGTH ETC. PER TABLE 1705.3)	
	COLD-FORMED STEEL TRUSSES SPANNING >= 60 FT	
	CONCRETE CONSTRUCTION (DESIGN MIX, FORMWORK, PLACEMENT, ETC. PER TABLE 1705.3) (SEE 1705.3 EXCEPTIONS)	
	STRUCTURAL WELDING/REBAR WELDING	
	ALL MASONRY CONSTRUCTION (1705.4)	
	WOOD FOR HIGH LOAD DIAPHRAGMS (1705.5.1)	
	METAL-PLATE-CONNECTED WOOD TRUSSES SPANNING >=60 FT	
	SOILS (EXCAVATION, FILL, ETC. PER 1705.6) (SEE 1705.6 EXCEPTIONS)	
	DRIVEN PILES PER 1705.7	
	CAST IN PLACE PILES PER 1705.8	
	HELICAL PILE FOUNDATIONS PER 1705.9	
	ERECTION OF PRE- CAST CONCRETE MEMBERS	
	BOLTS INSTALLED IN CONCRETE	
	HIGH STRENGTH BOLTING/MATERIAL VERIFICATION	
YES	WOOD DIAPHRAGM AND SHEAR WALLS*	
YES	EPOXY/ POST INSTALLED ANCHORS	

*: FOR SPECIAL INSPECTION OF WOOD DIAPHRAGMS AND SHEAR WALLS, CONTACT EOR FOR SCHEDULE.

NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT or ENGINEER OF RECORD: By using this permitted construction drawing for construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER:By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections. You agree to comply with the requirement of City of San Diego for special inspections, structural observation, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

The special inspector must be certified by the City if San Diego, Development Services,in the category of work required to have special inspection.

Offsite fabricator must be approved by the City of San Diego, Development Services for the fabrication of members and assemblies on the premises of the fabricator's shop.

Offsite fabricator shall submit an 'Application to perform Off-site Fabrication' to the Inspection Services Division for approval prior to commencement of fabrication.

Offsite fabricator shall submit an 'Certificate of Compliance for Off-Site Fabrication ' to the Inspection Services Division prior to erection of fabricated items and assemblies.

The special inspections identified on plans are, in addition to, and not a substitute for,those inspections required to the performed by a City's building inspector.

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TIPTON SFD ADDITION & ADU CONVERSION

SITE

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OWNER

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REGISTERED PROFESSIONAL ENGINEER — REZA BANAN — NO. C84964 — CIVIL — STATE OF CALIFORNIA

THIS IS ELECTRONIC SIGNATURE

REVISIONS

	DATE	DESCRIPTION

PLAN CHECK 3

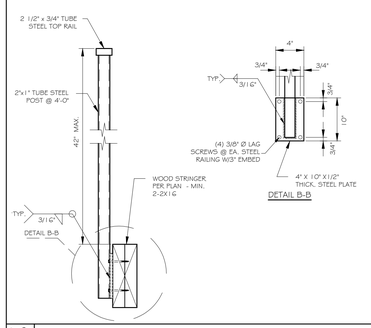
DATE	04.21.2026
PROJECT NO.	25-057
DRAWN BY	T.D.
CHECKED BY	M.T.

SHEET NAME

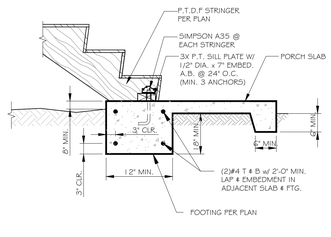
GENERAL NOTES & REQUIREMENTS

S-0.11

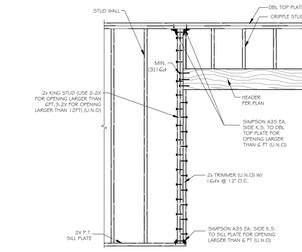
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18 GUARDRAIL TO WOOD STRINGER CONNECTION



17 CONNECTION DETAIL



16 TRIMMER DETAIL

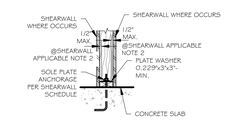
CLASS B REBAR TENSION SPLICE LENGTH
(PROVIDED CONCRETE COVER, CLEAR BAR SPACING AND TRANSVERSE REINFORCEMENT ARE IN COMPLIANCE WITH ACI 318-19, CHAPTER 25)

f'c	LOCATION	fy	3	4	5	6	7	8	9	10	11
			SPLICE LENGTH IN INCHES								
2500 PSI NORMAL WEIGHT CONCRETE	*TOP BARS AND HORIZONTAL WALL STEEL	40	20	27	34	41	59	68	76	86	95
		60	30	41	51	61	89	101	114	129	143
	OTHER BARS	40	16	21	26	31	46	52	59	66	73
		60	23	31	39	47	68	78	88	99	110
3000 PSI NORMAL WEIGHT CONCRETE	*TOP BARS AND HORIZONTAL WALL STEEL	40	19	25	31	37	54	62	70	78	87
		60	28	37	46	56	81	93	104	118	131
	OTHER BARS	40	14	19	24	28	42	47	54	60	67
		60	21	28	36	43	62	71	80	90	100

REBAR TENSION SPLICE LENGTH
(PROVIDED MASONRY COVER, CLEAR BAR SPACING AND TRANSVERSE REINFORCEMENT ARE IN COMPLIANCE WITH ACI 530-13, SECTION 9.3.3.3)

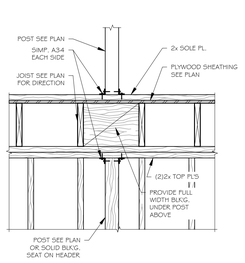
fy (psi)	f'm (psi)	BAR SIZE 3	4	5	6	7	8	9
		SPLICE LENGTH IN INCHES						
60000	1500	19	34	45	54	63	72	81
	2000	18	30	45	54	63	72	81
	2500	18	26	41	54	63	72	81
	3000	18	24	36	54	63	72	81

15 SPLICE LENGTH OF REINFORCEMENT

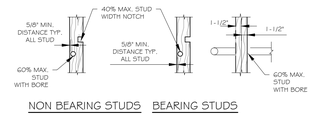


NOTES:
1. INSTALL SOLE PLATE ANCHORAGE AS SHOWN AND AT SPACING INDICATED IN WOOD SHEARWALL BASE CONNECTION SCHEDULE.
2. STAGGER ANCHORS AT DOUBLE SIDE OF SHEARWALL

14 WOOD SHEARWALL SILL PLATE ANCHORAGE



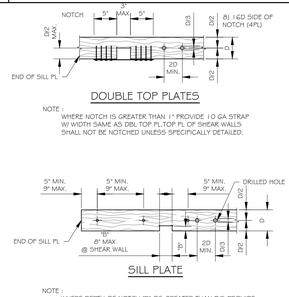
13 BLOCKING AT POSTS/TRIMMERS



NOTES:
1. NOTCHING AND BORING SHOULD NOT OCCUR IN SAME STUD SECTION
2. NO MORE THAN TWO SUCCESSIVE DOUBLE STUDS MAY HAVE 60% MAX BORING HOLES

NOTCH SCHEDULE			
NOTCH/BORE % OF STUDS	2 x 4	2 x 6	2 x 8
25%	7/8"	1-3/8"	1-3/4"
40%	1-3/8"	2-1/8"	2-1/8"
60%	2"	3-1/4"	4-1/4"

12 STUD NOTCHING/BORING LIMITS



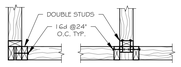
DOUBLE TOP PLATES

NOTE :
WHERE NOTCH IS GREATER THAN 1" PROVIDE 10 GA STRAP W/ WIDTH SAME AS DBL TOP PL.TOP PL OF SHEAR WALLS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED.

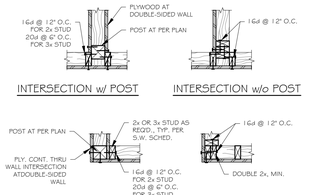
SILL PLATE

NOTE :
WHERE DEPTH OF NOTCH "B" OS GREATER THAN D/5 PROVIDE ANCHOR BOLT EA SIDE OF NOTCH PER END REQUIREMENT. NO MORE THAN ONE NOTCH IS PERMITTED IN EVERY 12'-0" @ SHEAR WALL

11 PLATE NOTCH AT NON SHEAR WALL

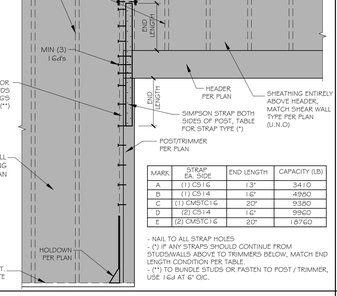


10 WALL INTERSECTION



NOTE:
SEE FRAMING PLAN FOR SHEAR WALL LOCATIONS, ORIENTATIONS AND SCHEDULE REFERENCES

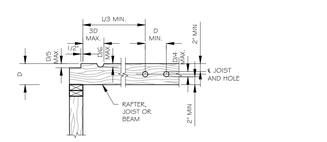
9 SHEAR WALL/ INTERSECTION



MARK.	STRAP EA. SIDE	END LENGTH	CAPACITY (LB)
A	(1) CS16	13"	3410
B	(1) CS14	16"	4950
C	(1) CMSTC16	20"	9350
D	(2) CS14	16"	9900
E	(2) CMSTC16	20"	10760

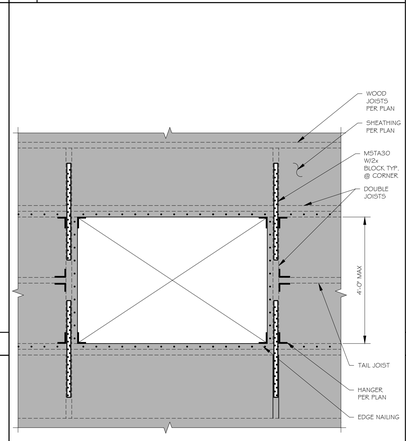
- NAIL TO ALL STRAP HOLES
- (*) IF ANY STRAPS SHOULD CONTINUE FROM STUDS/WALLS ABOVE TO TRIMMERS BELOW, MATCH END LENGTH CONDITION PER TABLE.
- (**) TO BUNDLE STUDS OR FASTEN TO POST / TRIMMER, USE 16d AT 6" O/C.

8 CONNECTION DETAIL

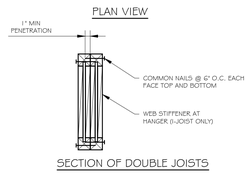


NOTE:
1. D = DEPTH OF JOIST OR BEAM
   D1 = STUD WIDTH
   L = CLEAR SPAN
2. PEREDRILL CORNERS OF NOTCHES
3. NOTCH MAY OCCUR TOP OR BOTTOM, NOT BOTH.
4. NOTCHES AND HOLES ARE NOT ALLOWED IN CANTILEVER PORTION OF JOISTS.
5. MAX. ALLOWED IS A COMBINATION OF TWO NOTCHES AND/OR HOLES IN L/3 SPAN.

7 DRILLING HOLES AND NOTCHING OF THE JOIST



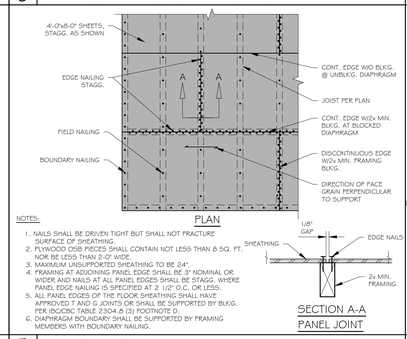
PLAN VIEW



SECTION OF DOUBLE JOISTS

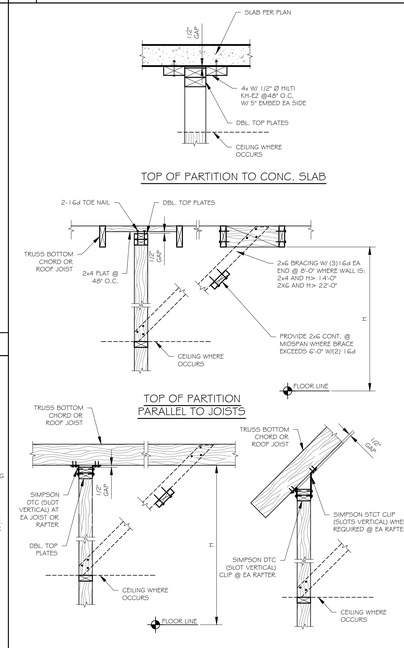
NOTES:
1. SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENING

6 TYP. FLOOR AND ROOF OPENING



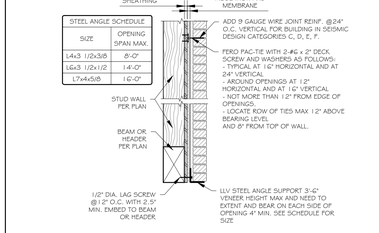
NOTES:
1. NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.
2. PLYWOOD OSB PIECES SHALL CONTAIN NOT LESS THAN 8 SQ. FT. NOR BE LESS THAN 2'-0" WIDE.
3. MAXIMUM UNSUPPORTED SHEATHING TO BE 24".
4. FRAMING AT ADJOINING PANEL EDGE SHALL BE 3" NOMINAL OR WIDER AND NAILS AT ALL PANEL EDGES SHALL BE STAGG. WHERE PANEL EDGE NAILING IS SPECIFIED AT 2 1/2" O.C. OR LESS.
5. ALL PANEL EDGES OF THE FLOOR SHEATHING SHALL HAVE APPROVED T AND G JOINTS OR SHALL BE SUPPORTED BY BLKG. PER IBC/CBC TABLE 2304.8 (3) FOOTNOTE D.
6. DIAPHRAGM BOUNDARY SHALL BE SUPPORTED BY FRAMING MEMBERS WITH BOUNDARY NAILING.

5 ROOF OR FLOOR SHEATHING LAYOUT

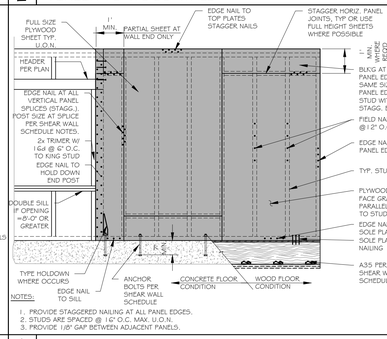


4 FRAMING AT NON BEARING WALLS

3 PARTITION WALL (NON-BEARING/ NON-SHEARWALL)



2 VENEER TO WOOD WALL



NOTES:
1. PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
2. STUDS ARE SPACED @ 16" O.C. MAX. U.O.N.
3. PROVIDE 1.0lf GAP BETWEEN ADJACENT PANELS.

1 SHEAR WALL FRAMING ELEVATION

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TIPTON SFD ADDITION & ADU CONVERSION

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OWNER

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REGISTERED PROFESSIONAL ENGINEER
REZA BANAN
NO. C84964
CIVIL
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REVISIONS

DATE	DESCRIPTION

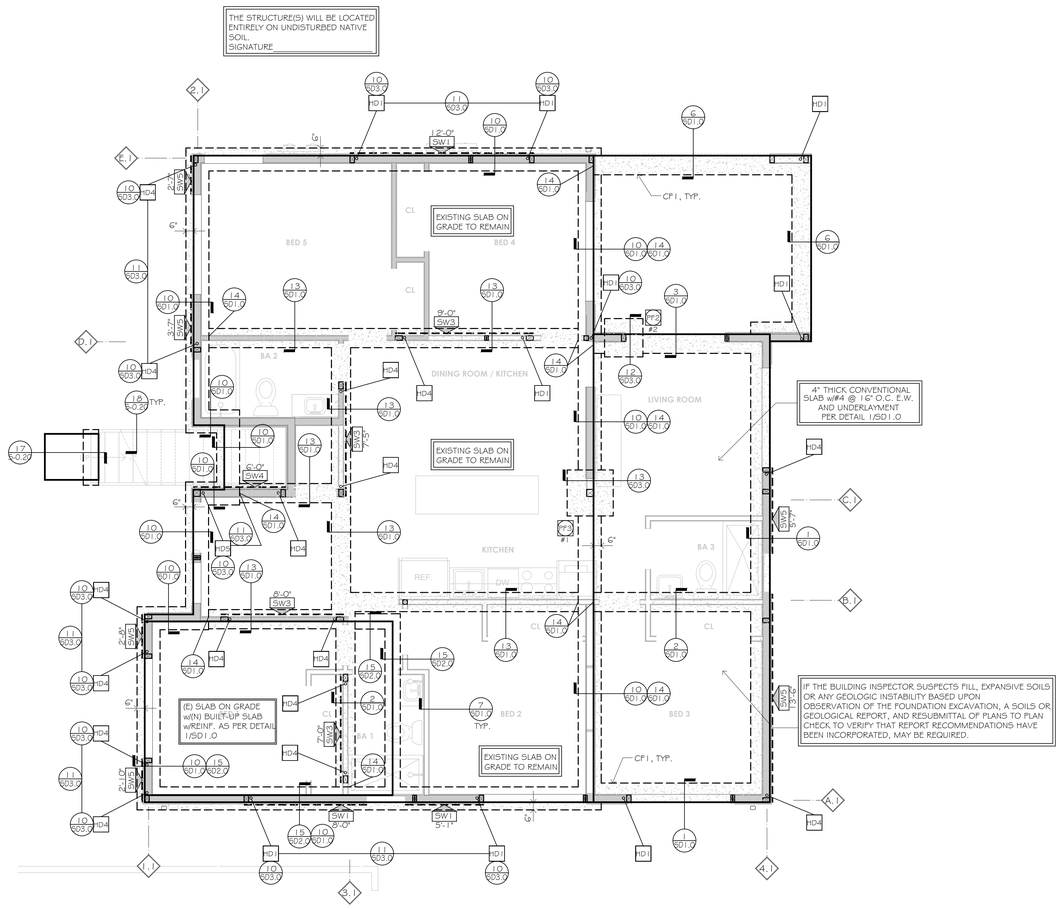
PLAN CHECK 3

DATE	04.21.2026
PROJECT NO.	25-057
DRAWN BY	T.D.
CHECKED BY	M.T.

SHEET NAME
TYPICAL DETAILS

S-0.20

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FOUNDATION PLAN

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

FOUNDATION NOTES

1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. TOP OF ALL EXTERIOR FOOTING, GRADE BEAM FOOTING, PAD FOOTING, OR FLAG POLE FOOTING TO BE MIN. 8" BELOW FINISH GRADE.
4. FOR NON-SHEAR WALLS, MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS WITH END DISTANCE OF 4" MIN. PER ESR #2555.
5. FOR DOUBLE SHEAR PANEL TYPES SW3, SW4, SW5 USE MIN. 3X6 SILL PLATES U.N.O.

LEGEND

- DENOTES EXISTING FOOTING
- DENOTES EXISTING PAD
- DENOTES NEW FOOTING
- DENOTES NEW PAD
- DENOTES PAD NUMBER PER SCHEDULE / DENOTES PAD NUMBER IN CALCULATIONS
- DENOTES DETAIL NUMBER / DENOTES DETAIL SHEET NUMBER
- DENOTES HOLDOWN PER SCHEDULE
- DENOTES SHEAR PANEL LENGTH / DENOTES PANEL TYPE, REFER TO SHEARWALL SCHEDULE
- DENOTES SLAB STEP PER ARCH. (VERIFY PRIOR TO CONSTRUCTION)
- DENOTES POST OR TRIMMER AS NOTED
- DENOTES SHEARWALL LINE IN CALCULATIONS

FOOTING SCHEDULE

SYMBOL	PAD SIZE	REINFORCEMENT
PF1	2'-0" SQ. x 18" THICK	(3) #5 E.W.
PF2	2'-6" SQ. x 18" THICK	(4) #5 E.W.
PF3	3'-0" SQ. x 18" THICK	(4) #5 E.W.
CF1	CONT. W=15", D=18"	CONT. (2) #5 TOP & BOTTOM

HOLDOWN SCHEDULE

SYMBOL	SIMPSON HOLDOWN	USP HOLDOWN	NOTES
HD1	HDU2	PHD2A	REFER TO DETAIL 11/SD1.0, 10/SD3.0
HD2	HDU4	PHD4A	
HD3	HDU5	PHD5A	
HD4	HDU8	PHD8	
HD5	HDU11	UPHD11	

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE (1), (3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION: 16ø@ SINKER	SILL PLATE CONNECTION: 1/4"Ø x6" SDS SCREWS	SILL PLATE CONNECTION: 5/8" ø A.B. SPCG 2X	FRAMING CLIPS A35's, LSSD's OR LTP4's (5), (6)
SW1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 / (7) 220	@ 6" O.C.	@ 16" O.C.	48"	@ 24" O.C.
SW2 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / (7) 320	@ 4" O.C.	@ 12" O.C.	42"	@ 16" O.C.
SW3 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / (7) 410	(10) @ 3" O.C.	(10) @ 8" O.C.	36"	(10) @ 8" O.C.
SW4 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / (7) 530	(10) @ 2" O.C.	(10) @ 6" O.C.	24"	(10) @ 8" O.C.
SW5 (4) (2)	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	800	(10) 2 ROWS STAGG. @ 3" O.C.	(10) @ 5" O.C.	18"	(10) @ 6" O.C.

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
(10) FOR DOUBLE SIDED SHEAR PANELS:
a. USE HALF THE SPACING OF SILL PLATE ANCHOR BOLTS FOR TYPES SW3, SW4 & SW5.
b. USE ONLY 1/4"Ø x6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES SW4 & SW5.
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND HALF THE SPACING, FOR TYPES SW3, SW4 & SW5.

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TIPTON SFD ADDITION & ADU CONVERSION

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REVISIONS

DATE	DESCRIPTION

PLAN CHECK 3

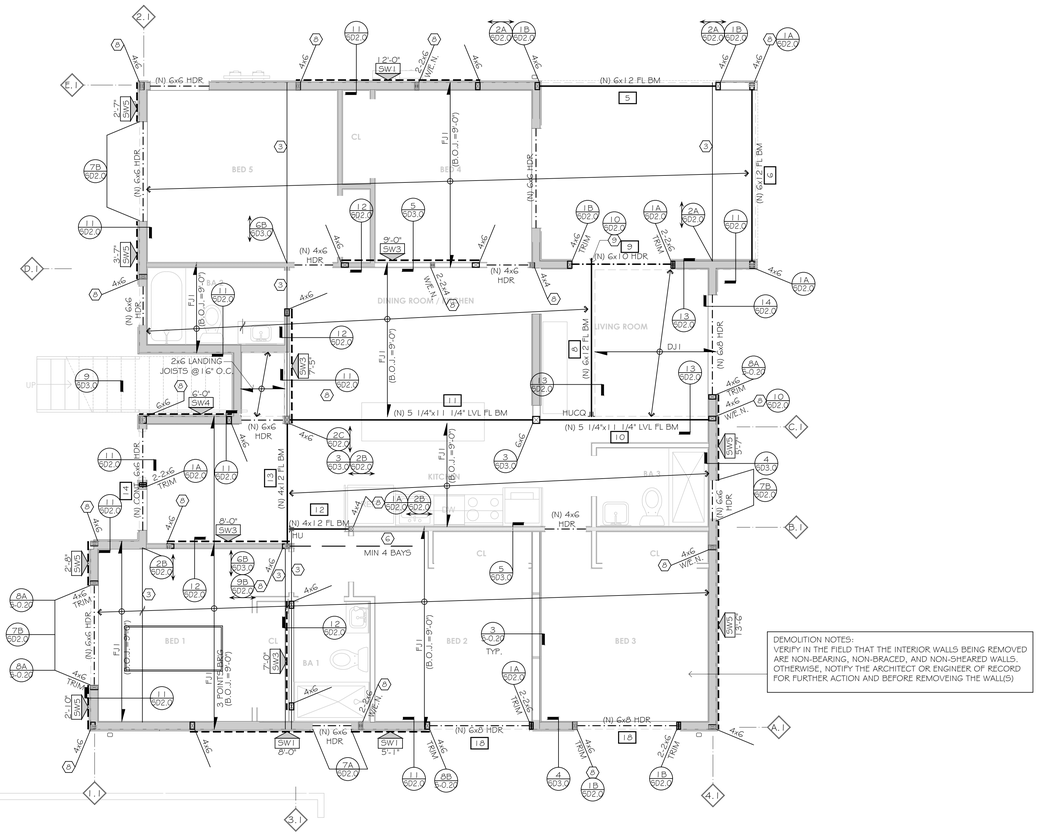
DATE	04.21.2026
PROJECT NO.	25-057
DRAWN BY	T.D.
CHECKED BY	M.T.

SHEET NAME

FOUNDATION PLAN

S-1.0

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FLOOR FRAMING PLAN

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

FRAMING NOTES

1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. USP CONNECTORS CAN BE USED IN LIEU OF SIMPSON STRONG TIE IN THIS PROJECT. CONTACT E.O.R. FOR CONVERSION TABLE OR SUBMIT SHOP DRAWINGS TO E.O.R. FOR REVIEW AND APPROVAL.
4. USE USP " TFL " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " JUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
5. USE ST6224 STRAP FOR THE TOP PLATES SPLICE AT ALL FRAMING LEVELS (3B/SD2.0), UNO ON PLANS.
6. USE ST22 STRAP FOR LEDGER SPLICES, UNO.
7. USE (1)CS16 x 3'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 11¼" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
8. HEADER AT NON-BEARING WALLS, USE 2x4 FOR OPENINGS UP TO 3'-0" MAX., (2)2x4 FOR OPENINGS UP TO 6'-0" MAX., 4x6 FOR OPENINGS UP TO 12'-0" MAX., (UNO). USE 4x4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS.
9. WOOD HEADER OR POSTS MADE UP OF 2 OR MORE 2X'S SHALL BE SPIKED TOGETHER PER THE NAILING SCHEDULE.
10. SHEARWALL PANEL TO BE NAILED TO ALL MULTIPLE STUDS RECEIVING HOLDOWNS AND DO NOT BREAK AT PERPENDICULAR WALL LOCATIONS, UNO.
11. APPLY TYP. DETAIL 1/S5-0.20 TO ALL HEADER AND POST TRIM CONNECTIONS ON THE EXTERIOR WALL. (U.N.O.).

LEGEND

- DENOTES DROP BEAM OR HEADER PER PLAN
- DENOTES FLUSH BEAM PER PLAN
- DENOTES BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- DENOTES POST OR TRIMMER AS NOTED
- DENOTES POST OR TRIMMER FROM FLOOR ABOVE
- DENOTES DIRECTION OF FRAMING MEMBER PER FRAMING SCHEDULE
- DENOTES SHEAR PANEL LENGTH / DENOTES PANEL TYPE, REFER TO SHEARWALL SCHEDULE
- DENOTES KEY NOTE NUMBER
- DENOTES DETAIL NUMBER / DENOTES DETAIL SHEET NUMBER
- DENOTES BEARING WALL
- DENOTES OVER FRAMING
- DENOTES FLOOR TO FLOOR HOLDOWN PER SCHEDULE IN DETAIL 1/SD3.0 & 2/SD3.0
- DENOTES DRAG DIRECTION
- DENOTES FRAMING ZONE DIVISION
- DENOTES SHEARWALL LINE IN CALCULATIONS

KEY NOTES

3. CONTINUOUS JOIST W.E.N.
5. LINE OF 2x FLAT BLOCKING W.E.N.
6. LINE OF FULL HEIGHT BLKG W.E.N.
7. CONTINUOUS LINE OF BLOCKING W.E.N. UNDER SHEAR WALL ABOVE W/ (1) CS16
8. ALIGN POST WITH UPPER FLOOR POST WITH SOLID BLOCKING BETWEEN FLOOR.
9. PROVIDE SOLID BLOCKING WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAMS/HEADERS TO LOWER TOP PLATE.

FRAMING SCHEDULE

MARK	MEMBER TYPE
RR1	2 X 10 ROOF RAFTERS @ 16" O.C.
FJ1	2 X 12 FLOOR JOISTS @ 16" O.C.
DJ1	2 X 10 DECK JOISTS @ 16" O.C.

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE (1), (3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION: 1 Gdfs SINKER	SILL PLATE CONNECTION: 1/4"Ø x6" x 3.25" SDS SCREWS	SILL PLATE CONNECTION: 5/8" Ø A.B. @ CG 2X	FRAMING CLIPS A35's, L50S's OR LTP4's (5), (6)
SW1	3/8" APA rated	6 d's @ 6" O.C.	6 d's @ 12" O.C.	260 / (7) 220	@ 6" O.C.	16" O.C.	48"	@ 24" O.C.
SW2 (4)(12)	3/8" APA rated	6 d's @ 4" O.C.	6 d's @ 12" O.C.	380 / (7) 320	@ 4" O.C.	@ 12" O.C.	42"	@ 16" O.C.
SW3 (4)(12)	3/8" APA rated	6 d's @ 3" O.C.	6 d's @ 12" O.C.	490 / (7) 410	(10) @ 3" O.C.	(10) @ 8" O.C.	36"	(10) @ 8" O.C.
SW4 (4)(12)	3/8" APA rated	6 d's @ 2" O.C.	6 d's @ 12" O.C.	640 / (7) 530	(10) @ 2" O.C.	(10) @ 6" O.C.	24"	(10) @ 8" O.C.
SW5 (4) (12)	1 5/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	800	(10) 2 ROWS STAG. @ 3" O.C.	(10) @ 5" O.C.	18"	(10) @ 6" O.C.

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(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
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(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
(10) FOR DOUBLE SIDED SHEAR PANELS:
a. USE HALF THE SPACING OF SILL PLATE ANCHOR BOLTS FOR TYPES SW3, SW4 & SW5
b. USE ONLY 1/4"Ø x6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES SW4 & SW5.
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND HALF THE SPACING, FOR TYPES SW3, SW4 & SW5.

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TIPTON SFD ADDITION & ADU CONVERSION

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REVISIONS

DATE	DESCRIPTION

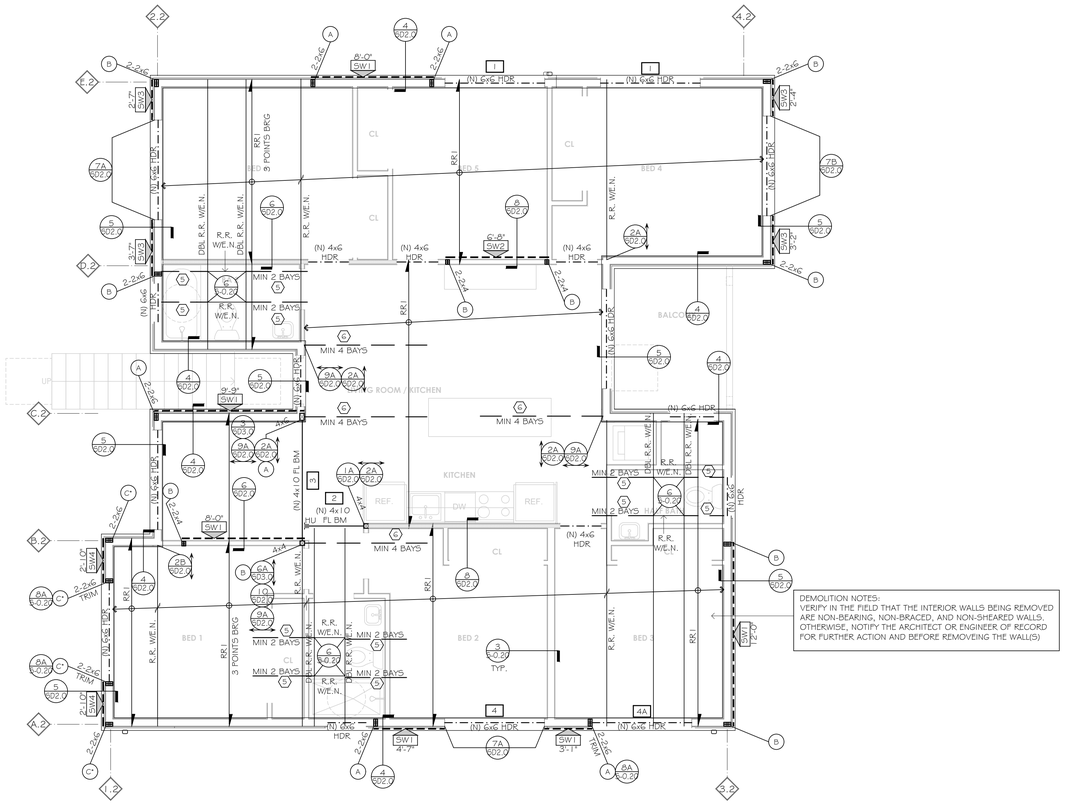
PLAN CHECK 3

DATE	04.21.2026
PROJECT NO.	25-057
DRAWN BY	T.D.
CHECKED BY	M.T.

SHEET NAME
FLOOR FRAMING PLAN

S-2.0

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ROOF FRAMING PLAN

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

FRAMING NOTES

1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. USP CONNECTORS CAN BE USED IN LIEU OF SIMPSON STRONG TIE IN THIS PROJECT. CONTACT E.O.R. FOR CONVERSION TABLE OR SUBMIT SHOP DRAWINGS TO E.O.R. FOR REVIEW AND APPROVAL.
4. USE USP " TFL " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " JUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
5. USE ST6224 STRAP FOR THE TOP PLATES SPLICE AT ALL FRAMING LEVELS (3B/SD2.0), UNO ON PLANS.
6. USE ST22 STRAP FOR LEDGER SPLICES, UNO.
7. USE (1)CS16 x 3'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 1 1/4" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
8. HEADER AT NON-BEARING WALLS, USE 2x4 FOR OPENINGS UP TO 3'-0" MAX., (2)2x4 FOR OPENINGS UP TO 6'-0" MAX., 4x6 FOR OPENINGS UP TO 12'-0" MAX., (UNO). USE 4x4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS.
9. WOOD HEADER OR POSTS MADE UP OF 2 OR MORE 2X'S SHALL BE SPIKED TOGETHER PER THE NAILING SCHEDULE.
10. SHEARWALL PANEL TO BE NAILED TO ALL MULTIPLE STUDS RECEIVING HOLDOWNS AND DO NOT BREAK AT PERPENDICULAR WALL LOCATIONS, UNO.
11. APPLY TYP. DETAIL 1/S5-0.20 TO ALL HEADER AND POST TRIM CONNECTIONS ON THE EXTERIOR WALL (U.N.O.).

LEGEND

- DENOTES DROP BEAM OR HEADER PER PLAN
- DENOTES FLUSH BEAM PER PLAN
- DENOTES BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- DENOTES POST OR TRIMMER AS NOTED
- DENOTES POST OR TRIMMER FROM FLOOR ABOVE
- DENOTES DIRECTION OF FRAMING MEMBER PER FRAMING SCHEDULE
- DENOTES SHEAR PANEL LENGTH / DENOTES PANEL TYPE, REFER TO SHEARWALL SCHEDULE
- DENOTES KEY NOTE NUMBER
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- DENOTES BEARING WALL
- DENOTES OVER FRAMING
- DENOTES FLOOR TO FLOOR HOLDOWN PER SCHEDULE IN DETAIL 1/SD3.0 & 2/SD3.0
- DENOTES DRAG DIRECTION
- DENOTES FRAMING ZONE DIVISION
- DENOTES SHEARWALL LINE IN CALCULATIONS

KEY NOTES

- (3) CONTINUOUS JOIST W/E.N.
- (5) LINE OF 2x FLAT BLOCKING W/E.N.
- (6) LINE OF FULL HEIGHT BLKG W/E.N.
- (7) CONTINUOUS LINE OF BLOCKING W/E.N. UNDER SHEAR WALL ABOVE W/ (1) CS16
- (8) ALIGN POST WITH UPPER FLOOR POST WITH SOLID BLOCKING BETWEEN FLOOR.
- (9) PROVIDE SOLID BLOCKING WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAMS/HEADERS TO LOWER TOP PLATE.

FRAMING SCHEDULE

MARK	MEMBER TYPE
RR1	2 X 10 ROOF RAFTERS @ 16" O.C.
FJ1	2 X 12 FLOOR JOISTS @ 16" O.C.
DJ1	2 X 10 DECK JOISTS @ 16" O.C.

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE (1), (3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION			FRAMING CLIPS A35's, L50D's OR LTP4's (5), (6)
					16d's SINKER	1/4"ø6"x6" SDS SCREWS	5/8" ø A.B. SPC'G 2X	
SW1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 / (7) 220	@ 6" O.C.	@ 16" O.C.	48"	@ 24" O.C.
SW3 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / (7) 320	@ 4" O.C.	@ 12" O.C.	42"	@ 16" O.C.
SW4 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / (7) 410	(10) @ 3" O.C.	(10) @ 8" O.C.	36"	(10) @ 8" O.C.
SW5 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / (7) 530	(10) @ 2" O.C.	(10) @ 6" O.C.	24"	(10) @ 8" O.C.
SW5 (4) (2)	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	800	(10) 2 ROWS STAGG. @ 3" O.C.	(10) @ 5" O.C.	18"	(10) @ 6" O.C.

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
(10)FOR DOUBLE SIDED SHEAR PANELS:
a. USE HALF THE SPACING OF SILL PLATE ANCHOR BOLTS FOR TYPES SW3, SW4 & SW5
b. USE ONLY 1/4"Ø6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES SW4 & SW5.
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND HALF THE SPACING, FOR TYPES SW3, SW4 & SW5.

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REVISIONS

DATE	DESCRIPTION

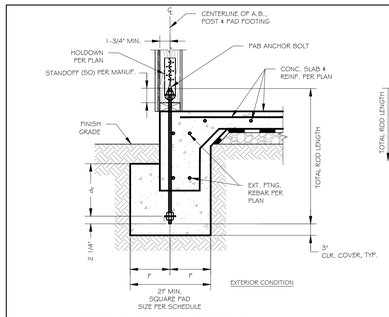
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DATE	04.21.2026
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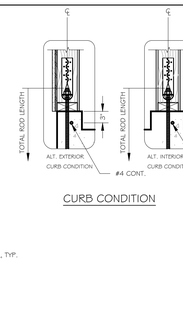
SHEET NAME
ROOF FRAMING PLAN

S-3.0

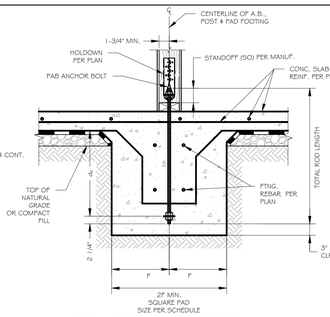
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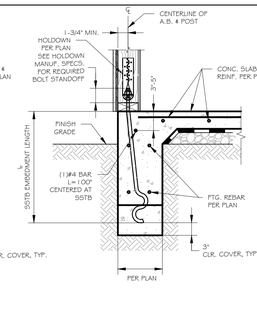
PAB ANCHOR AT EXTERIOR FTG.



CURB CONDITION



PAB ANCHOR AT INTERIOR FTG.



SB/SSTB ANCHOR BOLT

HOLDOWN/ SIMPSON TYPE	SIMPSON "SSTB" ANCHOR BOLT		SIMPSON "SB" ANCHOR BOLT		SIMPSON "PAB" PRE-ASSEMBLED ANCHOR BOLT		
	SLAB ON GRADE	CURB/ STEMWALL	SLAB ON GRADE	CURB/ STEMWALL	TYPE	EMBEDMENT (de)	SQUARE PAD SIZE (2F)
HDU2	SSTB24	-	SB5/8x24	SB5/8x24	-	-	
HDU4	-	-	SB5/8x24	SB5/8x24	-	-	
HDU5	-	-	SB5/8x24	SB5/8x24	-	-	
HDU6	SSTB28	SSTB28	SB7/8x24	SB7/8x24	-	-	
HDU11	-	-	SB1x30	SB1x30	-	-	
HDU14	-	-	-	-	PAB5	11"	3'-4"

CORNER INSTALLATION (INSTALL WITH ARROW ON TOP OF THE BOLT ORIENTED AS SHOWN)
45° ANCHOR (TYP.) OR OUTEREDGEOFCONCRETE(TYP.)

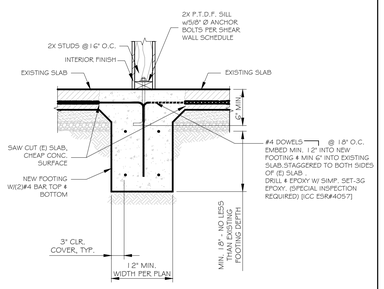
NON-CORNER INSTALLATION (BOLT MAY BE INSTALLED @ 45° TO 135° AS SHOWN)
135°90°45° 45° 45°

CORNER INSTALLATION (INSTALL WITH ARROW ON TOP OF THE BOLT ORIENTED AS SHOWN)
135° OR

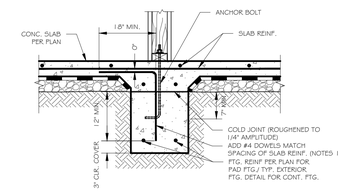
PLAN VIEW OF SB/SSTB PLACEMENT INCONCRETE ANCHOR ORIENTATION

NOTES:
1. BOLTS SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION POUR, U.O.N.
2. REFER TO MANUF. REQUIREMENTS, SPECIFICATIONS, AND APPLICABLE ICC-ESR REPORT.
3. POST TENSION CABLE MAY NOT BE COUNTED AS REQD HOLDOWN REBAR.
4. FOOTING TOP REBAR(S) MAY BE COUNTED AS REQD HOLDOWN REBAR(S).
5. HOLDOWNS MAY BE RAISED OFF MUD-SILL TO ACCOMMODATE MIS-LOCATED ANCHOR BY 1-1/2" MAX. REFER TO MANUF. SPECS.
6. FOR ALL INFORMATION NOT SHOWN, REFER TO DETAIL1
7. USE OF MULTIPLE WASHERS TO ACCOMPLISH TOTAL REQD THICKNESSIS NOT PER MITTED.
8. REBAR IS REQUIRED AT TOP OF STEM WALL FOUNDATION, BUT IS NOT REQUIRED FOR SLAB ON GRADE EDGE AND GARAGE CURB IF FOOTING WIDTH IS 12" OR GREATER. REFER TO MANUFACTURER FOR MIN. END DISTANCES.
9. CURB SHALL BE 6" WIDE AT HTTS AND HDU5 AND 8" WIDE AT HDU8 AND BEYOND

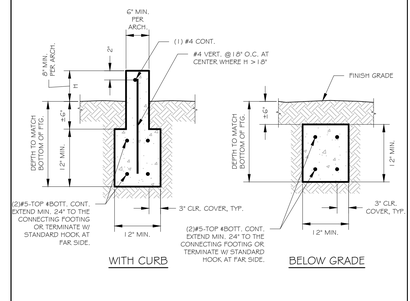
11 HOLDOWN ANCHOR BOLT FOR MONOLITHIC CAST-IN-PLACE CONCRETE FOOTING



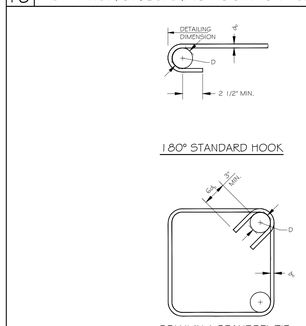
13 NEW INTERIOR BEARING FOOTING IN EXISTING SLAB



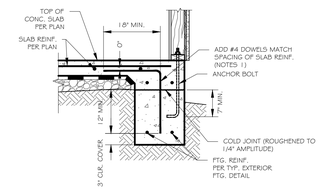
INTERIOR / PAD FOOTING



6 TIE BEAM



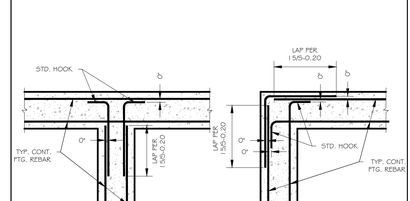
180° STANDARD HOOK



EXTERIOR FOOTING

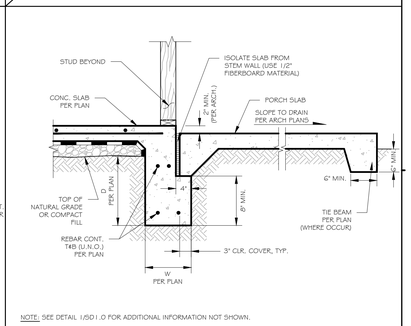
NOTES:
1. DOWELS ARE REQUIRED WHERE ANCHOR BOLTS EMBEDMENT IS LESS THAN 7" IN FIRST POUR.
2. SLAB REBAR CAN BE BENT INTO THE FIRST POUR AND COUNTED TOWARDS REQUIRED DOWELS CROSSING COLD JOINT.
3. FOR BALANCE OF INFORMATION SEE TYPICAL FOOTING DETAILS.

9 TYPICAL COLD JOINT IN FOOTING



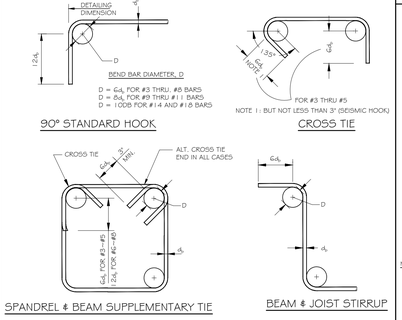
T CONDITION CORNER CONDITION

5 REINF. DETAILS AT FOOTING JUNCTIONS

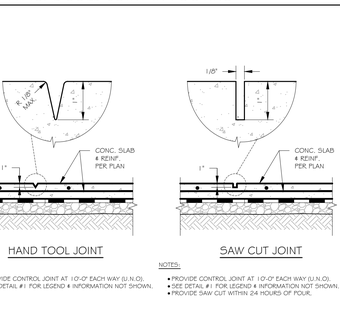


NOTE: SEE DETAIL 1/SD1.0 FOR ADDITIONAL INFORMATION NOT SHOWN.

3 HOUSE TO PORCH



12 BAR BENDING & STANDARD HOOKS

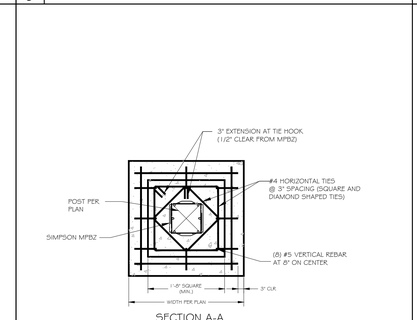


HAND TOOL JOINT SAW CUT JOINT

NOTES:
- PROVIDE CONTROL JOINT AT 10'-0" EACH WAY (U.N.O).
- SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN.

NOTES:
- PROVIDE CONTROL JOINT AT 10'-0" EACH WAY (U.N.O).
- SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN.
- PROVIDE SAW CUT WITHIN 24 HOURS OF POUR.

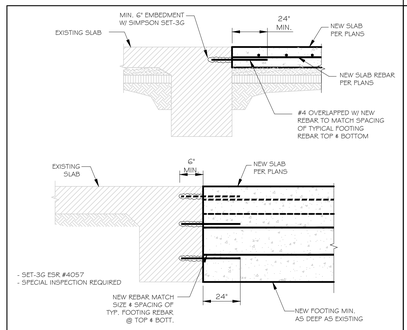
8 TYPICAL CONTRACTION JOINT



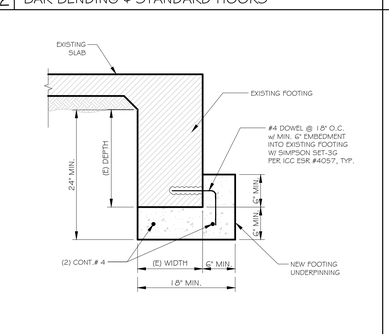
SECTION A-A

NOTE: SEE DETAIL 1/SD1.0 FOR ADDITIONAL INFORMATION NOT SHOWN.

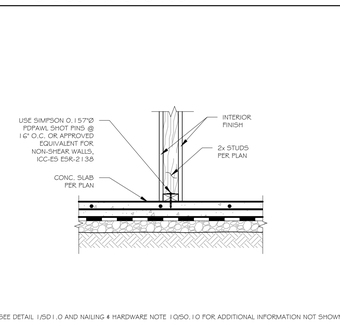
2 TYPICAL INTERIOR FOOTING



14 NEW TO EXISTING FOUNDATION DETAIL

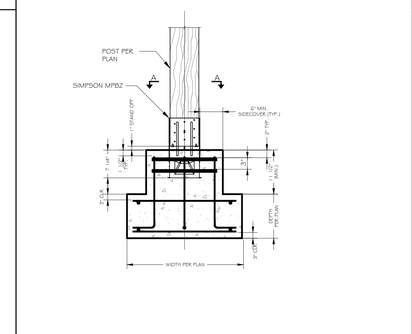


10 UNDERPINNING FOOTING DETAIL

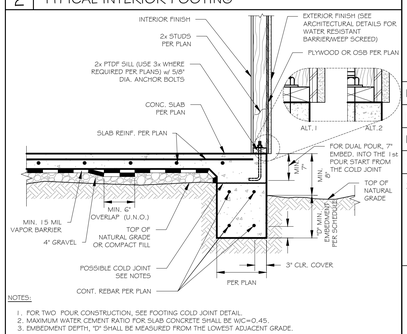


NOTE: SEE DETAIL 1/SD1.0 AND NAILING ♦ HARDWARE NOTE 10/S0.10 FOR ADDITIONAL INFORMATION NOT SHOWN.

7 NON-BEARING INTERIOR WALL



4 ISOLATED PAD FOOTING



NOTES:
1. FOR TWO POUR CONSTRUCTION, SEE FOOTING COLD JOINT DETAIL.
2. MAXIMUM WATER CEMENT RATIO FOR SLAB CONCRETE SHALL BE W/C=0.45.
3. EMBEDMENT DEPTH, "D" SHALL BE MEASURED FROM THE LOWEST ADJACENT GRADE.

1 TYPICAL EXTERIOR FOOTING

PALO
2323 BROADWAY, SUITE 200B
SAN DIEGO, CA 92102
619-757-0585
info@palo.us

TIPTON SFD ADDITION & ADU CONVERSION

SITE

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OWNER

Gravis Group

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406 9TH AVE. #302
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info@bananinc.com

REGISTERED PROFESSIONAL ENGINEER REZA BANAN NO. C84964 CIVIL STATE OF CALIFORNIA

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REVISIONS

DATE	DESCRIPTION

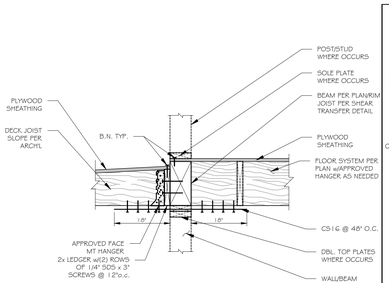
PLAN CHECK 3

DATE	04.21.2026
PROJECT NO.	25-057
DRAWN BY	T.D.
CHECKED BY	M.T.
SHEET NAME	

FOUNDATION DETAIL

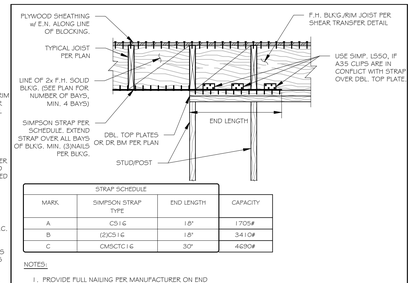
SD1.0

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NOTE: USE PLYWOOD FILLER AT TRUSS JOIST TO RECEIVE HANGER OR OTHER MEMBERS.

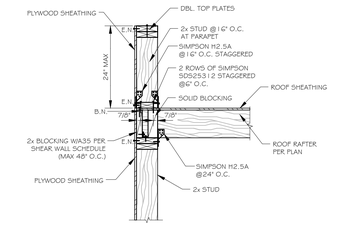
13 CORRIDOR / DECK CONNECTION



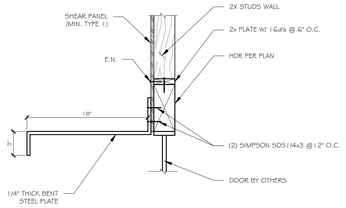
STRAP SCHEDULE			
MARK.	SIMPSON STRAP TYPE	END LENGTH	CAPACITY
A	(2)S516	18"	3405#
B	(2)(2)S516	18"	5410#
C	(2)MS7C16	30"	4620#

NOTES:
1. PROVIDE FULL NAILING PER MANUFACTURER ON END LENGTH SIDE (ALL HOLES).
2. AT BLKG. SIDE, NAILS MAY BE APPLIED AT EVERY OTHER ROW (2 NAILS PER EACH ROW). NOT LESS THAN 3 NAILS TO EACH BLKG. SHALL BE PROVIDED. NAIL SIZES SHALL BE PER MANUFACTURER'S CATALOG.
3. AT CONDITION B & C USE DOUBLE BLKG.

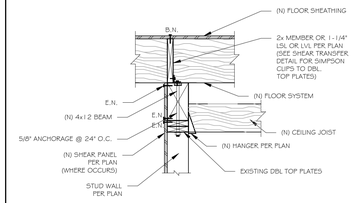
9 DRAG DETAIL AT PERPENDICULAR JOISTS



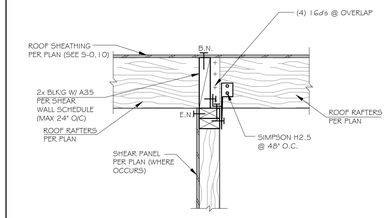
4 SHEAR TRANSFER DETAIL



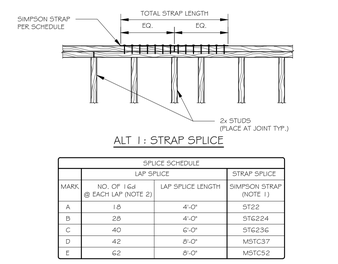
16 SHEAR TRANSFER DETAIL



12 SHEAR TRANSFER



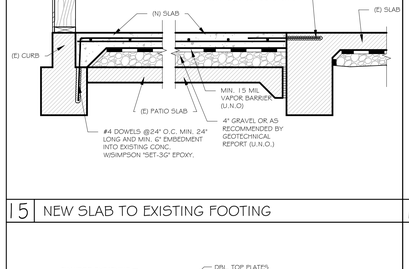
8 SHEAR TRANSFER DETAIL



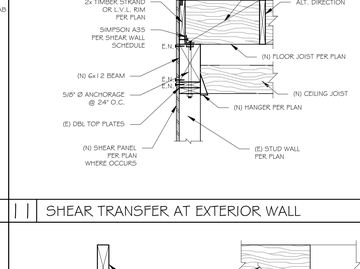
SPLICE SCHEDULE			
	LAP SPLICE		STRAP SPLICE
MARK.	NO. OF 16d @ EACH LAP (NOTE 2)	LAP SPLICE LENGTH	SIMPSON STRAP (NOTE 1)
A	18	4'-0"	ST22
B	28	4'-0"	ST6224
C	40	6'-0"	ST6236
D	42	8'-0"	MSTC37
E	62	8'-0"	MSTC52

NOTES:
1. NAILING SHOULD BE PER MANUFACTURER TO DEVELOP 100% CAPACITY OF THE STRAP.
2. FOR NAIL SIZE AND SPACING OUTSIDE THE LAP LENGTH REFER TO NAILING SCHEDULE OF GENERAL NOTES.
3. STAGGER NAILS AND SPACE EVENLY TO AVOID SPLITTING.

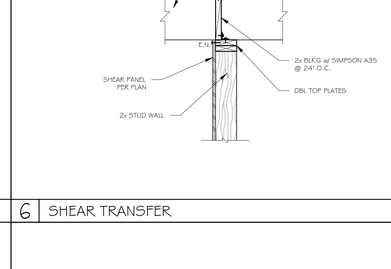
3 TOP PLATE SPLICE



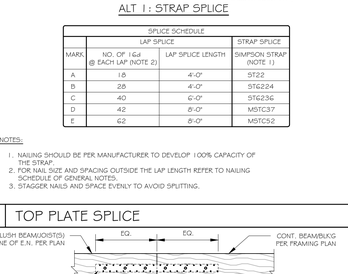
15 NEW SLAB TO EXISTING FOOTING



11 SHEAR TRANSFER AT EXTERIOR WALL



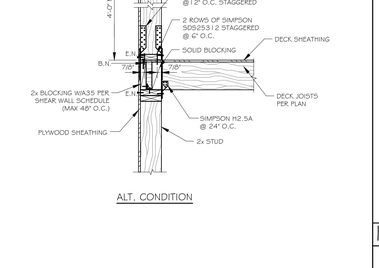
6 SHEAR TRANSFER



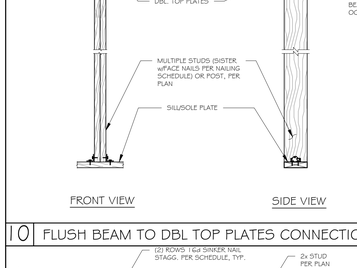
STRAP SCHEDULE				
MARK.	SIMPSON STRAP	MIN BEAM/JOIST WIDTH TO RECEIVE STRAP	END LENGTH	CAPACITY
A	(1) CS16	2x	18"	1700#
B	(2) CS16	2-2x OR 3x	18"	3400#
C	(2) CS14	2-2x OR 3x	24"	4585#
D	CMST14	4x	36"	6490#

NOTE: PROVIDE FULL NAILING PER MANUF. TO DEVELOP FULL CAPACITY OF THE STRAP.

10 FLUSH BEAM TO DBL TOP PLATES CONNECTION



14 SHEAR TRANSFER DETAIL

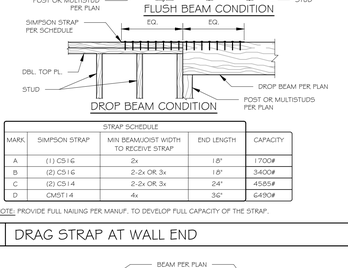


STRAP SCHEDULE			
MARK.	STRAP	BLOCKING	CAPACITY
A	CS16	2x	1700#
B	(2)CS16	2-2x	3400#
C	(2)CS14	2-2x	4980#

NOTES:
1. INSTALL HOLDOWN ON RETURN WALL AT CORNERS WHEN APPLICABLE.
2. USE FULL WIDTH BLKG. & WINDOW SILL FOR STRAP(S) ON BOTH SIDES OF (2) SIDED SHEAR PANELS.
3. NAIL ADJACENT PLWD. PANELS ON SAME MEMBER, WHERE POSSIBLE.
4. SEE PLAN FOR NUMBER OF OPENINGS SHAPED FOR FORCE TRANSFER AROUND OPENING.

NAIL SPACING SCHEDULE	
PANEL TYPES	NAIL SPACING
2	@ 12" O.C.
3	@ 9" O.C.
4	@ 6" O.C.
5	@ 5" O.C.
DBL SIDED 3	@ 4" O.C.
DBL SIDED 4	@ 3" O.C.
DBL SIDED 5	@ 2-1/2" O.C.

7 MULTI-OPENINGS AT SHEAR WALL



NOTES:
1. ADD SHIMS EA. SIDE WHERE BEAM & POST WIDTH ARE DIFFERENT (MIN. 100 PENETRATION INTO MAIN MEMBER IS REQ'D, WHERE "D" IS THE SHANK DIAMETER OF NAIL)
2. PROVIDE FULL NAILING PER MANUF. REQUIREMENTS.
3. INCREASE STRAP LENGTH ON POST SIDE WHERE THERE IS DBL. TOP PLATE BETWEEN POST AND BEAM.

STRAP SCHEDULE		
MARK.	STRAP EA. SIDE	CAPACITY
A	ST12	-
B	ST18	2900#
C	ST6215	5600#

1 BEAM/POST CONNECTION

PALO
2323 BROADWAY, SUITE 200B
SAN DIEGO, CA 92102
619-757-0585
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TIPTON SFD ADDITION & ADU CONVERSION

SITE

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OWNER

Gravis Group

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BANAN STRUCTURAL ENGINEERS
406 9TH AVE. #302
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info@bananinc.com

REGISTERED PROFESSIONAL ENGINEER REZA BANAN NO. C84964 CIVIL STATE OF CALIFORNIA
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REVISIONS

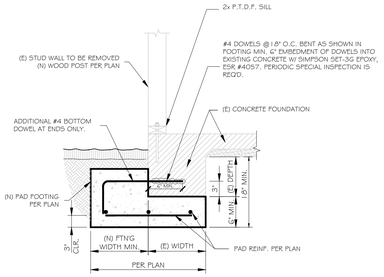
DATE	DESCRIPTION

PLAN CHECK 3

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PROJECT NO.	25-057
DRAWN BY	T.D.
CHECKED BY	M.T.
SHEET NAME	STRUCTURAL DETAILS

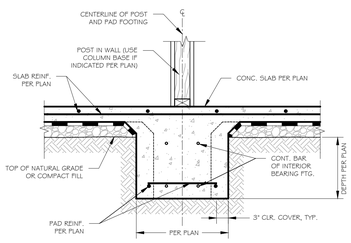
SD2.0

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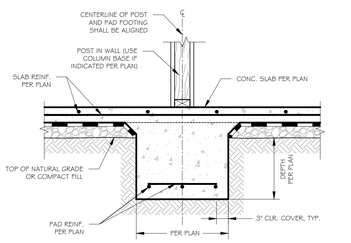


13 NEW PAD FOOTING @ EXTERIOR CONDITION

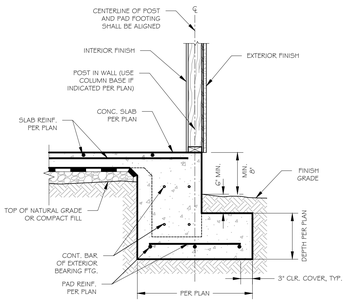
NOTE: SEE DETAIL 1/SD1.0 FOR ADDITIONAL INFORMATION NOT SHOWN.



AT INTERIOR FOOTING

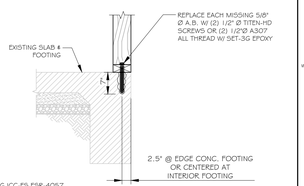


AT SLAB-ON-GRADE



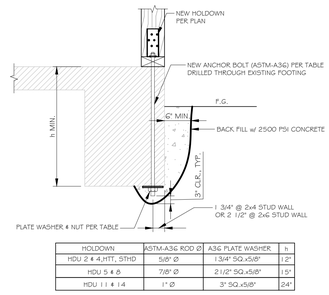
AT EXTERIOR FOOTING

12 PAD FOOTING WITHIN BUILDING PERIMETER



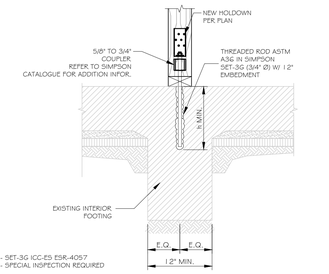
- SET-3G ICC-ES ESR-4057
- TITEN-HD ESR-2713
- SPECIAL INSPECTION REQUIRED

11 MISSING SHEAR ANCHOR DETAIL



HOLDOWN	ASTM-A36 ROD Ø	A36 PLATE WASHER	h
HDU 2 & 4 ,HTT, STHD	5/8" Ø	1 3/4" SQ.x5/8"	12"
HDU 5 & 8	7/8" Ø	2 1/2" SQ.x5/8"	15"
HDU 11 & 14	1" Ø	3" SQ.x5/8"	24"

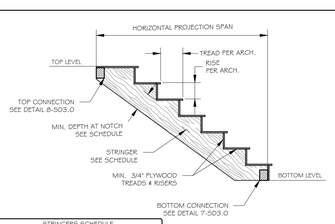
EXTERIOR CONDITION



- SET-3G ICC-ES ESR-4057
- SPECIAL INSPECTION REQUIRED

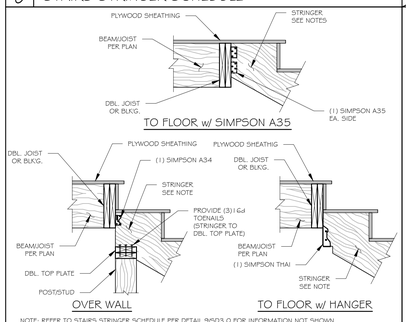
INTERIOR CONDITION

10 HOLDOWN RETROFIT DETAIL



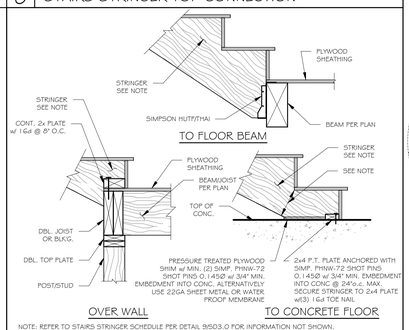
STRINGERS SCHEDULE		
MAX. HORIZONTAL PROJECTION SPAN	STRINGERS @ 16" O.C.	MIN. DEPTH AT NOTCH (NO OVERCUT)
18'-0"	(2) 2x16 (INTERIOR)	9 1/4"
	2x16 (EDGE)	9 1/4"
12'-0"	2x16 (ALL)	9 1/4"
10'-0"	2x14 (ALL)	7 1/4"
8'-0"	2x12 (ALL)	5 1/4"

9 STAIRS STRINGER SCHEDULE



NOTE: REFER TO STAIRS STRINGER SCHEDULE PER DETAIL 9/SD3.0 FOR INFORMATION NOT SHOWN.

8 STAIRS STRINGER TOP CONNECTION

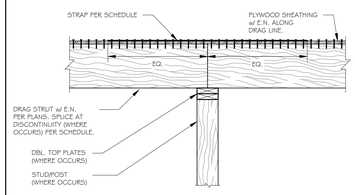


NOTE: REFER TO STAIRS STRINGER SCHEDULE PER DETAIL 9/SD3.0 FOR INFORMATION NOT SHOWN.

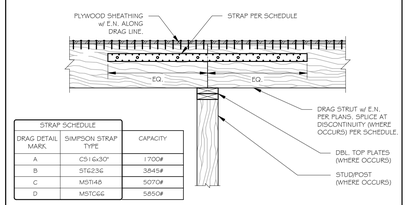
7 STAIRS STRINGER BOTTOM CONNECTION

NOTES:

1. PROVIDE FULL NAILING PER MANUFACTURER (EQUAL # OF NAILS AT EACH SIDE).
2. FOR DRAG STRUT LENGTH SEE PLAN.
3. APPLICATION OF STRAP OVER PLYWOOD SHEATHING OR DIRECTLY OVER DRAG MEMBER IS ACCEPTABLE.



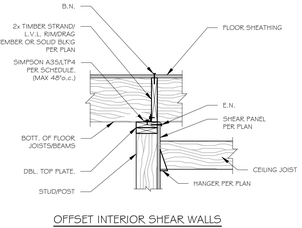
ALT 2: STRAP OVER DRAG MEMBER



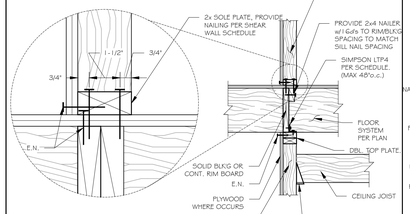
STRAP SCHEDULE		
DRAG DETAIL MARK	SIMPSON STRAP TYPE	CAPACITY
A	CS16x30'	1700#
B	ST6236	3845#
C	MST48	5070#
D	MST72	5850#

ALT 1: STRAP ON SIDE OF DRAG MEMBER

6 SPLICE OF DRAG MEMBER

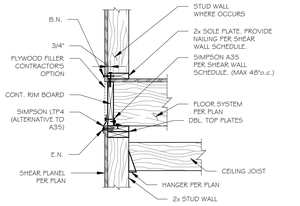


OFFSET INTERIOR SHEAR WALLS



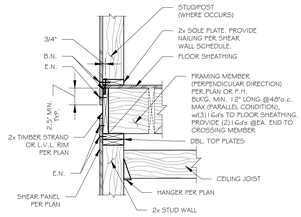
STACKED INTERIOR SHEAR WALLS

5 SHEAR TRANSFER



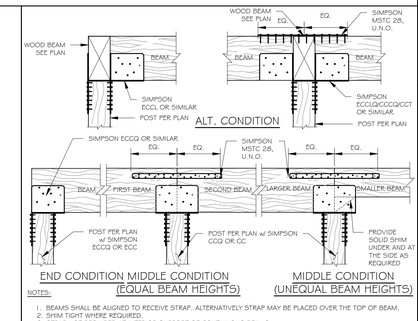
ALT 2: CONNECTION w/ SIMPSON HARDWARE

NOTE: FOR INFORMATION NOT SHOWN, SEE ALT 1.



ALT 1: EXTENDED PLYWOOD PANEL

4 SHEAR TRANSFER AT EXTERIOR WALL

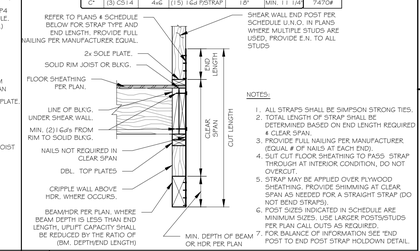


NOTES:

1. BEAMS SHALL BE ALIGNED TO RECEIVE STRAP. ALTERNATIVELY STRAP MAY BE PLACED OVER THE TOP OF BEAM.
2. SHIM TIGHT WHERE REQUIRED.
3. STRAP NOT REQUIRED AT INTERIOR SUPPORT OF CONTINUOUS BEAMS.

3 BEAM TO POST CONNECTION

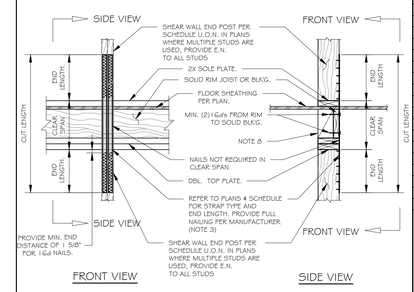
STRAP DETAIL						
TYPE	STRAP	STUD/ POST	#OF NAILS @ EA. END	END LENGTH		CAPACITY
A	(1) CS16	2x4	(11) 16d	13"	MIN. 11 1/4"	1700#
B	(2) CS16	(2) 2x4	(11) 16d P/STRAP	13"	MIN. 11 1/4"	3400#
C	(2) CS14	(2) 2x4	(15) 16d P/STRAP	16"	MIN. 11 1/4"	4980#
C*	(3) CS14	4x6	(15) 16d P/STRAP	16"	MIN. 11 1/4"	7470#



NOTES:

1. ALL STRAPS SHALL BE SIMPSON STRONG TIES.
2. TOTAL LENGTH OF STRAP SHALL BE DETERMINED BASED ON END LENGTH REQUIRED 4 CLEAR SPAN.
3. PROVIDE FULL NAILING PER MANUFACTURER (EQUAL # OF NAILS AT EACH END).
4. SLIT CUT FLOOR SHEATHING TO PASS STRAP THROUGH AT INTERIOR CONDITION, DO NOT OVERCUT.
5. STRAP MAY BE APPLIED OVER PLYWOOD SHEATHING. PROVIDE SHIMMING AT CLEAR SPAN AS NEEDED FOR A STRAIGHT STRAP (DO NOT BEND STRAPS).
6. POST SIZES INDICATED IN SCHEDULE ARE MINIMUM SIZES. USE LARGER POSTS/STUDS PER PLAN CALL OUTS AS REQUIRED.
7. IN LIEU OF DOUBLE CS16/CS14 STRAPS, CMST14 MAY BE USED PER CONDITION D.
8. PROVIDE SOLID BLKG TO FILL THE GAP BTW. UPPER AND LOWER POSTS. WIDTH TO MATCH POST WIDTH. WHEN USED ALONG SIDE FLOOR JOIST, TOTAL WIDTH OF BLKG + JOIST SHALL BE EQUAL OR GREATER THAN POST WIDTH.

2 END POST AT BEAM/HDR STRAP HOLDOWN



STRAP SCHEDULE				
MARK	STRAP	MIN. STUD/ POST SIZE	END LENGTH	CAPACITY
A	(1) CS16	2x4	14"	1705#
B	(2) CS16	(2) 2x4	14"	3410#
C	(2) CS14	(2) 2x4	19"	4980#
C*	(3) CS14	4x6	19"	7470#
D	(1) CMST14	4x4	34"	6475#
E	(1) CMST12	4x6	44"	9215#
F	(2) CMST14	6x6	34"	12950#
G	(2) CMST12	6x8	44"	18430#

NOTES:

1. ALL STRAPS SHALL BE SIMPSON STRONG TIES.
2. TOTAL LENGTH OF STRAP SHALL BE DETERMINED BASED ON END LENGTH REQUIRED 4 CLEAR SPAN.
3. PROVIDE FULL NAILING PER MANUFACTURER (EQUAL # OF NAILS AT EACH END).
4. SLIT CUT FLOOR SHEATHING TO PASS STRAP THROUGH AT INTERIOR CONDITION, DO NOT OVERCUT.
5. STRAP MAY BE APPLIED OVER PLYWOOD SHEATHING. PROVIDE SHIMMING AT CLEAR SPAN AS NEEDED FOR A STRAIGHT STRAP (DO NOT BEND STRAPS).
6. POST SIZES INDICATED IN SCHEDULE ARE MINIMUM SIZES. USE LARGER POSTS/STUDS PER PLAN CALL OUTS AS REQUIRED.
7. IN LIEU OF DOUBLE CS16/CS14 STRAPS, CMST14 MAY BE USED PER CONDITION D.
8. PROVIDE SOLID BLKG TO FILL THE GAP BTW. UPPER AND LOWER POSTS. WIDTH TO MATCH POST WIDTH. WHEN USED ALONG SIDE FLOOR JOIST, TOTAL WIDTH OF BLKG + JOIST SHALL BE EQUAL OR GREATER THAN POST WIDTH.

1 STRAP AT POST TO POST

PALO
2323 BROADWAY, SUITE 200B
SAN DIEGO, CA 92102
619-757-0585
info@palo.us

TIPTON SFD ADDITION & ADU CONVERSION

SITE

5203 and 5205 Tipton Street, San Diego CA 92115

OWNER

Gravis Group

DRAWINGS PREPARED BY

BANAN
STRUCTURAL ENGINEERS
406 9TH AVE. #302
SAN DIEGO, CA 92101
619-756-2939
info@bananinc.com

REGISTERED PROFESSIONAL ENGINEER REZA BANAN NO. C84964 CIVIL STATE OF CALIFORNIA

THIS IS ELECTRONIC SIGNATURE

REVISIONS

DATE	DESCRIPTION

PLAN CHECK 3

DATE	04.21.2026
PROJECT NO.	25-057
DRAWN BY	T.D.
CHECKED BY	M.T.

SHEET NAME

STRUCTURAL DETAILS

SD3.0

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 1 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

GENERAL INFORMATION

01	Project Name	Residential Building			
02	Run Title	Title 24 Analysis			
03	Project Location	5205 TIPTON ST			
04	City	SAN DIEGO	05	Standards Version	2022
06	Zip code	92115	07	Software Version	EnergyPro 9.4
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	5
14	Addition Cond. Floor Area (ft²)	532	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	953	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1485	19	Glazing Percentage (%)	18.63%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 2 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR2) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	0.59	0	0.47	0	0.12
Space Cooling	0	10.46	0	11.3	0	-0.84
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	31.27	0	25.91	0	5.36
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	0	42.32	0	37.68	0	4.64
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7.8	0	7.8		
Appl. & Cooking	0	39.05	0	39.1		
Plug Loads	0	51.97	0	51.97		
Outdoor Lighting	0	1.82	0	1.82		
TOTAL COMPLIANCE	0	142.96	0	138.37		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 3 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	21.71	20.29	1.42	6.54
Net EUI[2]	21.71	20.29	1.42	6.54

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ducts with high level of insulation
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	1485	1	5	2	0	1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 4 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
EXISTING ZONE	Conditioned	3T Heat Pump1	953	8	DHW Sys 1	Existing Unchanged
ADDITION	Conditioned	3T Heat Pump1	532	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall	EXISTING ZONE	R-13 Wall	270	Front	337.28	79.55	90	none	Existing	No
Left Wall	EXISTING ZONE	R-13 Wall	0	Left	326	15.33	90	none	Existing	No
Rear Wall	EXISTING ZONE	R-13 Wall	90	Back	337.28	29.25	90	none	Existing	No
Right Wall	EXISTING ZONE	R-13 Wall	180	Right	326	36.75	90	none	Existing	No
Front Wall 2	ADDITION	R-21 Wall	270	Front	90	29.25	90	Extension	New	n/a
Left Wall 2	ADDITION	R-21 Wall	0	Left	96	45.5	90	Extension	New	n/a
Rear Wall 2	ADDITION	R-21 Wall	90	Back	215.28	36.75	90	Extension	New	n/a
Right Wall 2	ADDITION	R-21 Wall	180	Right	96	29.25	90	Extension	New	n/a
Interior Surface	ADDITION<>EXISTING ZONE	R-0 Wall	n/a	n/a	30	0	n/a		New	n/a
Interior Surface 2	EXISTING ZONE	R-19 Floor No Crawlspace	n/a	n/a	953	n/a	n/a		Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	ADDITION	R-30 Roof No Attic	90	Back	300	0	1	0.1	0.85	No	New	n/a	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 5 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window A1	Window	Front Wall	Front	270			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window B2	Window	Front Wall	Front	270			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window C1	Window	Front Wall	Front	270			1	17.8	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window E1	Window	Left Wall	Left	0			1	15.33	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Window A1 2	Window	Rear Wall	Back	90			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window B1	Window	Right Wall	Right	180			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window A1 3	Window	Right Wall	Right	180			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window A1 4	Window	Front Wall 2	Front	270			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window (Door) SLG	Window	Left Wall 2	Left	0			1	45.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window A1 5	Window	Rear Wall 2	Back	90			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window C2	Window	Rear Wall 2	Back	90			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Window A1 6	Window	Right Wall 2	Right	180			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 6 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door FG	Front Wall	21	0.2	New	n/a

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	ADDITION	532	124	none	0	80%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.101	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 7 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE – HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 [1]	New	NA	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (int/ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.97	Btu/Hr	200000	0	n/a	n/a		New	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 8 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Status	Verified Existing Condition	Existing HVAC System
3T Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	New	No	

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/IVI HY2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/IEER2	EER/EER 2/2/IEER			
Heat Pump System 1	Central packaged HP	1	HSPF2	6.7	36000	32000	EER2SEER2	13.4	10.7	Not Zonal	Single Speed	Heat Pump System 1-hers-hspump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-hspump	Required	350	Not Required	Not Required	Yes	No	Yes	Yes

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 9 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply	Return	Supply	Return	Supply	Return							
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-8	R-8	Conditioned Zone 4	Conditioned Zone 4	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a		n/a

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 10 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

HERS RATER VERIFICATION OF EXISTING CONDITIONS

OVERHANGS AND FINS - VERIFIED AND ALTERED

This section does not apply to this project.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E — **(Page 11 of 11)**

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:16:28-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 5592-5205 TIPTON ST.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sevag Kurdian	Documentation Author Signature: Sevag Kurdian
Company: SK Design LA, PC	Signature Date: 03/31/2026
Address: 2333 Mira Vista Ave Apt 26	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Montrose, CA 91020	Phone: (818) 512-9231

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: David Pearson	Responsible Designer Signature: David Pearson
Company: PALO	Date Signed: 03/31/2026
Address: 4420 Rainier Avenue, Suite 301	License:
City/State/Zip: San Diego, CA 92120	Phone: 6197570585

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

PALO
2323 BROADWAY, SUITE 2008
SAN DIEGO, CA 92102
619-757-0585
info@palo.us

TIPTON SFD ADDITION & ADU CONVERSION

SITE
5203 and 5205 Tipton Street, San Diego CA 92115

OWNER
Gravis Group

DRAWINGS PREPARED BY
DAVID PEARSON, AIA

DESIGN
SKDESIGNLA.COM
818-512-9231

SHEET TITLE:
ENERGY COMPLIANCE FORMS

PROJECT ADDRESS:
5205 TIPTON ST
SAN DIEGO, CA 92115

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS

	DATE	DESCRIPTION

REVISIONS:

DATE: 10/23/2025
PREPARED BY: SK
JOB NUMBER: 5592

SHEET NUMBER
T24-A

PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK

SHEET NAME
ENERGY COMPLIANCE FORMS

T001

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RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
5205 TIPTON ST	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration	3/30/2026

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
5205 TIPTON ST SAN DIEGO	CA Climate Zone 07	1,485	532	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 13	262		Existing
Door	Opaque Door	R-5	21		New
Wall	Wood Framed	R 13	311		Existing
Wall	Wood Framed	R 13	308		Existing
Wall	Wood Framed	R 13	289		Existing
Demising	Wood Framed w/o Crawl Space	R 19	953		Existing
Wall	Wood Framed	R 20	61		New
Wall	Wood Framed	R 20	51		New

FENESTRATION — Total Area: 277 | Glazing Percentage: 18.6% | New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (W)	83.8	0.300	0.23	none	none	N/A	New
Left (N)	15.3	0.300	0.23	none	none	N/A	Altered
Rear (E)	66.0	0.300	0.23	none	none	N/A	New
Right (S)	66.0	0.300	0.23	none	none	N/A	New
Left (N)	45.5	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	6.70 HSPF2	Packaged Heat Pump	13.4 SEER2	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
3T Heat Pump	Ducted	Ducted	Conditioned	8.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas	0	0.97	Standard	New

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: 5205 TIPTON ST | Building Type: ☑ Single Family ☐ Multi Family ☐ Addition Alone ☑ Existing+ Addition/Alteration | Date: 3/30/2026

Project Address: 5205 TIPTON ST SAN DIEGO | California Energy Climate Zone: CA Climate Zone 07 | Total Cond. Floor Area: 1,485 | Addition: 532 | # of Units: 1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 20	179		New
Wall	Wood Framed	R 20	67		New
Roof	Wood Framed Rafter	R 30	300		New
Demising	Wood Framed	- no insulation	30		New
Slab	Unheated Slab-on-Grade	- no insulation	532	Perim = 124'	Existing

FENESTRATION — Total Area: 277 | Glazing Percentage: 18.6% | New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(n):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust**. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust meeting § 150.0(o)1Gii;enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1Hi&ii:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires**. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300* of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and centrral water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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619-757-0585
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TIPTON SFD ADDITION & ADU CONVERSION

SITE
5203 and 5205 Tipton Street, San Diego CA 92115

OWNER
Gravis Group

DRAWINGS PREPARED BY
DAVID PEARSON, AIA

DESIGN
SKDESIGNLA.COM
818-512-9231

LICENSED ARCHITECT — DAVID PEARSON — NO. C 36268 06-30-27 — STATE OF CALIFORNIA

SHEET TITLE: ENERGY COMPLIANCE FORMS

PROJECT ADDRESS: 5205 TIPTON ST SAN DIEGO, CA 92115

REVISIONS

	DATE	DESCRIPTION

REVISIONS:

DATE: 10/23/2025
PREPARED BY: SK
JOB NUMBER: 5592

SHEET NUMBER
T24-B

PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK

SHEET NAME
ENERGY COMPLIANCE FORMS

T002

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 1 of 10)

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:26:16-07:00
Calculation Description: Title 24 Analysis — **Input File Name:** 5593-5205 TIPTON ST.ribd22x

GENERAL INFORMATION

01	Project Name	Residential Building			
02	Run Title	Title 24 Analysis			
03	Project Location	5205 TIPTON ST			
04	City	SAN DIEGO	05	Standards Version	2022
06	Zip code	92115	07	Software Version	EnergyPro 9.4
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed Addition	13	Number of Bedrooms	8
14	Addition Cond. Floor Area (ft²)	1638	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	953	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	2591	19	Glazing Percentage (%)	19.72%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit	No

ADDITION ALONE - Project Analysis Parameters

01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
953	1638	2591	2	6	8

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 2 of 10)

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:26:16-07:00
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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² - yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² - yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² - yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	1.7	0	2.02	0	-0.32
Space Cooling	0	9.28	0	11.84	0	-2.56
IAQ Ventilation	0	3.11	0	3.11	0	0
Water Heating	0	28.91	0	23.73	0	5.18
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	0	43	0	40.7	0	2.3
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.89	0	6.89		
Appl. & Cooking	0	36.28	0	36.36		
Plug Loads	0	53.09	0	53.09		
Outdoor Lighting	0	2.76	0	2.76		
TOTAL COMPLIANCE	0	142.02	0	139.8		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 3 of 10)

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	21.29	20.21	1.08	5.07
Net EUI[2]	21.29	20.21	1.08	5.07

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ducts with high level of insulation
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified EER/EER2
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
SFD ADDITION	Conditioned	3T Heat Pump1	1638	9	DHW Sys 1	New

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 4 of 10)

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OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
Front Wall	SFD ADDITION	R-21 Wall	270	Front	337.28	116.25	90	Extension	New
Left Wall	SFD ADDITION	R-21 Wall	0	Left	314.64	58.5	90	Extension	New
Rear Wall	SFD ADDITION	R-21 Wall	90	Back	337.28	82.25	90	Extension	New
Right Wall	SFD ADDITION	R-21 Wall	180	Right	314.64	66	90	Extension	New
Raised Floor	SFD ADDITION	R-19 Floor No Crawlspace	n/a	n/a	1638	n/a	n/a		New

OPAQUE SURFACES - CATHEDRAL CEILING

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	SFD ADDITION	R-30 Roof No Attic	90	Back	1638	0	1	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window A2	Window	Front Wall	Front	270			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen
Window A2.2	Window	Front Wall	Front	270			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen
Window A2.3	Window	Front Wall	Front	270			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen
Window B3	Window	Front Wall	Front	270			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (Door) FG	Window	Front Wall	Front	270			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 5 of 10)

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window A2	Window	Left Wall	Left	0			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen
Window A2 5	Window	Left Wall	Left	0			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen
Window A2 6	Window	Rear Wall	Back	90			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen
Window C3	Window	Rear Wall	Back	90			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (Door) SGD	Window	Rear Wall	Back	90			1	45.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window A2 7	Window	Right Wall	Right	180			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen
Window A2 8	Window	Right Wall	Right	180			1	29.25	0.3	NFRC	0.23	NFRC	Bug Screen
Window B3 2	Window	Right Wall	Right	180			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 6 of 10)

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.97	Btu/Hr	200000	0	n/a	n/a	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 7 of 10)

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WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
3T Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating			Cooling						
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF	8.5	36000	32000	EERSEER	16	12.5	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Required	Required	Yes	No	Yes	Yes

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 8 of 10)

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:26:16-07:00
Calculation Description: Title 24 Analysis — **Input File Name:** 5593-5205 TIPTON ST.ribd22x

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-8	R-8	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 9 of 10)

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INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
5fam IAQVentRpt	145	0.35	Exhaust	No	n/a / n/a	No	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 10 of 10)

Project Name: Residential Building — **Calculation Date/Time:** 2026-03-30T15:26:16-07:00
Calculation Description: Title 24 Analysis — **Input File Name:** 5593-5205 TIPTON ST.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sevag Kurdian	Documentation Author Signature: Sevag Kurdian
Company: SK Design LA, PC	Signature Date: 03/31/2026
Address: 2333 Mira Vista Ave Apt 26	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Montrose, CA 91020	Phone: (818) 512-9231

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: David Pearson	Responsible Designer Signature: David Pearson
Company: PALO	Date Signed: 03/31/2026
Address: 4420 Rainier Avenue, Suite 301	License:
City/State/Zip: San Diego, CA 92120	Phone: 6197570585

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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TIPTON SFD ADDITION & ADU CONVERSION

SITE
5203 and 5205 Tipton Street, San Diego CA 92115

OWNER
Gravis Group

DRAWINGS PREPARED BY
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SHEET TITLE:
ENERGY COMPLIANCE FORMS

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5205 TIPTON ST
SAN DIEGO, CA 92115

LICENSED ARCHITECT
DAVID PEARSON
NO. C 36268
06-30-27
STATE OF CALIFORNIA

REVISIONS

	DATE	DESCRIPTION

REVISIONS:

DATE: 10/23/2025
PREPARED BY: SK
JOB NUMBER: 5593
SHEET NUMBER
T24-A

PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK

SHEET NAME
ENERGY COMPLIANCE FORMS

T003

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RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
5205 TIPTON ST	☑ Single Family ☑ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	3/30/2026

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
5205 TIPTON ST SAN DIEGO	CA Climate Zone 07	1,638	1,638	1

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Floor — Wood Framed w/o Crawl Space	R 19	1,638		New
Wall — Wood Framed	R 20	221		New
Wall — Wood Framed	R 20	256		New
Wall — Wood Framed	R 20	255		New
Wall — Wood Framed	R 20	249		New
Roof — Wood Framed Rafter	R 30	1,638		New

FENESTRATION — Total Area: 323 | Glazing Percentage: 19.7% | New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (W)	116.3	0.300	0.23	none	none	N/A	New
Left (N)	58.5	0.300	0.23	none	none	N/A	New
Rear (E)	82.3	0.300	0.23	none	none	N/A	New
Right (S)	66.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.50 HSPF	Split Heat Pump	16.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
3T Heat Pump	Ducted	Ducted	Conditioned	8.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas	0	0.97	Standard	New

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii;enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Gii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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TIPTON SFD ADDITION & ADU CONVERSION

SITE
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OWNER
Gravis Group

DRAWINGS PREPARED BY
DAVID PEARSON, AIA

DESIGN
SKDESIGNLA.COM
818-512-9231

LICENSED ARCHITECT — DAVID PEARSON — NO. C 36268 — 06-30-27 — STATE OF CALIFORNIA

SHEET TITLE:
ENERGY COMPLIANCE FORMS

PROJECT ADDRESS:
5205 TIPTON ST
SAN DIEGO, CA 92115

REVISIONS

	DATE	DESCRIPTION

REVISIONS:

DATE: 10/23/2025
PREPARED BY: SK
JOB NUMBER: 5593

SHEET NUMBER
T24-B

PLAN CHECK 3

DATE	03/25/2026
PROJECT NO.	25-057
DRAWN BY	AL
CHECKED BY	AK

SHEET NAME
ENERGY COMPLIANCE FORMS

T004

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