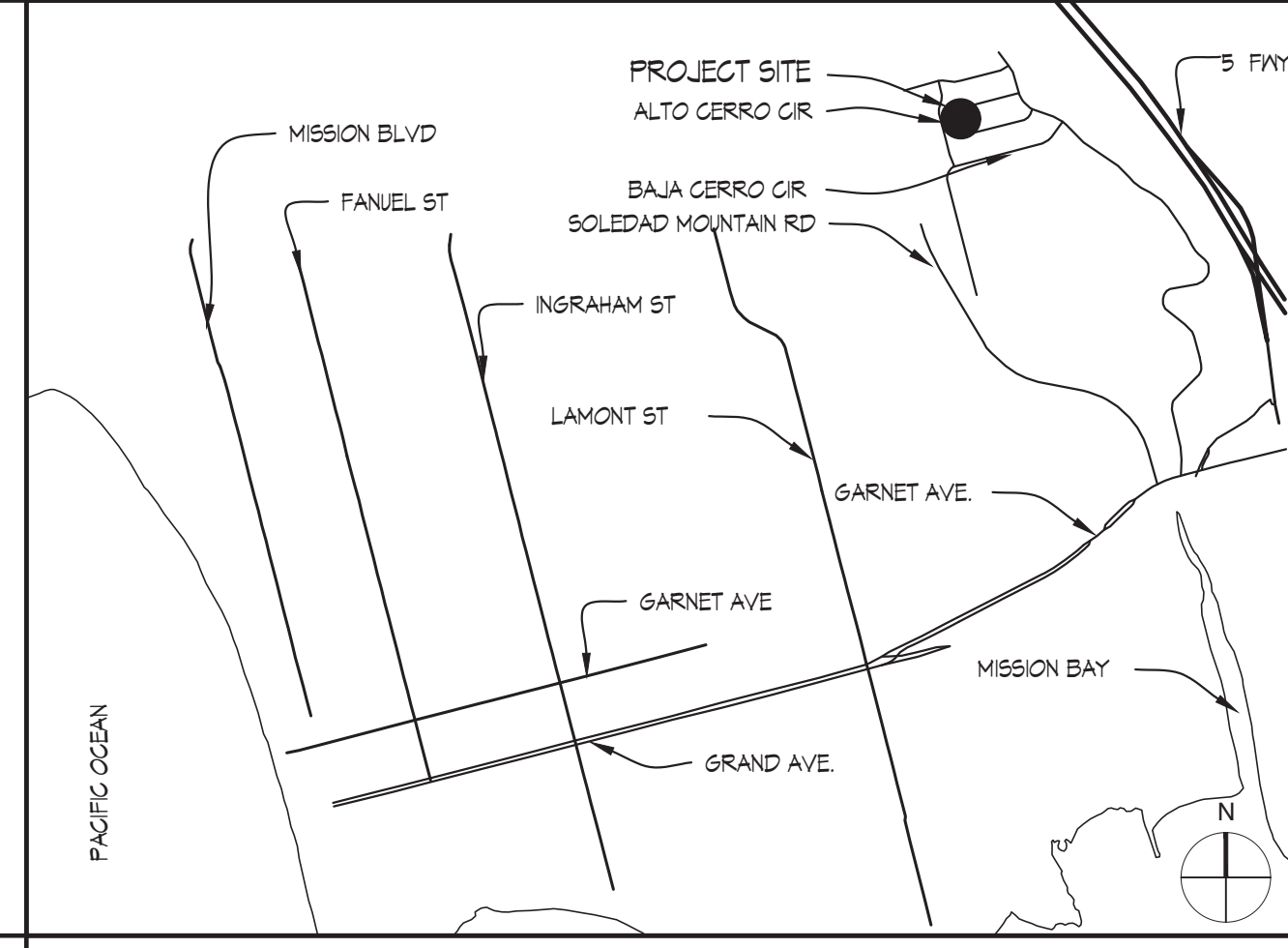
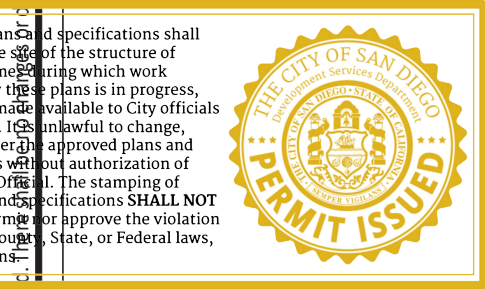


RUTKOWSKI RESIDENCE

A CUSTOM RESIDENTIAL CONSTRUCTION DOCUMENTS PACKAGE

DEFERRED SUBMITTAL	GENERAL NOTES	PROJECT TEAM	VICINITY MAP	DETAILED SCOPE OF WORK																																												
DEFERRED SUBMITTAL(S) SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS: 1. <u>NONE</u> 1. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR CONSULTANT. 2. DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVERS OF THE CALCULATIONS. 3. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF THIRTY CALENDAR DAYS FOR THE FINAL PLAN REVIEW TURNAROUND. 4. DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED, INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. 5. PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.	1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 FOR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO. 2. SHOULD THERE BE OMISSIONS, OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION IN WRITING AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSTRUCTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPLACING SAID WORK, AND OF ANY DAMAGES OR DEFECTS THEREAFTER, SHALL BE PAID BY THE CONTRACTOR. 3. WHERE THE WORDS "EQUAL," "EQUIVALENT," "SATISFACTORY," "DESIGNED," "DESIGNATED," "SELECTED," "AS REQUIRED," AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN APPROVAL, SELECTION, SATISFACTION, DIRECTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED. 4. PROPOSITION D: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.	ARCHITECT: ARCHITECT MARK D. LYON, INC. 410 BIRD ROCK AVENUE LA JOLLA, CA 92037 PHONE #: (858) 459-1171 TITLE 24 ENGINEER: SALEN ENGINEERING, INC 10755 SCRIPPS POWAY PKWY., SUITE 351 SAN DIEGO, CA 92131 PHONE #: (858) 271-9951		RENOVATION OF AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE CONSISTING OF: CONVERSION OF (E) UTILITY ROOM AND PORTION OF (E) COVERED PATIO INTO A (N) ACCESSORY DWELLING UNIT. 420 SQ. FT. OF (N) ACCESSORY DWELLING UNIT TOTAL SCOPE OF WORK AREA: 420 SQ. FT.																																												
FIRE NOTES	CAL GREEN NOTES	MECHANICAL NOTES	SHEET INDEX	PROJECT INFORMATION																																												
1. SURFACE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS, NOT LESS THAN 50,000 LBS., AND SHALL BE PROVIDED WITH AN IMPROVED PAVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. 2. TURNING RADII, THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 20 FEET OR AS APPROVED BY THE CHIEF. 3. BRIDGES: WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE APPARATUS ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS. 4. GRADES (SHOW PLOT ON PLAN): THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 20%. GRADES EXCEEDING 18% INCLINE OR DECLINE, SHALL NOT BE PERMITTED WITHOUT NOTIFICATION. MINIMAL VITIGATION SHALL BE THE INSTALLATION OF A SURFACE OF PORTLAND CEMENT CONCRETE (PCC), WITH A HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL TO ENHANCE TRACTION. THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH OF A FIRE ACCESS ROADWAY SHALL NOT EXCEED 7 DEGREES OR 15% OR AS APPROVED BY THE CHIEF. 5. SPARK ARRESTORS: ALL STRUCTURES HAVING ANY CHIMNEY FLUE OR STOVEPIPE ATTACHED TO AN EXISTING STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES, SHALL HAVE SUCH FLUE CHIMNEY OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. 6. VENTILATION: VENT SYSTEMS SHALL BE PERMITTED IN ROOFS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES OR IN OTHER OVERHANGING AREAS IN STRUCTURES WITHIN THE RURAL/URBAN INTERFACE AREA. SHOCK DETECTORS: SHOCK DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY AREA SERVING EACH SLEEPING AREA. BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION. (PER C.A.G.) 7. GLAZING MATERIALS: GLASS OR OTHER TRANSPARENT, TRANSLUCENT, OR OPQUE GLAZING WHICH FACE A FIRE HAZARD AREA SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS OR OTHER ASSEMBLIES APPROVED BY THE BUILDING OFFICIAL. 8. VINYL WINDOWS: GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE MELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, BE GLAZED WITH INSULATING GLASS, ANNEALED OR TEMPERED, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAAMA/NWFA 101/152 STRUCTURAL REQUIREMENTS. 9. SKYLIGHTS: SKYLIGHTS SHALL BE DUAL GLAZED OR TEMPERED GLASS AND SOLAR TUBES SHALL BE RATED FOR A CLASS V ROOF ASSEMBLY. 10. FIRE APPARATUS ACCESS ROADS: FIRE ACCESS APPARATUS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE REQUIRED FOR EVERY BUILDING HEREAFTER CONSTRUCTED WHEN ANY PORTION OF AN EXISTING ROAD OF THE FIRST STORY IS LOCATED MORE THAN 30 FEET FROM THE CLOSEST POINT OF FIRE DEPARTMENT VEHICLE ACCESS. 11. INDIVIDUAL OR SEVERAL DIMENSIONAL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET, EXCEPT FOR A SINGLE FAMILY RESIDENTIAL DRIVEWAY, SERVING NO MORE THAN TWO SINGLE FAMILY DWELLINGS, SHALL HAVE A MINIMUM OF 18 FEET OF UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET IN HEIGHT.	1. CAL GREEN APPLIES TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS. 2. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 FOR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO. 3. SHOULD THERE BE OMISSIONS, OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. 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SHOWNERS AND TIE SHOWNERS CONNECTIONS SHALL BE PROVIDED WITH MINIS VALVES PER CPG SEC. 420.2. 3. FLOOR DRAIN AND GROUND DRAIN SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS. 4. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118. 5. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. 118. 6. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CAG TABLE 4-D AS APPLICABLE. 7. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123 AS APPLICABLE. 8. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 111, 115, 120-124 AS APPLICABLE. 9. SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 118. 10. SHOWER DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CAG SEC. 803. 11. PERMANENT LADDER ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH CAG SEC. 307. 12. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPG SEC. 101.0. 13. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY. 14. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPG SEC. 210.0. 15. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103. 16. WATER HEATING SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPG SEC. 910.5. 17. MATERIALS EMPLOYED WITH A DUCT OR FLEXIBLE SHALL COMPLY WITH CAG SEC. 801.1.3. 18. HVAC EQUIPMENT AND WATER HEATING SHALL COMPLY WITH CAG SEC. 801.1.3. 19. MEDIAN PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET. 20. MECHANICAL VENTILATION WHEN REQUIRED IN RESIDENTIAL BATHROOMS AND LAUNDRY ROOMS AS APPLICABLE PER CPG SEC. 1203.3, SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR. 21. ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.25 GALLONS PER FLUSH. TANK TYPE TOILETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NO TO EXCEED 0.9 GALLONS PER FLUSH. SHOWER HEADS, SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.0 GALLONS PER MINUTE AT 80 PSI. MULTIPLE SHOWER HEADS SERVED BY A SINGLE VALVE, SHALL HAVE A COMBINED FLOW RATE NOT TO EXCEED 2.0 GALLONS PER MINUTE. 22. FACETS: RESIDENTIAL LAVATORY FACETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 80 PSI AND A MIN. FLOW RATE OF NOT LESS THAN 0.2 GALLONS PER MINUTE AT 60 PSI. 23. KITCHEN FACETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI. KITCHEN FACETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 80 PSI BUT MUST RETURN BACK TO THE 1.8 GALLONS PER MINUTE. 24. FACET IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.9 GALLONS PER MINUTE AT 80 PSI. 25. KITCHEN FACETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE. 26. PER CALIFORNIA GREEN BUILDING STANDARDS CODE SEC. 4.503.1 ANY INSTALLED GAS FRIEPLACE SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE, ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE I EMISSION LIMITS WHEN APPLICABLE. WOODSTOVE, PELLET STOVE AND FRIEPLACES ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES. 27. STATE HEALTH AND SAFETY CODE SEC. 170218 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING. 28. ALL GAS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE V GYP. BD. OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. 29. PROTECTION OF KIDNEYSTONE PREVENTION IS NOT REQUIRED. 30. SHOWER COMPARTMENTS AND BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 18 FEET ABOVE THE FLOOR. 31. ALL PLUMBING FITTINGS AND FITTINGS SHALL BE WATER CONSERVING AND MEET CPG SEC. 62855 SEC. 4.203.1. 32. PER 62855 SEC. 4.203.2 PLUMBING FITTINGS (WATER CLOSETS AND URINALS) AND FITTINGS (FACETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPL) AND TABLE 4.011 OF THE CPL. 33. ATTIC/ROOF FLOOR INSULATION MUST COMPLY WITH SECTIONS 904, 905, AND 906 OF THE CALIFORNIA MECHANICAL CODE (CMC). 34. INFORMATION ABOUT CORROSION RESISTANT MATERIAL, EDGERS, THE WATER HEATER, WITH A MINIMUM 3/4" DIAMETER DRAIN LINE TO THE DRAIN FOR WATER HEATERS LOCATED IN THE ATIC. 35. ENERGY EFFICIENT APPLIANCES SHALL BE USED.	<table><tr><td>C6001</td><td>TITLE SHEET</td></tr><tr><td>G6001</td><td>SPECIFICATIONS</td></tr><tr><td>N6002</td><td>SPECIFICATIONS</td></tr><tr><td>A6001</td><td>SITE PLAN</td></tr><tr><td>AD101</td><td>AS-BUILT & DEMO FLOOR PLAN</td></tr><tr><td>A1001</td><td>PROPOSED FLOOR PLAN</td></tr><tr><td>A1005</td><td>ROOF PLAN</td></tr><tr><td>A201</td><td>ELEVATIONS</td></tr><tr><td>A202</td><td>ELEVATIONS 1 SECTION</td></tr><tr><td>A601</td><td>SCHEMATIC DETAILS</td></tr><tr><td>A101</td><td>DETAILS</td></tr><tr><td>T01</td><td>TITLE 24 ENERGY</td></tr><tr><td>T02</td><td>TITLE 24 ENERGY</td></tr><tr><td>M001</td><td>MECHANICAL, ELECTRICAL & LIGHTING NOTES</td></tr><tr><td>M101</td><td>MECHANICAL, ELECTRICAL & LIGHTING FLOOR PLAN</td></tr></table>	C6001	TITLE SHEET	G6001	SPECIFICATIONS	N6002	SPECIFICATIONS	A6001	SITE PLAN	AD101	AS-BUILT & DEMO FLOOR PLAN	A1001	PROPOSED FLOOR PLAN	A1005	ROOF PLAN	A201	ELEVATIONS	A202	ELEVATIONS 1 SECTION	A601	SCHEMATIC DETAILS	A101	DETAILS	T01	TITLE 24 ENERGY	T02	TITLE 24 ENERGY	M001	MECHANICAL, ELECTRICAL & LIGHTING NOTES	M101	MECHANICAL, ELECTRICAL & LIGHTING FLOOR PLAN	PROJECT NAME: RUTKOWSKI RESIDENCE OWNER NAME: THE LAWRENCE R. RUTKOWSKI OWNER ADDRESS: 2402 ALTO CERRO CIRCLE SAN DIEGO, CA 92109 PROJECT ADDRESS: 2402 ALTO CERRO CIRCLE SAN DIEGO, CA 92109 ZONE: RS-1/4 ASSESSORS PARCEL NUMBER: 417-500-02-00 MAP NUMBER: 5044 LOT NUMBER: 330 LEGAL DESCRIPTION: LOT 338, TR 5400, BOOK 417, PG. 50 APN # 417-500-02-00 LOT SIZE: 10,000 SQ. FT. ALLOWABLE F.A.R.: 54% = 5,400 SQ. FT. ACTUAL F.A.R.: 41% = 4,132 SQ. FT. VARIANCE ON PROPERTY: NO ☒ YES ☐ EASEMENT ON PROPERTY: NO ☒ YES ☐ HISTORIC: NO ☒ YES ☐ YEAR BUILT: 1978 REQUIRED (CITY): FRONT: 20'-0" SIDE YARD: 6'-11 1/2" REAR: 15'-0" ACTUAL: (E) 20'-0" (E) 7'-0" (E) 30'-3" FINANCIALLY RESPONSIBLE PARTY FOR THE WATER AND SEWER FEES ASSOCIATED WITH THIS PROJECT IS: THE LAWRENCE R. RUTKOWSKI RECORDABLE TRUST 2402 ALTO CERRO CIRCLE SAN DIEGO, CA 92109 (612) 504-9452														
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ECC FEATURE SUMMARY	PLANNING DEPARTMENT INFORMATION																																															
THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE REVIEWED BY A CERTIFIED ECC RATER AS A CONDITION FOR RECEIVING THE REQUIRED DESIGN PERFORMANCE FOR THE CERTIFIED ANALYSIS. ADDITIONAL DETAILS IS PROVIDED IN THE BUILDING TABLES BELOW. REGISTERED OFFICERS AND OTHERS ARE REQUIRED TO BE COMPLETED IN THE ECC REGISTER. 1. INDOOR AIR QUALITY VENTILATION 2. KITCHEN RANGE HOOD 3. VERIFIED SEER/ENERGY 4. VERIFIED HAPPT 5. VERIFIED HEAT PUMP RATED HEATING CAPACITY	PARKING <table><tr><td>PARKING REQUIRED:</td><td>2</td></tr><tr><td>PARKING PROVIDED:</td><td>2</td></tr></table> BUILDING HEIGHT <table><tr><td>ZONE HEIGHT LIMIT:</td><td>24'-0" / 30'-0"</td></tr><tr><td>PROPOSED HEIGHT LIMIT AREA:</td><td>NO ☐ YES ☒</td></tr><tr><td>ACTUAL BUILDING HEIGHT:</td><td>16'-6"</td></tr><tr><td>NUMBER OF STORES:</td><td>1</td></tr></table> <table><tr><th>BUILDING AREA</th><th>EXISTING</th><th>REMOVED</th><th>NEW</th><th>INCLUDED IN F.A.R.</th></tr><tr><td>FIRST FLOOR AREA:</td><td>2,601</td><td>0</td><td>0</td><td>2,601</td></tr><tr><td>GARAGE AREA:</td><td>491</td><td>0</td><td>0</td><td>491</td></tr><tr><td>UTILITY ROOM:</td><td>160</td><td>(160)</td><td>0</td><td>0</td></tr><tr><td>COVERED PATIO:</td><td>908</td><td>(260)</td><td>0</td><td>648</td></tr><tr><td>A.D.U.:</td><td>0</td><td>0</td><td>420</td><td>420</td></tr><tr><td>TOTAL GROSS SQUARE FOOTAGE:</td><td>4,132</td><td>0 (420)</td><td>420</td><td>4,132</td></tr></table> ALLOWABLE F.A.R. CALCULATION PER SECTION 191.0446 (2)(A)(B) MAX ALLOWABLE F.A.R. (54%) X LOT SIZE (10,000 SQ. FT.) = 5,400 SQ. FT. MAX BUILDING SQ. FT. ACTUAL BUILDING F.A.R. ACTUAL BUILDING S.F. (4,132 SQ. FT.) / LOT SIZE (10,000 SQ. FT.) = 41% F.A.R.	PARKING REQUIRED:	2	PARKING PROVIDED:	2	ZONE HEIGHT LIMIT:	24'-0" / 30'-0"	PROPOSED HEIGHT LIMIT AREA:	NO ☐ YES ☒	ACTUAL BUILDING HEIGHT:	16'-6"	NUMBER OF STORES:	1	BUILDING AREA	EXISTING	REMOVED	NEW	INCLUDED IN F.A.R.	FIRST FLOOR AREA:	2,601	0	0	2,601	GARAGE AREA:	491	0	0	491	UTILITY ROOM:	160	(160)	0	0	COVERED PATIO:	908	(260)	0	648	A.D.U.:	0	0	420	420	TOTAL GROSS SQUARE FOOTAGE:	4,132	0 (420)	420	4,132
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TOTAL GROSS SQUARE FOOTAGE:	4,132	0 (420)	420	4,132																																												
ADDITIONAL INFORMATION	BUILDING DEPARTMENT INFORMATION																																															
BASE ZONE: ZONING DESIGNATION: RS-1/4 PLANNING AREA: COMMUNITY PLAN AREA: PACIFIC BEACH GENERAL PLAN LAND USE: RESIDENTIAL COMMUNITY PLAN LAND USE: DENSITY HIGH 1. SPECIFIC PLAN AREA: NONE 2. ALL INTERIOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE. 3. ALL INTERIOR LIGHTING SYSTEMS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION STANDARDS. 4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. 5. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITHIN ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS COVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. 6. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2078. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CPG R315, NFPA 720 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. 7. CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.1. 8. ADDITIONAL SMOKE ALARMS SHALL BE PROVIDED AT THE TOP OF EACH STAIRWAY LANDINGS AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS. 8. CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.1. 9. ADDITIONAL SMOKE ALARMS SHALL BE PROVIDED AT THE TOP OF EACH STAIRWAY LANDINGS AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS.	ABORTS: ☐ ALUP AIRPORT INFLUENCE AREA (AIA) ☐ ALUP NOISE CONTOURS ☐ ALUP SAFETY ZONE ☐ FAI PART NOTIONS AREA ☐ HISTORIC AND CULTURAL RESOURCES ☐ LOCAL HISTORIC ARCHAEOLOGICAL STUDY AREA ☐ CULTURAL SENSITIVITY AREA: NONE ☐ PALEONTOLOGICAL SENSITIVITY AREA: HIGH ☐ DESIGNATED HISTORIC DISTRICT: NONE ☐ DESIGNATED HISTORIC RESOURCE: NONE ☐ HISTORIC REVIEW EXEMPTION AREA ☐ ENVIRONMENTALLY SENSITIVE LANDS ☐ MULTIPLE HABITAT PLANNING AREA ☐ SENSITIVE VEGETATION ☐ VERNAL POOLS ☐ NON-COASTAL WETLANDS ☐ COASTAL WETLANDS ☐ COASTAL BLUFF ☐ COASTAL BEACH ☐ STEEP HILLSIDE ☐ SPECIAL FLOOD HAZARD AREA ☐ FIRE ☐ BRUSH MANAGEMENT: NONE ☐ DETECTORS PER UL 2078 ☐ GEOLOGY AND SOILS ☐ ALUP/FRELO EARTHQUAKE FAULT ZONE ☐ EARTHQUAKE FAULT BUFFERS ☐ GEOLOGIC HAZARD CATEGORY: 12 ☐ ELEVATION CONTROL 5 FEET (1989) ☐ MIN. 350 MAX. 360 ☐ SLOPES 25% OR GREATER (1989) ☐ INTERSECTION ☐ WATERSHED: MISSION BAY ☐ WATERSHED SUBAREA: MISRAH ☐ ENVIRONMENTALLY SENSITIVE AREA ☐ AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE																																															

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RUTKOWSKI RESIDENCE
2402 ALTO CERRO CIRCLE
SAN DIEGO, CA 92109

SUBMITTAL DATE:
01/21/2026

PHASE:
CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
2502

REVIEWED BY:
MDL

DRAWN BY:
KJL / SM / RH

DATE:
03/31/2026

SHEET TITLE:
TITLE SHEET

SHEET NO.:
CS001

CS001

DIVISION 1 - GENERAL REQUIREMENTS

01 00 Project General Requirements

This project shall comply with all applicable local, state, and national codes, ordinances, and laws, and all model codes, the 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Green Building Standards Code (CalGreen), 2022 California Electrical Code (CEC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Fire Code (CFC), and 2022 California Building Energy Efficiency Standards (CEES), as amended and adopted by the City of San Diego.

The Contractor and sub-contractors work shall be in accordance with all applicable Federal, state, and local building codes and agency standards.

The Architect shall not be held responsible for the means, methods and techniques of construction work, safety in, on, or around the project site, or the Contractor's failure to conform to the Construction Documents, codes, regulations, and laws, or for the performance of the Contractor in a timely and satisfactory manner.

Product manufacturers' written recommendations, drawings and specifications are to be followed under all conditions. Any conflict with drawings and specifications above shall be determined by the Architect with no change in contract price.

All construction materials shall be new, (unless otherwise noted)

Coordinate inspection and testing with Geolo, Structural, Mechanical and Electrical Engineers and with their reports, drawings and specifications.

Refer to structural, mechanical, plumbing and electrical drawings for other general notes and requirements and coordinate with architectural drawings.

These Drawings and Specifications imply a COMPLETE building ready and capable of being occupied and used in a normal manner. All light fixtures shall have bulbs. All exterior doors shall have locks. Street numbers and a mailbox shall be installed. All equipment shall function properly. All surfaces shall be finished. All debris shall be removed. All materials and equipment installed shall be new. All work shall be performed to highest standards of quality and craftsmanship.

In case of any difference between Drawings and/or Specifications, discrepancy shall be called to the attention of the Architect and the Architect shall choose which governs. Figureed dimensions on drawings shall be determinative over measurements by scale.

All requirements, standards, grades, species and strengths of materials and finishes listed in these specifications are minimums. Should drawings or reports conflict with specifications, the more restrictive and superior quality shall apply.

The Contractor shall be responsible for the accurate placement of the building on the site. Any existing structures, which are not located as shown on the plans, shall be brought to the Architect's attention immediately.

This structure is designed as a stable unit after all components are in place. The Contractor shall be responsible to provide temporary bracing as required to insure the vertical and lateral stability of the entire structure or a portion thereof during construction.

Provide draft stop in attic space.

Attic space shall not exceed 3,000 sq. ft.

Maintain 1-hr fire resistive wall and ceiling construction between the garage and residence for occupancy separation. Per CBC.

See Architectural Drawings for Energy Requirements.

Pay legally required sales, consumer and use taxes.

Secure and pay for licenses and inspections, as necessary for proper execution and completion of work, which are customarily secured after start of construction and which are applicable at time contract is awarded.

The Owner shall pay for all permits and fees required for construction and all tests and inspections as required by Drawings and Specifications.

Obvise notices required by governmental authorities and by the Owner or his/her representative.

The Contractor shall:

Be held responsible for compliance with the California Safety Orders. Contractor shall coordinate all mechanical and electrical equipment as to weights and exact locations with structure supports. In the event that the purchased equipment exceeds in weight and location from those indicated in the plans, the Structural Engineer must be notified, and approval obtained prior to installation.

Guarantee all work performed by him directly for the period of one year. Work shall include all materials, fixtures, equipment and labor. Such guarantee shall begin on date of Filing of Notice of Final Completion.

Install and maintain a phone and fax at the job site for the duration of construction.

Grade the site and slope all grading and concrete work to provide positive drainage away from the building and to area storm drains.

Protect the adjacent properties, including, but not limited to pollution, trash, or damages due to demolition, excavation, construction and/or flooding originating on site.

Shall be responsible for the appropriate "hook-up" to all utilities required to support the work.

Flash and caulk as necessary to achieve a waterproof, watertight building.

The Contractor shall coordinate work with all trades and utilities. Shoring shall be provided where demolition of support structures occurs.

Notify the Architect about any condition requiring a modification or change, before proceeding with the work.

Provide and pay for labor, materials and equipment, tools, construction equipment and machinery, electrical power, water, fuel, telephone and other utilities required for construction and other facilities and services necessary for proper execution and completion of the work.

Verify all dimensions, levels and site conditions prior to the start of construction and report any discrepancies immediately to the Owners representative. Only note dimensions are to be used for construction purposes. Obtain clarification of dimensions from the Architect when necessary. Do not scale drawings. Errors caused by scaled dimensions shall be corrected by the Contractor at the Contractor's expense.

Notify the Owners Representative promptly, should any questions arise pertaining to the Construction Documents, or if conditions are found that may prevent the proper execution of any portion of the work. The Contractor shall correct all errors, discrepancies, or omissions which result from his/her failure to notify the Owners Representative before starting fabrication or installation of any item of work.

Maintain on the job site, in good order, one copy of all Construction Documents and modifications thereto, field test records and inspection reports. Correspondence pertaining to the work, on-site permits and permit sets or plans for the use of building officials.

Maintain a separate set of drawings on site to be marked up by the Contractor with "as-built" information for record.

Deliver to the Owner, upon project close-out, the permit and record (as-built) sets of Construction Documents together with operation and maintenance data, warranties, certificates of compliance required by regulatory authorities, bonds and such other project records as may be requested by the Owner. Provide minimum five (5) copies of shop drawings and color samples for all fabricated items including all structure, carpentry, finishes, specialties, equipment, furnishings, elevators, mechanical, electrical and plumbing. Submit and pick-up from Architect for his approval.

Contractor shall be responsible for complete cleanup including removal of stumps, paint marks, paint marks and complete scrub, wax and polishing of surfaces to the satisfaction of the Owner and Architect.

01 10 Summary of Work

These drawings have been prepared from the latest information available on existing conditions. Minor variations may occur in the actual construction.

The Contractor and sub-contractor shall verify all existing conditions and dimensions on the drawings. Notify the Architect of any discrepancies prior to starting or ordering materials.

The detailed scope of work for this project is described on sheet T11, as a part of these Construction Documents.

The Structural Calculations prepared by the Structural Engineer, shall be a part of these documents with all recommendations incorporated in the Construction Documents.

The Energy Calculations prepared by the Mechanical Engineer shall be a part of these documents and all recommendations and mandatory compliance requirements included as such.

These contract documents do not contemplate handling or treatment of asbestos and/or any hazardous waste materials. Should any hazardous materials be discovered, the Contractor shall notify the Architect at once by telephone and in writing.

01 20 Alternates

Alternates to an item specified herein, must be approved in writing by the Architect or Owner prior to installation.

If the Contractor and/or Subcontractors wish to substitute materials or products other than those specified, he shall obtain the Architects written approval no later than five (5) working days prior to the bid opening date.

The decision of the Architect as to the equality and utility of substitutions offered shall be final.

01 30 Submittals

Submittals of product data, samples, manufacturers' installation instructions and warranties shall be made by the contractor to the Architect when required by a section below or as required by the Owner.

01 42 13 Abbreviations and Symbols

Abbreviations and symbols used in the Construction Documents are defined on the sheet where they occur. Any abbreviation or symbol not used in the Construction Documents and not defined as stated above shall be verified with the Architect.

DIVISION 2 - EXISTING CONDITIONS

Prior to the start of any demolition or construction, the Contractor shall inspect and prepare an inventory of all items noted to be relocated or salvaged and verify that these items are in good working condition and able to be relocated. The Contractor shall present this inventory to the Owner and the Architect for their approval. The Contractor shall be held responsible for replacing any relocatable item damaged during the demolition process. Salvaged items shall be the Owner's choosing and shall be the Owner's property.

Coordinate all demolition work with architectural, structural, electrical, mechanical, plumbing and landscaping drawings.

DIVISION 3 - CONCRETE

03 50 00 Cast-in-Place Concrete

This section applies to slabs on grade and footings or grade beams not exceeding 3 feet in height.

Hold down anchors to be tied in place prior to calling for foundation inspection.

Formwork: The Contractor is responsible for formwork design and construction. Construct Forms firmly, of sound lumber and plywood, to lines and levels indicated. Brace and fasten to withstand superimposed loads. Remove all form boards as soon as concrete has acquired sufficient strength but not later than occupying of the building.

Reinforcement: Provide all reinforcement as required by the soils report and as indicated on the drawings. Footings, grade beams, stem walls and other reinforced concrete shall have minimum draft, width, anchors and reinforcement as required by the soils report and as indicated on the drawings.

Control joints: Provide as indicated on the drawings and as directed by the Structural Engineer.

Finish: Steel trowel finish under resilient flooring, wood floor elsewhere. Feather to adjacent surfaces a minimum of 6".

Curing: Shall be required to maintain moisture contents of slabs on grade. Cure curing compounds may be used as permitted by Owner's representative, provided that the compound used is compatible with the floor finishes to be installed over the slab.

03 50 00 Cast Decks and Underlayment

Supply and install gypsum concrete floor underlayment as shown on the drawings.

Installation shall be by a factory-approved applicator in accordance with the manufacturer's written instructions and the requirements of the referenced evaluation.

Supply and install lightweight insulating concrete as shown on the drawings.

SECTION 03600 - ARCHITECTURAL PRECAST CONCRETE - PLANT CAST

PART 1 - GENERAL

SUMMARY

This section refers to architectural precast concrete units. Architectural precast concrete includes the following: Precast concrete units as defined in the architectural plans. Potentially includes wall caps, columns, balustrades, sills, piers, finish, moldings or any other decorative element designed to be cast out of concrete. These are non-structural, self-supporting units.

SUBMITTALS

Product data and instructions for manufactured materials and products. Shop drawings prepared by CDI showing complete information concerning the precast concrete units. Indicate member dimensions and side view unless otherwise noted. Anchors will be embedded in a standard configuration. Samples - Submit samples of color options and texture options for selection process.

QUALITY ASSURANCE: Fabricator qualifications: CDI has over 50 years of successful experience in fabrication of architectural precast concrete units. Fabricator has sufficient production capacity to produce, transport and deliver required units without causing delay in the project.

Design modifications will be made only as necessary to meet field conditions and to ensure proper fitting of the work and only as acceptable to the Architect or project manager. Maintain general design concept shown without increasing or decreasing sizes of members or altering profiles and alignment shown without architects approval. Modifications may need to be considered in view of budget constraints.

DELIVERY, STORAGE AND HANDLING

Deliver precast concrete units to project site in such quantities and at such times to assure continuity of installation. Schedules and priorities will be based on the information provided by the customer. Products to be packaged to protect the finish during transport. Precast may be a long lead time item and should be ordered accordingly.

PART 2 - PRODUCTS

REINFORCING MATERIALS

Rebar used in these products designs to insure safe handling. Corrugated Nail Ties - included in materials as the mechanical fastener. 22 gauge mild galvanized steel - 1/10" x 11"

Threaded inserts - Plastic inserts are included in very large castings such as large moldings, columns and stackable column components. These are for mechanical ties and not for lifting purposes. Adhesives - Latex - modified mortar or equivalent used on a stable substrate in conjunction with the mechanical fastener should be used. White cement can be used to adjust the greenish color created by using the latex mortar. Premium grade construction adhesives which come in tubes should be used for bonding columns and on flat surfaces where latex mortar cannot be used.

CONCRETE MATERIALS

Portland cement: Type I Portland cement Gray or Luminix White

Water: Drinkable, free from foreign materials in amounts harmful to concrete and embedded steel.

Concrete Aggregate - Sand and Gravel: hard, durable, selected and graded, free of material that causes staining or reacting with cement.

Pigments: Nonfading, resistant to lime and other alkalies.

Air-Entraining Admixture: Utilize standard mix designs incorporating admixtures which facilitate the workability, curing and strength of the mix.

Compressive Strength: 3500-9000 psi minimum at 28 days.

FABRICATION

General: Fabricate precast concrete units complying with manufacturing and testing procedures, quality control recommendations, and following dimensional tolerances, unless otherwise indicated.

Notes: Accurately construct mold mortar-tight and of sufficient strength to withstand pressures due to concrete placing operations and temperature changes. Maintain moist work to provide completed precast concrete units of shapes, sizes and dimensions indicated, within specified fabrication tolerances.

Dimensional Tolerances of finished units: Ornamental architectural precast concrete, being fabricated by design, is measured for length, width and thickness at the surface from which the mold is loaded maintaining plus or minus 1/16 of an inch tolerances. Overall height and width measured at face adjacent to mold at time of casting.

Surface Finish: Fabricate precast units and provide exposed surface finishes as follows:

Traditional - smooth, relatively void free texture.

Modern - Less voids than traditional but not typically void free.

Champane - Lightly etched texture.

Sonoron - Heavily etched texture exposing more aggregate.

Artique - High irregular, pitted finish.

Color: Select from CDI color chart to minimize variations in color.

PART 3 - RECOMMENDED EXECUTION OF THE INSTALLATION

The successful installation requires experienced knowledgeable installers in order to achieve a quality installation. Local building codes should be followed. Considerations for installation include:

Install precast concrete members plumb, level and in alignment. Provide temporary supports and bracing as required to maintain position, stability and alignment as members are being permanently connected.

Maintain horizontal and vertical joint alignment and uniform joint width as erection progresses.

Anchor units in final position by bolting, welding, grouting, or as otherwise indicated. Remove temporary shims, wedges and spacers as soon as possible after anchoring and grouting is completed.

Cleaning: Clean exposed facings to remove dirt and stains on units after erection and completion of joint processes. Protect other work from damage due to cleaning operations. Do not use cleaning materials or processes that could change the character of exposed concrete finishes.

PART 4 - SETTING THE PIECES

Precast must be installed on a sound substrate with adequate adhesive applied to the bonding surface of each casting. Many substrates are suitable for application of CDI products provided they are clean and strong enough to support the weight of the castings. Fasteners, such as corrugated wall ties or threaded inserts, are included with most CDI products and should be used in conjunction with adhesives.

In addition to the fasteners, an adhesive should be used to bind the castings to substrate and to each other. Latex-modified mortar products is a strong, permanent bond, and the setting bed formed by the mortar allows for the adjustments needed for satisfactory alignment. A recommended latex mortar adhesive is Custom Crete (Custom Building Products, 1-800-212-8786).

Premium-grade construction adhesives, packaged in tubes and applied with caulking guns, are recommended for bonding column halves and flat surfaces. Sikaflex-la (Sika Corporation 1-800-303-7482) is widely available.

INSTALLING FULL-ROUND COLUMNS

Columns are manufactured and shipped in halves, they are usually installed around structural supports.

Threaded inserts are cast into the columns and are used to mechanically attach the columns to the supports.

The inserts should never be used to lift the columns. In addition to the inserts, adhesive (such as Sikaflex-la) should be used to bond the two column halves. Nylon strap slings should be used to move the columns into place and to hold them together while the adhesive cures. Care should be taken to avoid marring the surface of the columns.

Solid grouting of the column cavities generally is not recommended as it can complicate the installation, particularly if wood supports are used. The moisture in the grout tends to cause the wood to swell and crack.

When selecting columns for applications which require structural supports, carefully view the cavity dimension to determine if the supports will fit.

The method chosen to install columns should conform to the local building codes and safe, reliable construction practices.

PART 5 - CLEAN UP AND REPAIRS

Precast concrete should be covered with masonry cleaners available from masonry specialty suppliers. At no time should acid be used. Any application of masonry cleaners should be treated as other concrete, depending on your local weather conditions. Sealer information is available from masonry product manufacturers. No suggest testing sealants on samples.

DIVISION 4 - MASONRY

04 20 00 Unit Masonry

Masonry Concrete unit masonry shall be as shown on the drawings prepared by the Structural Engineer.

Grouting: Provide non-shrink grouting for work of this section as shown and required. Conform to manufacturers' directions.

04 40 00 Stone Assemblies

Supply and install stone veneer as shown on the drawings. Erect field samples as instructed by Owner.

Installation of veneer as wall covering, shall comply with the applicable provisions set forth in section R703.

DIVISION 5 - METALS

05 12 00 Structural Steel Framing

Supply and install structural steel as shown and specified on drawings. Conform to additional requirements of the structural drawings and to applicable positions of American Institute of Steel Construction (AISC) and Chicago, L, codes and manuals of American Welding Society (AWS), California Administrative Code (CAC), and all governing codes. Submit shop drawings fully detailing work of this section, including gaskets, welding, connections, including minor connections not shown but necessary for complete installation.

Product shall be as follows:

Steel shapes: ASTM A36 Steel tubing: ASTM A58, A500 or A501 Steel plate: ASTM A36, Schedule 40 for general use, ASTM A58, Grade B for structural use.

Aluminum: ASTM B209, B221, and B241. Alloy 6063-T5.

Stainless Steel: ASTM A770, Type 302 or 304, with No. 4 satin finish unless otherwise shown.

Bolts & Nuts: ASTM A307 Primer: Lead-free red metal primer, zinc chromate or alkyl type.

Welding: Conforms to AISC methods as modified by referenced AISC Standards, and as noted on Drawings. New joints by shielded electric arc methods indicated or to contact with smooth surfaces, free of holes, slag, dried exposed welds subject or other defects. Flush with adjoining for concealed welds.

Shop Priming: Clean surfaces according to AISC Specifications. Apply shop coat of metal primer to minimum 1.0 mil dry film thickness. Non primer items do not prime galvanized items or items imbedded in concrete or masonry. Shop prime all ferrous items not to be galvanized unless otherwise indicated or specified.

Miscellaneous Items: Fabricate items not specifically mentioned according to the Drawings, approved Shop Drawings, and as required to complete the entire work. galvanize exterior items and shop prime interior items unless otherwise shown or specified.

Galvanizing Repair: Wire brush welds and damaged coating to clean bright metal. Apply one coat of galvanizing repair paint where surfaces are concealed or are to be finish painted. Use the specified hotdipped galvanizing repair compound where surfaces remain exposed and unpainted.

Shop Prime: Coat Repair: Clean field welds, field bolts, and all damaged shop primer and shop coat of the same primer used for the shop coat. Apply a spot coat of the same primer used for the shop coat.

Fasteners: Provide fasteners and connectors of approved types as required for the installations, whether or not indicated. Provide galvanized fasteners for galvanized items and for exterior use. Installation shall conform to drawings, approved submittals and requirements herein. Obtain necessary submittals and information to provide all notes and drilling indicated or required for fasteners. Protect aluminum from caustic materials and from dissimilar metals and from contact with paint. Verify the requirements for coating the work with two heavy coats of bituminous paint, or suitable isolation gaskets, as applicable for each condition.

These are non-structural, self-supporting units.

05 50 00 Metal Fabrications

Supply and install miscellaneous metal fabrications as shown and detailed on the drawings.

DIVISION 6 - WOOD, PLASTIC & COMPOSITES

06 10 00 Rough Carpentry

Supply and install rough framing as shown on the structural drawings.

Coordinate all work with the work of other trades. Provide chases, cuts, bracing, and blocking, required by other trades.

Wood Frame Construction (minimum, unless noted otherwise).

Bottom plates shall be pressure treated.

All bottom plates shall be anchored to the foundation with 5/8" diameter anchor bolts having 1" minimum embedment (or other approved anchors) at a minimum of 12" from plate ends.

See Framing Specifications or Detail Sheets for the following information: Nailing Schedule Rigger Attachment (where applicable).

Provide Fire blocking at floor, ceiling, eaves and mid-height of walls over 10'-0" in height.

Fire Blocking Notes: At concealed spaces of stud walls, and partitions, including furrow spaces at the ceiling and floor levels, and at MAJK 10' R. Intervals both vertical and horizontal. All the connections between concealed vertical and horizontal spaces such as soffits, dropped ceiling, and cone ceilings and tops of framed columns.

In concealed spaces between stair stringers, at the top and bottom of the run and between studs along and in the run of stairs. If the walls under the stairs are unfinished, in openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings, which afford a passage for fire at ceiling and at ceiling and floor levels, use non-combustible materials. At openings between attic spaces and chimney chases for factory-built chimneys, walls having parallel or staggered studs for sound control shall have fire blocks of mineral fiber or glass fiber or other material. The integrity of all fire blocking, and draft stops, shall be maintained.

Fire blocking shall be screwed and glued to floor joists. Existing and new floors where applicable.

All wood within 6" of earth or 1" of concrete shall be reduced or pressure treated.

Product shall be as follows:

Sawn Lumber: Shall be Douglas Fir, S4S, and shall bear a grade mark. Use grades as specified for stressed applications and "economy" grade for blocking, bracing and other non-stressed conditions. Use preservative treated lumber in contact with concrete or masonry.

Sheathing: Shall be plywood or oriented strand board rated by the American Plywood Association (APA) in grades and thicknesses as indicated on the structural drawings. Plywood shall conform to product standards U.S. No. 1, current edition. Sheathing units to be covered with elastomeric deck topping must be plywood.

Hardboards: Shall be Masonite as manufactured by Masonite Corp. Installation shall conform to the written specifications of the manufacturer and to the recommendations of American Hardboard Association.

Nails: Common wire nails, sizes as indicated. Ring-shank nails for plywood on floors.

Bolts and Nuts: ASTM A307 galvanized for exterior exposed use. Provide matching washers.

Framing Connectors: shall be as manufactured by Simpson Strong Tie Company Inc. Alternates may be used only with prior approval of the Architect.

Installation shall coordinate sloped framing with the plan to show adequate space for installation of light fixtures and mechanical equipment.

Installation shall be as shown and specified on the structural drawings, complete with connectors, nailing, bracing, temporary supports, and materials not shown or specified but necessary for a complete job.

06 17 00 Shop-Fabricated Structural Wood

Supply and install manufactured joints, beams, and headers as shown on the framing drawings.

Product shall be manufactured by the bear and trademark or with quality control inspections. No substitution of product is allowable unless permitted in writing by the Structural Engineer.

Installation shall be in accordance with the Residential Products Reference guide published by True-Joint. MacMillan. Spans are not to exceed True-Joint recommended spans based on L450 live load deflection.

06 17 50 Wood Trusses

Supply and install wood roof trusses as shown on the structural drawings. Deliver, store and handle trusses in conformance with the manufacturers' written instructions.

Submit shop drawings and engineering calculations to the Architect and Structural Engineer for review and approval prior to fabrication. The calculations shall be stamped and signed by an engineer and filed in the state in which the project is being built. The truss manufacturer shall provide shop drawings and calculations, as reviewed and approved by the Structural Engineer, to the building Official prior to fabrication of the trusses or, if required by the Building Official, prior to the issuance of a building permit.

Installation shall be as shown on the truss manufacturers shop drawings and in conformance with the manufacturers' written installation instructions.

06 10 00 Structural Wood-Laminated Timber

Supply and install glued-laminated timber as shown on the structural drawings. Provide a certificate of conformance for each timber if required by the Building Official. Deliver, store and handle glued-laminated timbers in conformance with the manufacturers' written instructions. Installation shall be as shown on the structural drawings.

Product shall conform to ANSI Standards. Each timber shall be identified with an inspection mark from either the American Plywood Association - Engineered Wood Systems (APA-EWS), or from the American Institute of Timber Construction (AITC).

06 20 00 Finish Carpentry

Supply and install interior wood trim, door frames, casings, shelves, poles and plastic work as shown on the drawings and as directed by the Owner. Field measure for finished items prior to fabrication.

Product and finish shall be as selected by the Owner.

Provide solid blocking of all cabinets, countertops, mirrors, shelving, light fixtures, and all miscellaneous wall and ceiling molding or recessed items.

All interior exposed ceiling joists, beams or trim shall be finish grade. Finish treatment shall be confirmed with the Owner or Architect. Distressed treatments shall be confirmed with the Architect.

Installation shall be true to line and level. Fastened securely and scribed to prior finish work for a tight fit. Provide one shaft (1/16") mounted at six feet above the floor and one rod (1/16" diameter) mounted at five feet - six inches above the floor and 10'-12" from the face of the rear wall at each clothes closet, whether or not such shelving and rods are shown. Verify the requirements for closet rods with the Owner. Confirm with the Architect the Owners desire for pole and shelf, or Owners Consultants closet design.

06 43 00 Stair Parts And Handrails

Stair builder shall provide shop drawings to be approved by Architect. Supply, install stair parts and handrails as shown and detailed on the shop drawings. Product and finish shall be as selected by the Owner. Installation shall be true to line and level. Fastened securely and scribed to prior finish work for a tight fit.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07 10 00 Dampproofing/ Waterproofing

Below Grade Vertical Waterproofing

TREN-DRAIN TREN-DRAIN total-drain drainage material, a two part, prefabricated drain consisting of a formed core covered on one side with a non-woven needle-punched polypropylene fiber fabric. This system provides both water collection plus a high profile section for water flow around the perimeter of the structure. TREN-DRAIN Total-Drain consists of a 12" high profile drainage section with a 12" transition section to couple with TREN-Drain, TREN-Clean 1000, and TREN-Chain 2000.

Provide adhesive compounds and tapes recommended by waterproofing sheet manufacturer for flashing. Provide protection course Ancor board or equal or as recommended by waterproofing sheet manufacturer.

Installer must examine substrate and notify contractor of unfavorable conditions. Do not proceed until these conditions have been corrected in a manner acceptable to installer.

In placing testing: Before completed membranes on

DIVISION 8 - OPENINGS

Where windows and/or doors are to be replaced or relocated, the Contractor shall coordinate with the Owner for removal and storage. The existing openings shall be field verified and modified as needed to accommodate the new door or window. If the walls or header must be enlarged, the Architect shall be notified prior to work starting.

Provide emergency exit doors or windows from sleeping rooms. Net clear window opening area shall be not less than 5.7-sq. ft. (B21-sq. ft.) minimum. Net opening height dimension, 24" clear minimum. Minimum net opening width dimension, 20" clear. Finished sill height maximum, 44" above floor.

08 10 00 Doors and Frames

Supply and install wood exterior and interior doors as shown on the drawings. Doors shall conform to the applicable industry standards of the National Wood Window and Door Association (NWVDA). Store and handle doors in accordance with the recommendations of NWVDA and the manufacturer.

Product shall be as follows:

All outward swinging doors shall have an exterior landing within 1/2" of the top of the door threshold. Caulk and waterproof under the threshold. Slope landing away from the structure 1/4" per foot.

Exterior Flush Doors: 1-3/4 inch thick, 9-ply construction glued-up solid wood, or 7-ply construction particulateboard core with sound glass pinch or medium density overlay veneer unless otherwise shown. Trim shall be added if shown on drawings.

Exterior Sile and Rail Doors: 1-3/4 inch thick solid wood stile and rail and solid wood raised panels. Joinery shall be either dovetailed or mortise and tendon. Glazing, if indicated, shall be fully tempered to ANSI Standards. Exterior Glazed Doors: 1-3/4" thick solid wood stile and rail stile door with individual panels of glass as shown on the exterior elevations. Glass shall be tempered to ANSI Standards.

Interior Doors: Flush 1-3/8" thick solid core, sized per the drawings. If other than flush door (raised panel, etc.) is indicated, door design shall be selected by the Owner from the supplier's submittal.

Installation shall be in accordance with the recommendations of the NWVDA and the manufacturer.

08 30 00 Sectional Overhead Doors

Supply and install sectional overhead doors and operating hardware as shown on the drawings. Supply and install garage door openers as directed by Owner.

Product shall be four section wood door and door manufacturer's operating hardware. Submit manufacturer's catalog cuts to Owner for selection of design and finish.

Installation shall be in accordance with the manufacturer's written installation instructions.

08 50 00 Windows

Comply with NWVDA Standards 13.2 and 13.4 with a Quality Certification Label on each unit. Install to the specifications and recommendations of NWVDA and the manufacturer.

Products shall be as selected by the Owner and shall be shop glazed.

08 70 00 Hardware

Submit a hardware schedule to the Owner, specifying the manufacturer's catalog numbers, location and finishes. Provide templates to tracer doing work and furnish all hardware with fasteners.

Secure finish hardware with suitable fasteners of the same material and finish as the item being attached. After fitting hardware to doors, remove all finish hardware except hinges, carefully replace in properly marked boxes, and place in storage. After painting and finishing is completed permanently install finish hardware.

Furnish brass thresholds for all exterior doors unless furnished with the door unit. Coat metal thresholds with asphalt paint on the bottom, set in mastic and have plastic flashing specified elsewhere extend up the jambs.

08 80 00 Glazing

This section applies to all glass and glazing shown, except glass in pre-glazed door and window assemblies. Comply with CBC and ANSI standards as applicable.

All glazing shall comply with Standards of the U.S. Consumer Product Safety Commission. Manufacturer to supply Certificate of Compliance to the Owner.

Glass and glazing shall conform to the provisions of the 2014 CBC/CRC. All glazing panels adjacent to doors and within 10' of walking surface shall be tempered.

Glass shall be manufactured by LOP Glass, Inc., PPG Industries, Inc., Ford Glass Division, or Saint-Gobain/Temaglass, except where specific types or colors of different manufacturers are indicated or specified.

Frost Glass: Type 1 (transparent glass flat), Class 1 (clear), Quality Q3. (Tinted select), double strength unless otherwise specified or required by glass area or hazardous location. Tinted Frost glass shall be Type 1, Class 2 (tinted heat absorbing and light reducing) quality Q3.

Tempered Glass: Condition A, Type 1 or 1, Class 1, Quality Q1. Kind FT, match color of clear, reflective or tinted glass as applicable, fully tempered. (Clear strengthened glass may not be substituted for fully tempered glass.) Perform tempering by horizontal roller glass temper process only; processes making proper or long marks are not acceptable. Handle glass according to manufacturer's instructions. Lights showing excessive distortion will not be permitted.

All new glazing (fenestrations) will be installed with a certifying label attached, showing the U-value.

Instal tempered glazing in all hazardous locations as required by CBC and as indicated on the drawings, including, but not limited to the following locations:

Bathing, sliding, and fixed panels of doors, except wardrobe.

Glazing adjacent to bathtubs and within 9 feet from floor level.

Glazing adjacent to a door within a 24 inch arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than sixty (60) inches above the walking surface.

Glazing in individual, fixed, or operable panel, other than those locations indicated above, where the individual pane is greater than nine (9) square feet, the bottom edge is less than six (6) inches above the floor, and one or more exposed surfaces is within thirty six (36) inches horizontally of the plane of glazing.

Glazing in railings.

Manufacturer of the glass used in the assembly shall manufacturer's installation glass.

Install glass in wood and metal frames according to manufacturer's instructions. Minimum glass edge bearing clearance and edge lap (B26) shall be per code and manufacturer's instructions.

Wash and polish glass both sides and leave free of soiling without the use of harmful chemicals.

08 90 00 Louvers and Vents

As shown and detailed on the drawings.

Provide underfloor ventilation 12"x18" space in each new foundation wall for each 100 square feet of underfloor space. Provide copper mesh screen frame at each opening.

Pending approval of Fire Dept. Provide attic ventilation at eave line to equal not less than 1/150 of area ventilated. Provide metal mesh screen in wood or metal frame at each opening.

DIVISION 9 - FINISHES

090400 SOUND BLOCKING MATERIALS

Acoustical TM Sound Barrier is a sound transmission blocker that reduces sound from transmitting through walls, floors and ceilings. It is a limp mass material made of high-temperature fused vinyl and no lead fillers. Acoustical TM Sound Barrier is very dense, weighing one pound per square foot. The mass is what allows the Acoustical TM Barrier to be so effective at reducing airborne noise from transmitting into your space or inside noise transmitting out of your space. Acoustical TM is commonly used in new construction and also to correct problems in existing spaces. Acoustical TM Sound Barrier is available in a non-reinforced version for wall and ceiling installations and a reinforced version for installations that require hanging or mounting with grommets. Acoustical TM Sound Barrier has a STC Rating 27. It is tear resistant, yet easy to cut with a utility knife. Standard roll size is 4' x 16'.

Acoustical Solutions (800) 762 - 5742.

Any harsh cleaning agents, caustics, abrasives, or acids for cleaning.

90-STEP FLOOR UNDERLAYMENT

90-Step Floor Underlayment is an environmentally friendly rubber based product made from recycled tires that is available in a one to ten pound square foot or two to ten pound square foot mat that offers creative sound reduction of both airborne and structure borne noise. 90-Step Floor Underlayment offers superior STC performance over other underlaments in the market today. 90-Step underlayment can be installed over wood or concrete sub floor and can be installed under hardwood, vinyl tile and carpet flooring. 90-Step underlayment is economically priced and readily available. Please call us with any questions on our acoustical underlayment products at (800) 762 - 5742.

SEALANTS - Green Glue

Green glue is a liquid, urethane based viscoelastic damping compound which represents the highest performance product of its type. It is used between sheets of drywall, subflooring or other building materials. It is significantly lower in applied cost/performance ratio. It is also remarkably tolerant to real world application conditions and carries almost none of the burden of precision required by many damping systems.

Green glue is non-toxic with no mixing required. For floors and walls, this product drastically reduces impact and airborne noise. It can be used in outspeaker cabinets, home theaters and recording studios (800) 762 - 5742.

09 20 00 Portland Cement Plaster

This section applies to all exterior surfaces that are to receive metal lath and Portland cement plaster (stucco).

Provide bulbouse corner bead at all drywall corners. Drywall finish shall be light knock down U.O.N.

Different finishes at floor shall meet under the door, unless otherwise noted.

Interior Finishes must conform to the requirements of the 2014 CBC/CRC. All decorative materials are required to be maintain in a flame-retardant condition.

Contractor shall install a new 7/16-inch stucco finish over expanded metal lath over weather resistive barrier. All joints between existing and new stucco shall be featured over 12 hours.

The new stucco finish shall match existing in texture and color unless otherwise indicated.

Where the existing stucco color is integral in the existing finish, provide a new color coat over all existing surfaces.

Where the existing stucco has been painted the contractor shall provide a new painted finish over all stucco surfaces or shall sand stucco to remove paint and then provide a new color coat.

Weather-Resistive Barrier: Cover all surfaces with a weather-resistive barrier conforming to the 2014 CBC/CRC for Kraft Reinforced Building Paper or asphalt-saturated organic felt, as specified elsewhere.

Over solid sheathing apply two layers of Grade D 30-minute paper.

Prior to installation of the weather-resistive barrier, inspect the condition of framing and all surface to receive stucco, to assure that they conform to code and are suitable for the finish to be applied. Make repair and corrections as needed.

Lathing Materials: shall be expanded Metal Lath: Small diamond mesh, expanded from galvanized steel sheet, self-furring 2.5 pounds per square yard over framing spaced at 16 inches on center and 3.4 pounds per square yard over framing at 24 inches on surfaces or as indicated on drawings.

Nails and Staples: Comply with CBC and drawings for type, size, gauge and spacing.

Plastering accessories: P.C.s by Plastic Compounds, Inc., Miami, FL, or equivalent by Fry Raget, Co. Alhambra, CA. Galvanized steel shall be minimum 26 gauge. Furnish sweep screeds, interior and exterior corner reinforcing corners, casing beads, fasteners, etc. Install as required or detailed. Secure all metal lath required and backing lap flanges with weather-resistive barriers to shed water.

A weep screed or weep hole shall be provided at or below the foundation plate line for all exteriors with stucco. Weeps shall be placed at a minimum of 4" above grade.

Exterior Stucco: Conforming to the general requirements of "Specifications and Standards for Manufactured Stucco Finishes" issued by Stucco Manufacturers Association, Sherman Oaks, CA, manufactured by Expo Stucco, La Habra or Hignield Stucco, delivered in manufacturer's sealed containers, requiring only addition of water for use. Furnish integrally-colored stucco in color and texture selected by Architect.

Application: Conform to CBC and CBO reports, printed instructions of manufacturer and Plaster/Metal Framing System/Lath Manual published by the California Lathing and Plastering Contractors Association, Inc. Base (Boracoi) Coat: Completely embed, and form good key on, metal lath. Thoroughly scratch in horizontal direction only and keep at optimum moisture content with fog spray for 48 hours before second coat is applied.

Second (Brown) Coat: Set temporary grounds and bring plaster to true planes between metal joints. Straighten, chisel with string, remove temporary grounds and fill voids with plaster. Float the surface to correct texture for finish coat, keep moist for 12 hours, and allow to air cure for 10 to 14 days before applying finish coat.

Application over Masonry and Concrete: Apply bonding coat in accordance with manufacturers' recommendations. Apply brown coat and allow to cure for 14 days. Apply finish coat, within six weeks with no dry laps. Top marks, crazing, checking and other surface irregularities.

Fog Coat: Will not be required if finish plaster is uniform in color and texture, to the satisfaction of the Owner. If finish plaster is not uniform, apply fog coat as part of this work, without additional cost to the Owner.

Material: Cementitious spray consisting of white Portland cement, lime and pigments, of same manufacturer as finish coat. Match to match finish coat.

Application: Mix to consistency required for spray application, and apply to cured plaster to achieve uniform color.

Stucco over Decorative Foam of Wood Trim: Install foam shapes with adhesive, wood shape with nails. Apply coating coat over foam or wood, embed glass fabric in bonding coat and allow to set. Apply urethane mesh around foam shapes. Apply brown coat finish as specified elsewhere. Protect shapes from damage. Replace damaged material at no cost to Owner.

Seal-Coat: Apply to all exterior stucco surfaces after finish coat has set and dried thoroughly. Seal-coat applied to stucco shall be Dri-Shield Sealer by Brown Industrial Process, Corp. Co. in half for stucco, or Dri-Shield by Rain-Guard Products Company. Installation shall be in accordance with the specifications and recommendations of the manufacturer.

09 20 00 Gypsum Wallboard

Conform to CBC and the recommendations of the Gypsum Association.

Wallboard shall be 5/8" thick tapered edge board conforming to CBC and ASTM. Install regular grade wallboard unless otherwise indicated on the drawings, in these specifications or required by code. Install type JVR board in all damp or wet areas i.e. bathrooms, kitchens, etc.

Screws: shall be, self-tapping, bugle head, spiral thread, Type 9 for self framing, type X for wood framing. Size and spacing shall be not less than required by CBC, and as modified by fire resistive construction requirements.

Trim: Provide corner beads, T's, casing beads and other trim for all Modern, Traditional or Craftsman style homes. Provide bull nose casing beads for all Mediterranean or Spanish style homes.

Finishing Materials: Joint tape, bedding and finishing compounds, adhesives and laminating compounds.

Sound Insulation: Friction Fit Incombustible fibrous glass batts, minimum 3-1/2 inches thick, nominal 0.65 to 2.50 pcf density.

Caulking Compound: Permanently non-hardening acoustical sealant, install at perimeters of all sound-insulated walls, all outlets and penetrations.

Interior Finish: Medium "Fog" texture except on surfaces to receive wall covering or as otherwise designated by the Owner.

All edges and ends of gypsum wallboard shall occur on framing members, except those edges and ends which are perpendicular to framing members and are not required to be backed for shear values.

09 30 00 Ceramic Tile

Install Durock Tile Backer Board behind all interior walls, countertops and ceilings to receive tile, as manufactured by United States Gypsum Industries, Inc. Install Durock according to the manufacturer's recommended specifications.

Tile adhesives and thin-set cements for bonding ceramic tile and grouts shall be approved by the Ceramic Tile Institute of America.

Ceramic tile for interior installation shall be as selected by the Owner. For exterior installation selected by the Architect. Installation shall follow one or more of the specifications herein as applicable.

Mortar-Set Installation:

Tile set on plastic mortar bed.

Tile set on cured mortar bed with dry-set or Portland cement mortar.

Latex installed over waterproof membrane, designed to fully contain all moisture that may penetrate through the tile and mortar bed, when installed inside the building in a wet area, or where moisture penetration the tile surface may damage the substrate.

For installation over plywood substrate in "dry" area, apply to a cleavage membrane of No. 15 felt or 4-mil polyethylene film under mortar bed.

Install exterior tile over concrete in 1-1/4" minimum mortar bed. Apply mortar bed bond coat to concrete substrate in preparation for mortar bed.

Install Portland Cement Mortar installation: installation with dry set or Latex-Portland Cement Mortar.

Floors: For installation over plywood substrates apply one layer of glass mesh mortar unit as manufactured by Gypsumcrete Inc., Bakersfield, CA, evaluation report 2444 (CBO) in accordance with manufacturers' recommendations. Set tile in latex Portland cement mortar over glass mesh mortar unit.

Nails: In wet area, shower and tub enclosures install tile over glass mesh mortar unite substrate fastened to wall framing. Apply cement mortar over glass mesh mortar unit.

In dry areas apply tile over firm attached, lapped and spackled gypsum wall board.

09 40 00 Painting and Coatings

All exterior and interior surfaces visible to the occupants, whether located in conditioned or unconditioned spaces shall receive paint, stain or clear finish. Exceptions are factory-finished items available in suitable colors, ceramic tile, exterior stucco etc., and other finish materials not customarily painted.

Contractor shall repair and restain all existing surfaces to match original color and texture unless otherwise noted.

Vents, grilles and registers, shall be painted to match adjacent surfaces unless otherwise directed.

Exterior colors selected by Architect or Owner. Interior colors selected by Owner.

Materials and their application shall conform to all local and state regulations governing the use of paint materials at the building site.

Submit a complete list of paint materials for each application with paint manufacturer's detailed instructions and two (2) color samples (two) inches on card board of each color and one glass. Submit color samples of stained or clear "natural" finishes on pieces of wood of the species to be finished.

Furnish paint materials from the same manufacturer whenever practicable. All materials shall be compatible with one another and with the surface materials over which they are to be applied. Comply with the manufacturers' written recommendations for environmental conditions under which coating and coating systems can be applied.

Clean surfaces of dust, dirt, grease, oil, encrustation and other foreign matter prior to the application of the primer coat. Repair all voids, cracks, cracks, dents with suitable patching material. Finish flush with adjacent surface.

Apply materials evenly, free from saggs, runs, crails, holidays or defects and uniform in color. Allow each coat to dry thoroughly before applying succeeding coat.

Remove all surplus materials and debris from site. Remove all spattering from finishes surfaces. Leave paint storage spaces in a clean and finished condition.

The following are minimum requirements. Products listed are by Sherwin Williams. Equivalent or comparable products of other reputable manufacturers may be used with the Architect's prior approval.

Exterior Painting:

Plaster and Concrete:

1st Coat: Primer

2nd Coat: Sealer

Metals: Pre treatment for galvanized metal

1st Coat: Ferrous Primer

1st Coat: galvanized: 14 Corro

2nd Coat: Primer

3rd Coat: Enamel

Exception: Metal doors, frames, ladders and railings: Apply two coats Enamel in Lieu of 2nd and 3rd coats.

Wood: Semi-transparent or opaque penetrating stain. Apply two coats as recommended by the manufacturer.

Interior Painting: Gloss of finishes as defined by Owner.

Gypsum wallboard:

1st Coat: Sealer

2nd Coat: Latex

Enamel Finishes

Gypsum Wallboard:

1st Coat: Sealer

2nd Coat: Primer undercoat

3rd Coat: Enamel, when as selected.

Metal: Pre-treatment for galvanized metal: T13 Vinyl Mesh Primer

1st Coat: Ferrous Primer

2nd Coat: Enamel, when as selected.

Stain and lacquer finish:

Wood:

One coat Wood Stain

One coat Matte Wood Filler

One coat Sanding Sealer

Two coats Clear Varnish Lacquer

Cleanup: Make a detailed inspection of paint finishes after all painting is completed; remove spattering of paint from the adjoining surfaces; and make good all damage that may be caused by cleaning operations. Carefully touch up all abraded, stained, or otherwise disfigured painting, as approved, and leave entire painting in finished condition.

DIVISION 10 - SPECIALTIES

10 20 00 Residential Bath Accessories

Shower and bath enclosures shall be as selected and located by the Owner. Provide all blocking as required.

10 30 00 Fireplaces

Factory-built fireplaces shall be as manufactured by Majestic Fireplace Company, Or by Superior, the Fireplace company or as called out in the drawings.

Factory-built radiant gas fireplaces shall be as manufactured by Superior, the Fireplace Company.

Provide all radiant gas fireplaces with "B" type vent to exterior.

Provide all fireplaces with the following hardware. In addition to all components required for the proper and safe operation of the fireplace:

Tight fitting, closeable glass doors, covering the entire opening of the firebox.

Combustion air intake to draw air from the outside of the building directly into the firebox. The intake shall be a minimum of six (6) square inches in area and shall be equipped with a readily accessible, operable and tight fitting fuel damper. (This shall not be required if the fireplace is not adjacent to an exterior wall).

Fireplaces and chimneys shall comply with applicable provisions of 2016 CRC, Ch 10 as amended.

10 40 00 Exterior Signs

Provide and install house numbers at each site as directed by the Owner. Numbers shall be plainly visible and legible from the street or road fronting the site or unit.

DIVISION 11 - EQUIPMENT

11 20 00 Residential Appliances

Provide residential appliances as specified by the Owner. The Contractor shall provide all rough-ins, connections, fittings and incidental materials and all labor for complete installation in fully operable condition. Contractor shall not be held responsible for the failure of equipment to operate properly, unless such failure was caused by the work of the Contractor. Being necessary for installation.

DIVISION 12 - FURNISHINGS

12 24 00 Window Shades

Provide and install window shades as indicated on the Energy Compliance sheet in the drawings, in accordance with Owners directions.

12 30 00 Casework

Provide and install cabinets as shown on the drawings and as specified by the Owner. All cabinets shall be built and installed to the applicable specifications and requirements of the Architectural Woodwork Quality Standards, latest edition, published by the Architectural Woodwork Institute.

Paint grade Cabinets shall be to ANI 600 Custom Grade.

Stain grade Cabinets shall be to ANI 400 Custom Grade.

Plastic Laminate Cabinets shall be to ANI 500S Custom Grade.

Counter tops shall be as indicated on the drawings or as directed by the Owner. Installation shall be the specifications and recommendations of the counter top material manufacturer.

All cabinework and casework shall be finished as specified or as directed by the Owner. Field measure for cabinets and casework prior to fabrication. Verify the dimensions and all appliances and equipment that are to be built into the cabinework, or require special design to insure their full operation. This verification shall include appliance dimensions, electrical, mechanical and plumbing requirements that may affect the cabinework.

Scrue counter tops and cabinets to walls as necessary to achieve proper fit.

DIVISION 22 - PLUMBING

22 00 00 Plumbing

House to have all new plumbing piping, fixtures and fittings throughout.

Contractor to provide cost comparison for retaining any usable existing piping, fixtures.

Existing plumbing piping, fixtures and fittings not used to be abandoned and/or removed.

Provide new plumbing supply, drain, waste, and vent lines as necessary for the work shown. Meter distribution piping above grade and within the structure to be: Copper Type L, Drain, Waste and Vent piping to be: ABS DWV.

Fuel gas distribution piping above grade and within the structure to be: Galvanized Steel Schedule 40.

All vertical sewer lines shall be insulated and shod to bow.

All interior-plumbing risers shall be cast iron.

Contractor to saw cut (sable) as necessary to install new lines.

Upon inspection and approval, Contractor shall pour concrete slab patches at all cuts.

Contractors Option: Remove existing concrete slabs, Saw cut. After below slab work approval), pour new concrete slab.

Design and install the plumbing system per the latest approved edition of the UPC, and other applicable ordinances and regulations. Drawings and calculations, if required for obtaining permits and for construction, shall be provided by the Owner.

Where local water pressure is in excess of 80 p.s.i., provide an approved pressure regulator as required by UPC.

Plumbing fixtures are indicated on the drawings. Fixtures, faucets and trim shall be selected by the Owner. Furnish fixtures listed herein shall be as specified unless otherwise directed by the Owner.

Interior Painting: Gloss of finishes as defined by Owner.

Maximum flow rate for shower heads shall be 2.0 gallons per minute, for kitchen faucets shall be 1.0 gallons per minute, for Lavatory faucets shall be 1.5 gallons per minute.

Provide new ultra low flush toilets.

No C.P.V.C. piping to be installed for portable water supply.

In showers and tub-shower combinations, control valves must be pressure balanced or thermostatic mixing valves. CPC.

Ceramic tile tub and shower units shall be built over a waterproof membrane as specified.

Unit showers shall have a Emergency or precast receptor with a minimum six (6) foot height integral waistcoat, with direct contact to framing as shown on the interior elevations.

Install tempered glass for shower enclosures.

Pressed steel or cast iron tub/shower units with baked enamel finish shall have a waistcoat as shown on the interior elevations or as requested by Owner.

Install a minimum of two (2) wall mounted hose bibs, with backflow prevention devices, per living unit as shown on drawings or as directed by the Owner.

All hose bibs shall be protected by an anti-siphon device.

Permanent vacuum breakers shall be included with all new hose bibs.

Gas vents and non-combustible piping in walls, passing through three floors or less shall be effectively draftsstopped at each floor or ceiling.

All water heaters shall be installed, with clearances per CMC. See drawings for location(s). Combustion air shall be provided as required by CPC.

DIVISION 22 - HVAC SYSTEMS

All mechanical systems shall be installed in accordance with approved plans and governing codes. Specifications to this section shall be tested and approved to be in proper working condition to the satisfaction of the Building Official before issuance of the certificate of occupancy.

HVAC systems shall be as indicated on the drawings or as specified by the Owner. Provide system complete with all equipment, ducts, terminal and control devices.

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

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR BMP'S

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADINGS/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPPCF) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL, ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPPCF WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICE, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICE.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL DEBRIS, SILT, AND MUD IN AFFECTED AND ADJACENT STREETS AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RING, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPPCF.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHED AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGE TO THE STORM WATER CONVEYANCE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY, ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPPCF SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUB-CONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWES.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED PATHS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (8) NON-STORM WATER DISCHARGE SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 9, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

TOTAL DISTURBANCE AREA: 420 SQ. FT.
EXISTING AMOUNT OF IMPERVIOUS AREA: 420 SQ. FT.
PROPOSED AMOUNT OF IMPERVIOUS AREA: 0 SQ. FT.
TOTAL IMPERVIOUS AREA: 420 SQ. FT.

EARTHWORK QUANTITIES:
CUT QUANTITIES: 3 CYD
FILL QUANTITIES: 0 CYD
IMPORT/EXPORT: 3 CYD
MAX. CUT DEPTH: 2 FT (FOOTING EXCAVATIONS)
MAX. FILL DEPTH: 0 FT

THIS PROJECT PROPOSES TO EXPORT 3 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SAL OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLY-P-00-6 (1/16 COM14.4).
2. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE: NOT TO EXCEED 30 FEET (SDMC, SECTIONS 11.0.4.444 AND 12.0.5.0.5. HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
3. EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO STRUCTURAL RUNOFF TO PUBLIC RIGHT OF WAY.
4. LIGHTING SHALL BE INCONSPICUOUS AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
5. STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE COLLECTED AND LETTING INTO LANDSCAPE GRASS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

EXISTING LOWER & MAIN FLOOR TO REMAIN

PROPOSED A.D.U.

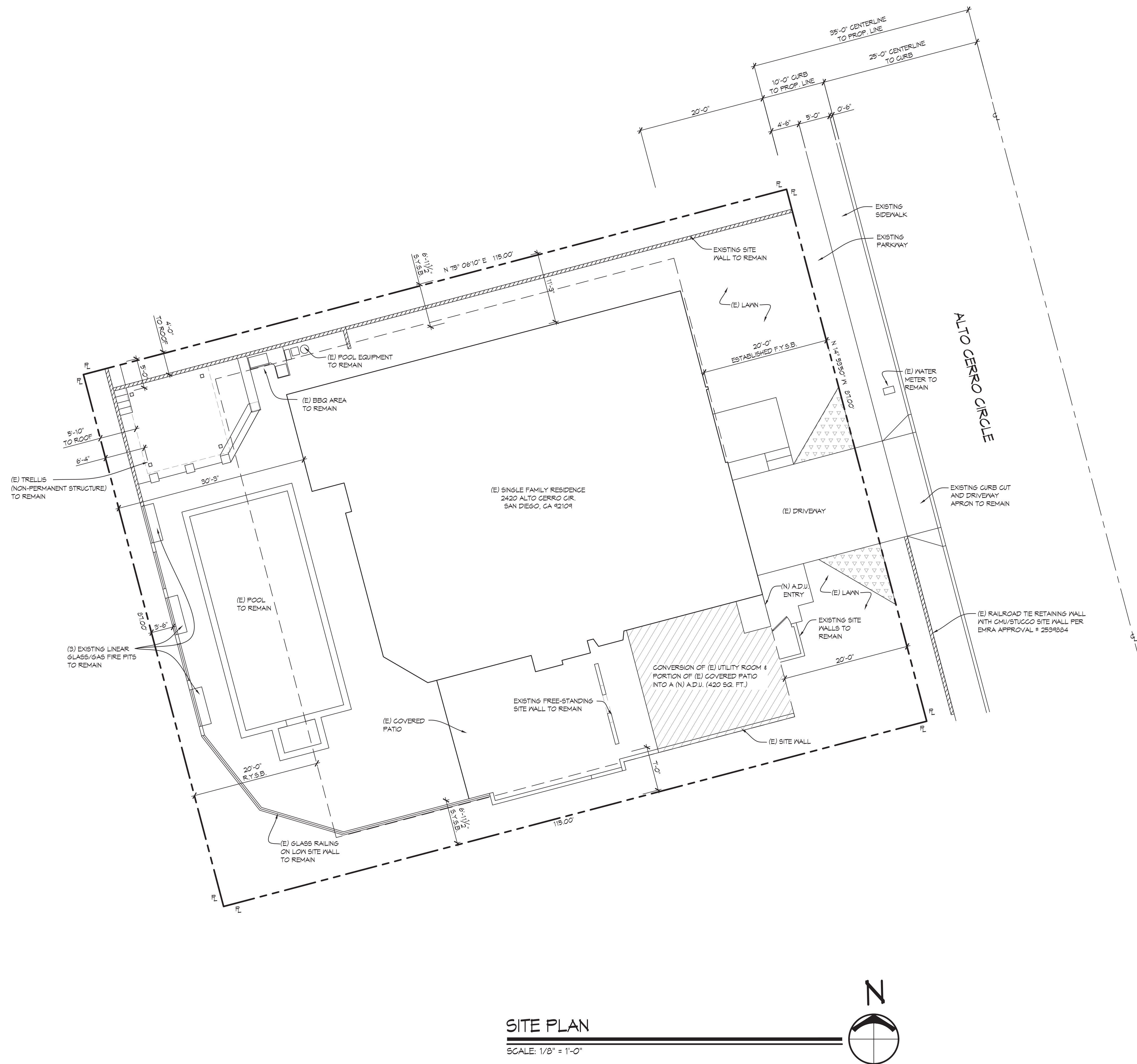
DRIVEWAY VISIBILITY TRIANGLE

CMU SITE WALLS

EXISTING TOPOGRAPHY

PROPOSED TOPOGRAPHY

MM WATER METER



SCALE: 1/8" = 1'-0"



ARCHITECT MARK D. LYON INC.
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NE



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RUTKOWSKI
RESIDENCE

2402 ALTO CERRO CIRCLE
SAN DIEGO, CA 92109

REVISIONS



SUBMITTAL DATE:
01/21/2026

PHASE: _____
CONSTRUCTION DOCUMENTS

PROJECT NUMBER:

REVIEWED BY: MDL

DRAWN BY: KJL / SM / R

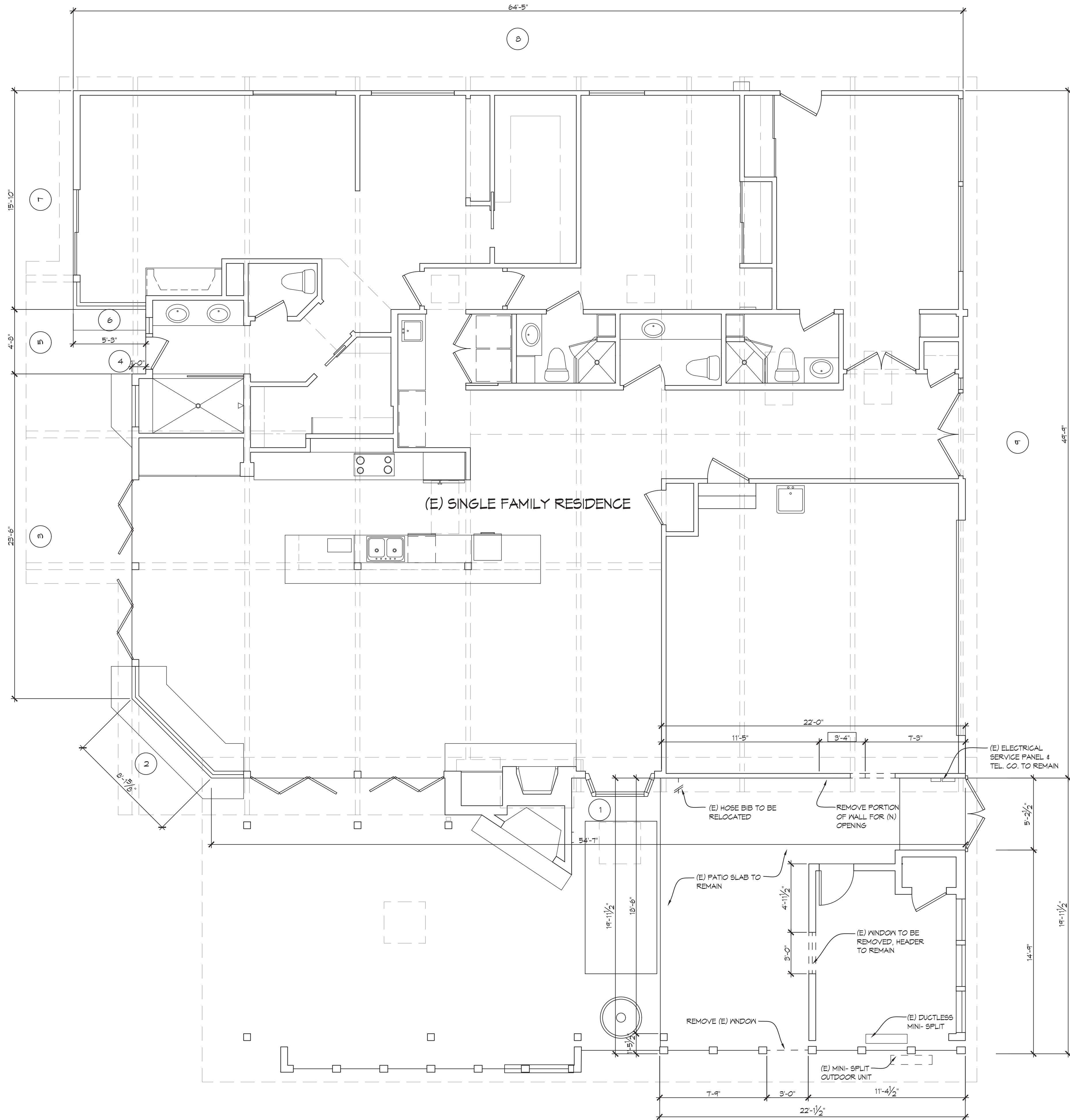
DATE: 03/31/2026

SHEET TITLE:

SHEET NO:

100

A001



AS-BUILT & DEMO FLOOR PLAN

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

WALL MATRIX			
NO.	EXISTING	REMOVED	REMAINING
1	54'-7"	3'-4"	51'-3"
2	8'-1 3/4"	0'-0"	8'-1 3/4"
3	23'-6"	0'-0"	23'-6"
4	1'-0"	0'-0"	1'-0"
5	4'-8"	0'-0"	4'-8"
6	5'-3"	0'-0"	5'-3"
7	15'-10"	0'-0"	15'-10"
8	64'-5"	0'-0"	64'-5"
9	48'-4"	0'-0"	48'-4"
TOTAL	227'-1 5/8"	3'-4"	223'-4 5/8"

50% = $\frac{227'-1 \frac{5}{8}" - 113.56}{2}$

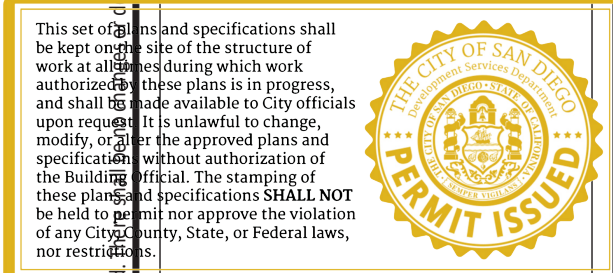
3'-4" ÷ 01 = 1% REMOVED 49% REMAINING
227'-1 5/8"

DEMOLITION NOTES

- CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
- CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
- REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
- REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
- REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
- REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
- REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
- REMOVE ALL EXISTING WINDOWS AS INDICATED AND PREP OPENING TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS.
- ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.

WALL LEGEND

- 1 WALL NUMBER
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- ALL OTHER DASHED LINES REPRESENT ADDITIONAL ITEMS TO BE REMOVED.



RUTKOWSKI
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SAN DIEGO, CA 92109

REVISIONS:

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SUBMITTAL DATE:
01/21/2026

PHASE:
CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
2502

REVIEWED BY:
MDL

DRAWN BY:
KJL / SM / RH

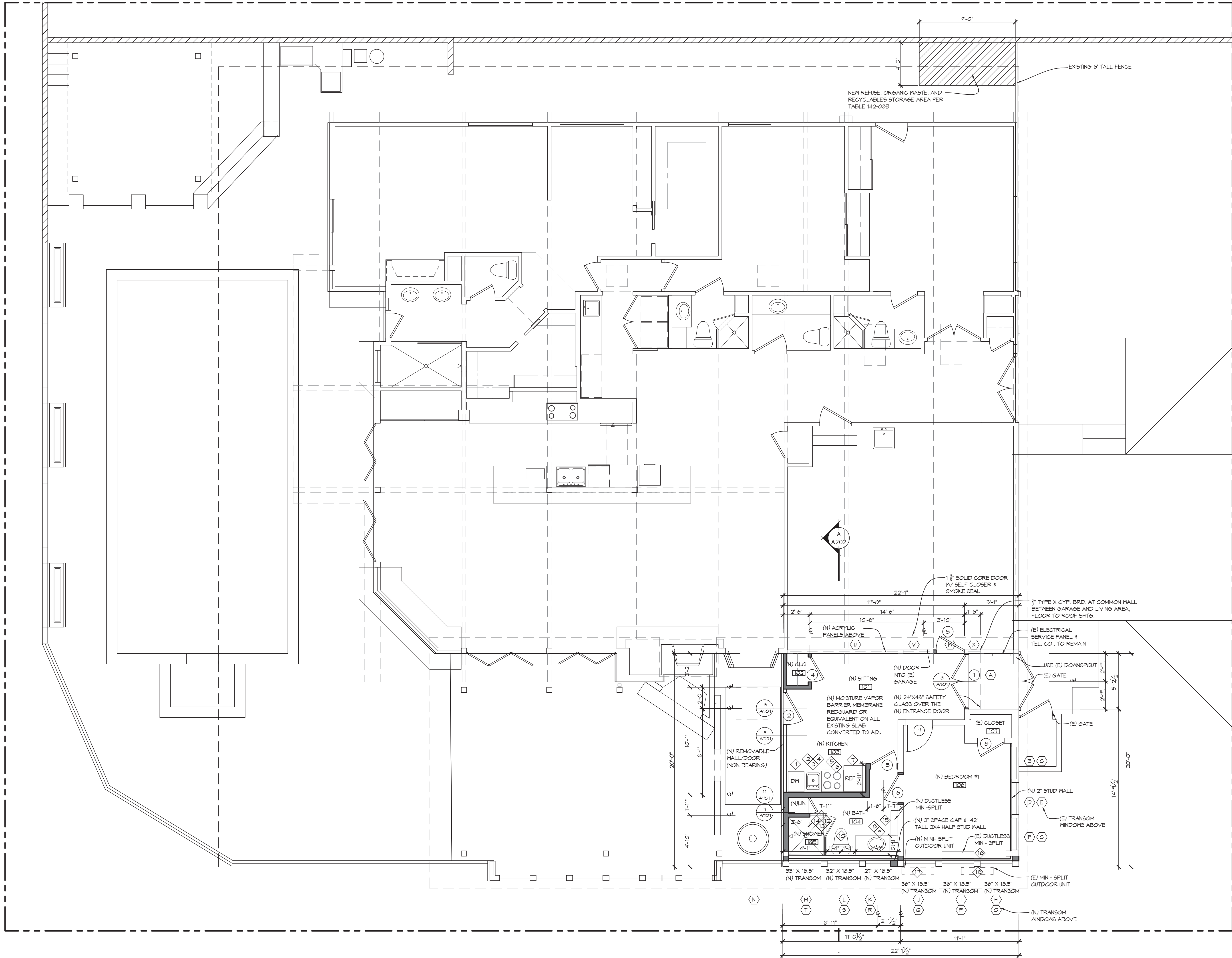
DATE:
03/31/2026

SHEET TITLE:
AS-BUILT & DEMO FLOOR PLAN
SHEET NO.:

AD101

ARCHITECT MARK D. LYON INC.
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET

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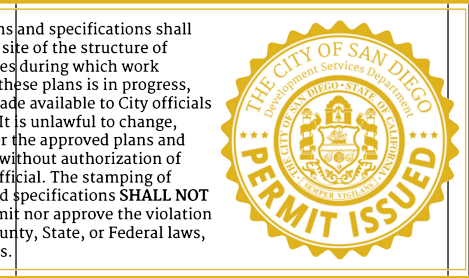


PROPOSED FLOOR PLAN

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

SYMBOL LEGEND (SCHEDULES ON SHEET A601)	
1	DOOR NUMBER
A	WINDOW NUMBER
1	FIXTURE NUMBER
100	ROOM NUMBER
	AREA INCLUDED IN F.A.R.
WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CMU WALL TO REMAIN
	FURRED WALL - EXISTING 2X4 EXTERIOR WALL STUDS SISTERED W/ 2X6 STUDS
	NEW WALL: 2X WOOD STUD @ 16" O.C.
	EXTERIOR WALLS: 2X6 CONSTRUCTION
	INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED
	NEW CMU WALL
	INTERIOR PARTITIONS: 2X4 CONSTRUCTION
	NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
	NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
	4" U.O.N.
	4" U.O.N.
	EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PTN. WALL.
	INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C.
	SEE G001 FOR INSULATION SPECIFICATIONS.

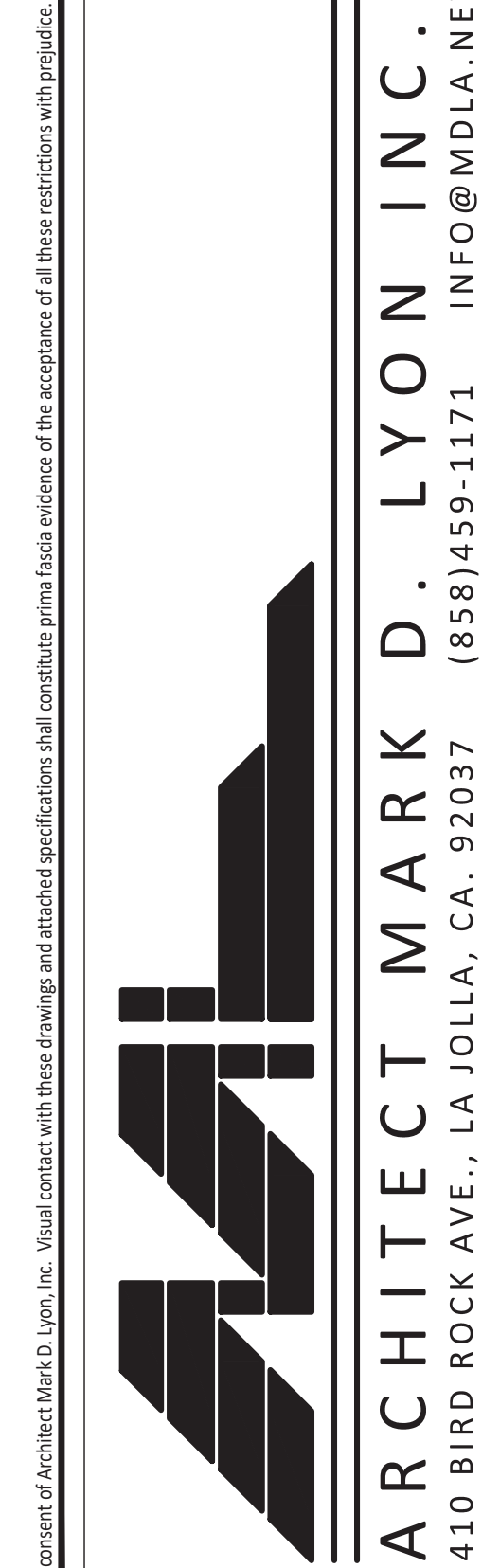
REVISIONS:	
SUBMITTAL DATE: 01/21/2026	
PHASE: CONSTRUCTION DOCUMENTS	
PROJECT NUMBER: 2502	
REVIEWED BY: MDL	
DRAWN BY: KJL / SM / RH	
DATE: 03/31/2026	
SHEET TITLE: PROPOSED FLOOR PLAN	
SHEET NO: A101	



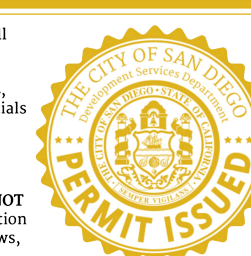
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RESIDENCES, INC.
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SAN DIEGO, CA 92109



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RESIDENCE

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SAN DIEGO, CA 92109

NOTE

1.) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

MATERIAL SPECIFICATIONS:

ROOFING: GAF (OR EQUAL): 60# TPO
SHINGLES, COLOR BLEND BY OWNER.
CLASS 'A' ROOFING ASSEMBLY.
20-YEAR MINIMUM WARRANTY.

GUTTERS: CONCORD SHEET METAL (OR EQUAL): COPPER RAIN GUTTERS.
ECLIPSE MILLENNIUM STYLE, 16 OZ. OR BETTER.
DOWNSPOUTS SHALL BE 4"Ø 18 OZ. WITH 4" MODERNE
STRAPS AT 8'-0" O.C. VERTICAL.

STUCCO: LA HABRA STUCCO (OR EQUAL); EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER, SEE SHEET GNO02 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION. COLOR PER OWNER.

REVISIONS:



SUBMITTAL DATE:
01/21/2026

PHASE: _____

CONSTRUCTION
DOCUMENTS

PROJECT NUMBER: 2502

REVIEWED BY: MDL

DRAWN BY: KIL / SM / RH

DATE: 03/31/2026

SHEET TITLE:

PROPOSED

ROOF PLAN

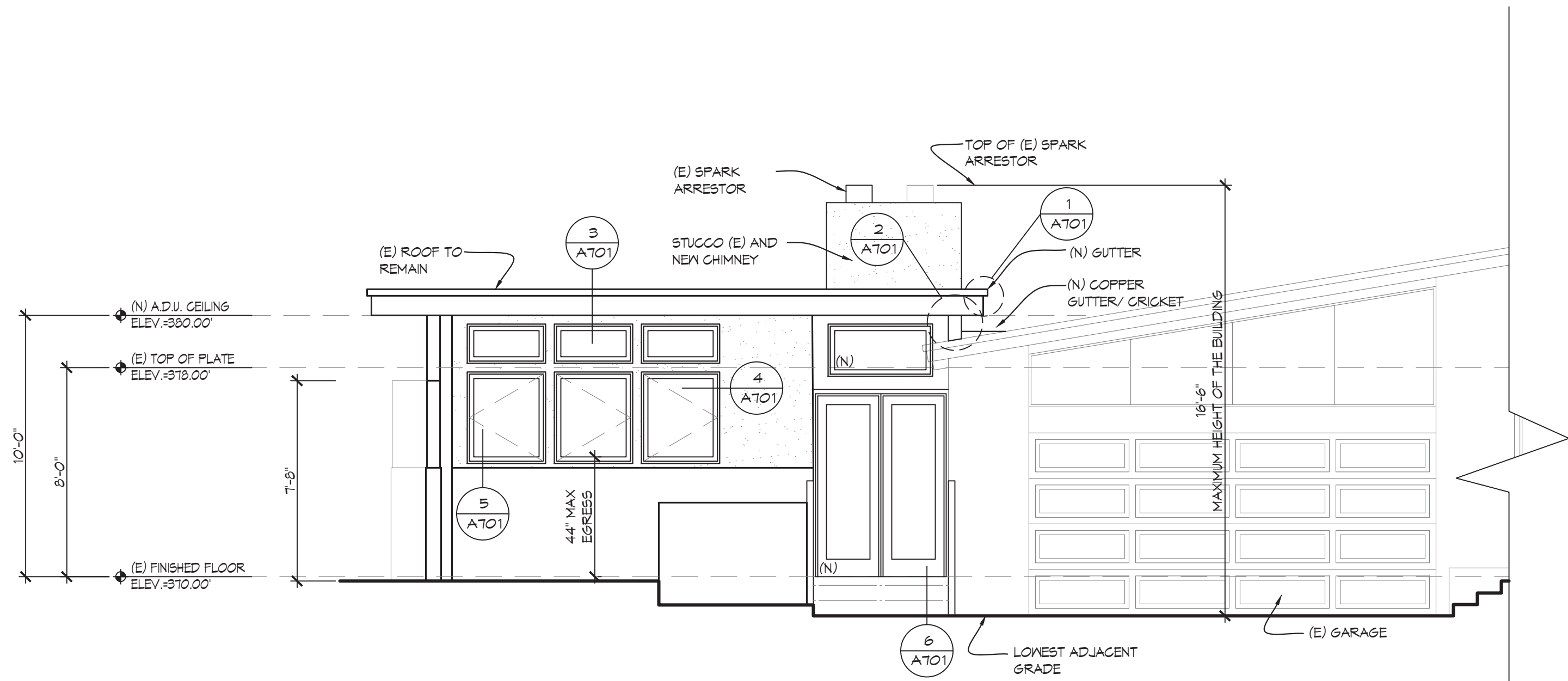
SHEET NO: _____

A105

PROPOSED ROOF PLAN

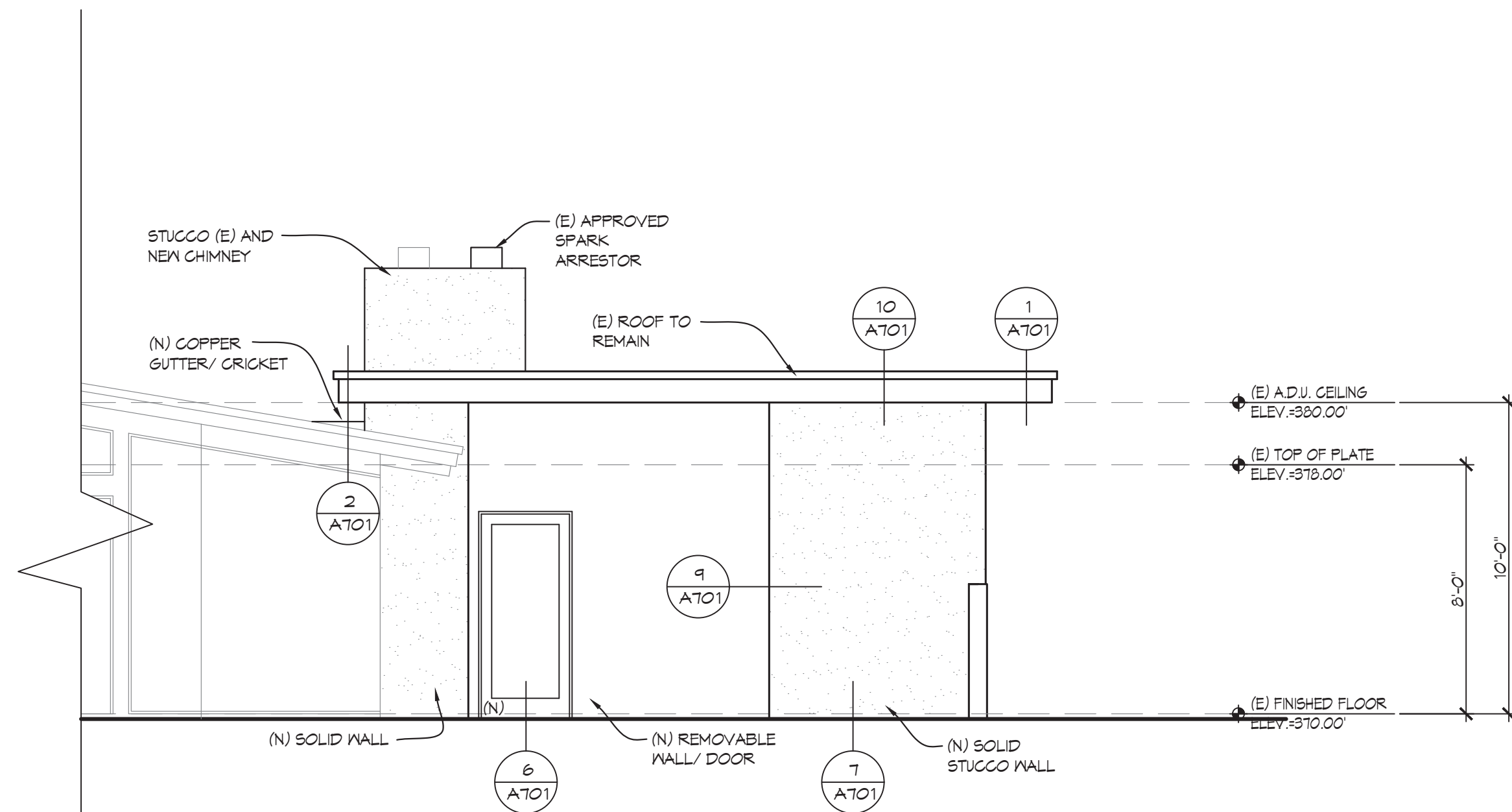
SCALE: 1/4"=1'-0"





EAST EXTERIOR ELEVATION

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



WEST EXTERIOR ELEVATION

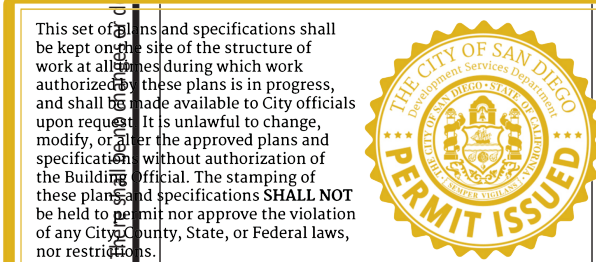
SCALE: 1/4"=1'-0"

MATERIAL SPECIFICATIONS:

- ROOFING: 6" (OR EQUAL); 60-MIL TPO MEMBRANE, COLOR BY OWNER OVER DENDSDECK FIRMIE ROOF BOARD (OR EQUAL) ESR-2291. GLASS IN RIGGING ASSEMBLY. 40-YEAR MINIMUM WARRANTY.
- GUTTERS: CONCORD SHEET METAL (OR EQUAL); COPPER RAIN GUTTERS ECLIPSE MILLENNIUM STYLE, 16 OZ. OR BETTER. DOWNSPOUTS SHALL BE 4"Ø 10 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
- STUCCO: LA HABRA STUCCO (OR EQUAL); EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER. SEE SHEET SP.2 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION. COLOR FOR OWNER.

NOTE

- 1.) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
- 2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 131.0444 & 132.0505



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SUBMITTAL DATE:
01/21/2026

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CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
2502

REVIEWED BY:
MDL

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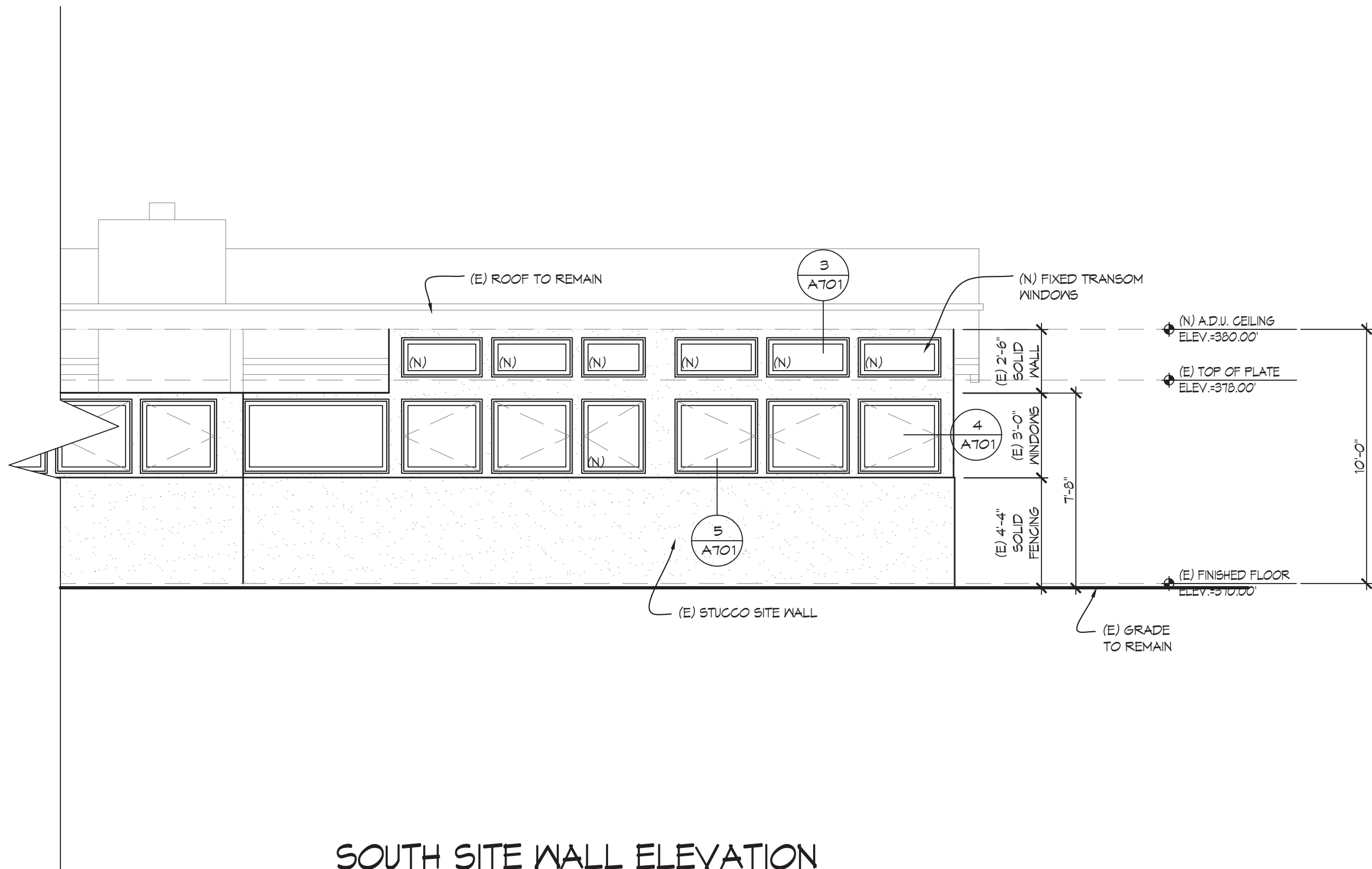
DATE:
03/31/2026

SHEET TITLE:
EXTERIOR ELEVATION

SHEET NO.:

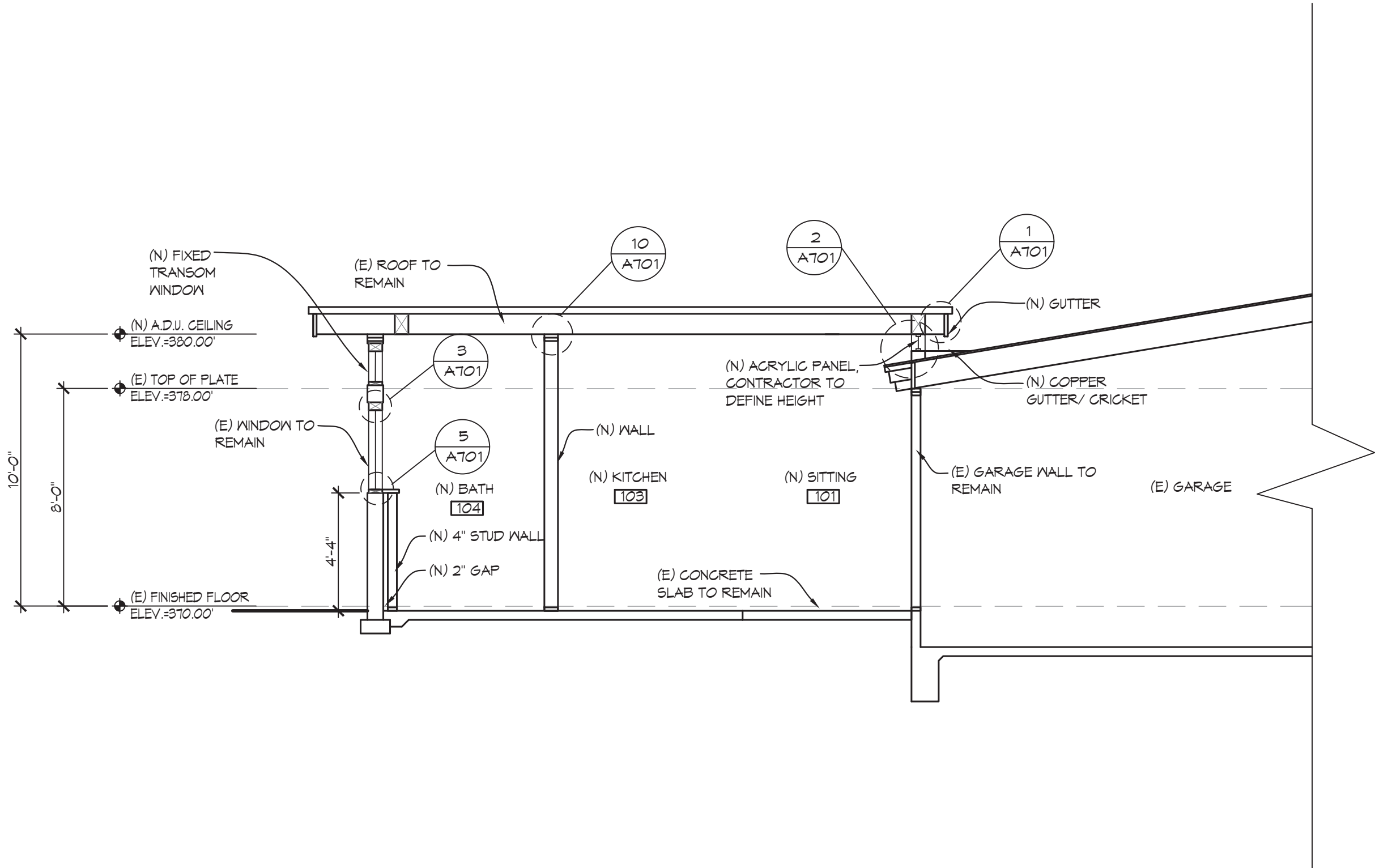
A201

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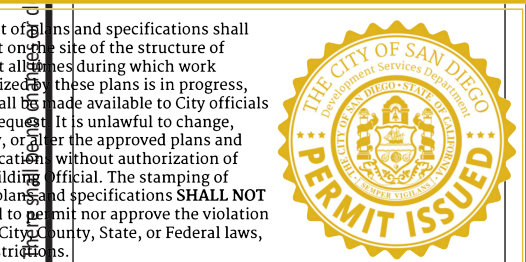
SOUTH SITE WALL ELEVATION

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



BUILDING SECTION A

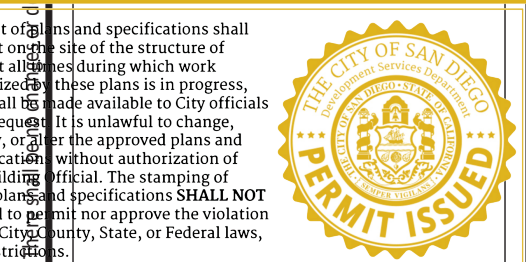
SCALE: 1/4"=1'-0"



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SAN DIEGO, CA 92109

REVISIONS:
1
SUBMITTAL DATE:
01/21/2026
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CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
2502
REVIEWED BY:
MDL
DRAWN BY:
KJL / SM / RH
DATE:
03/31/2026
SHEET TITLE:
EXTERIOR ELEVATION & SECTION
SHEET NO.:

A202



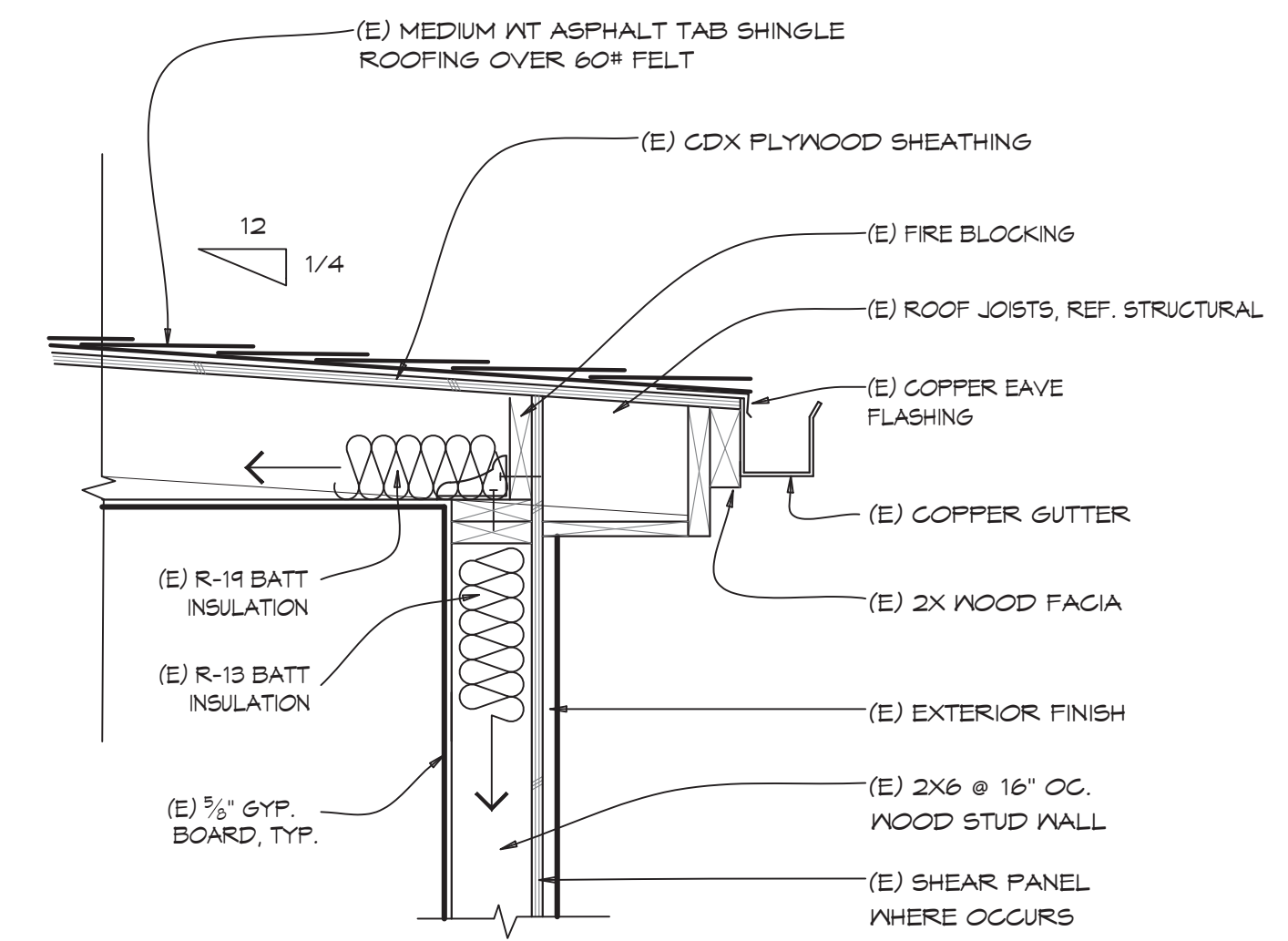
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SAN DIEGO, CA 92109

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SUBMITTAL DATE:
01/21/2026
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03/31/2026
SHEET TITLE:
EXTERIOR ELEVATION & SECTION
SHEET NO.:

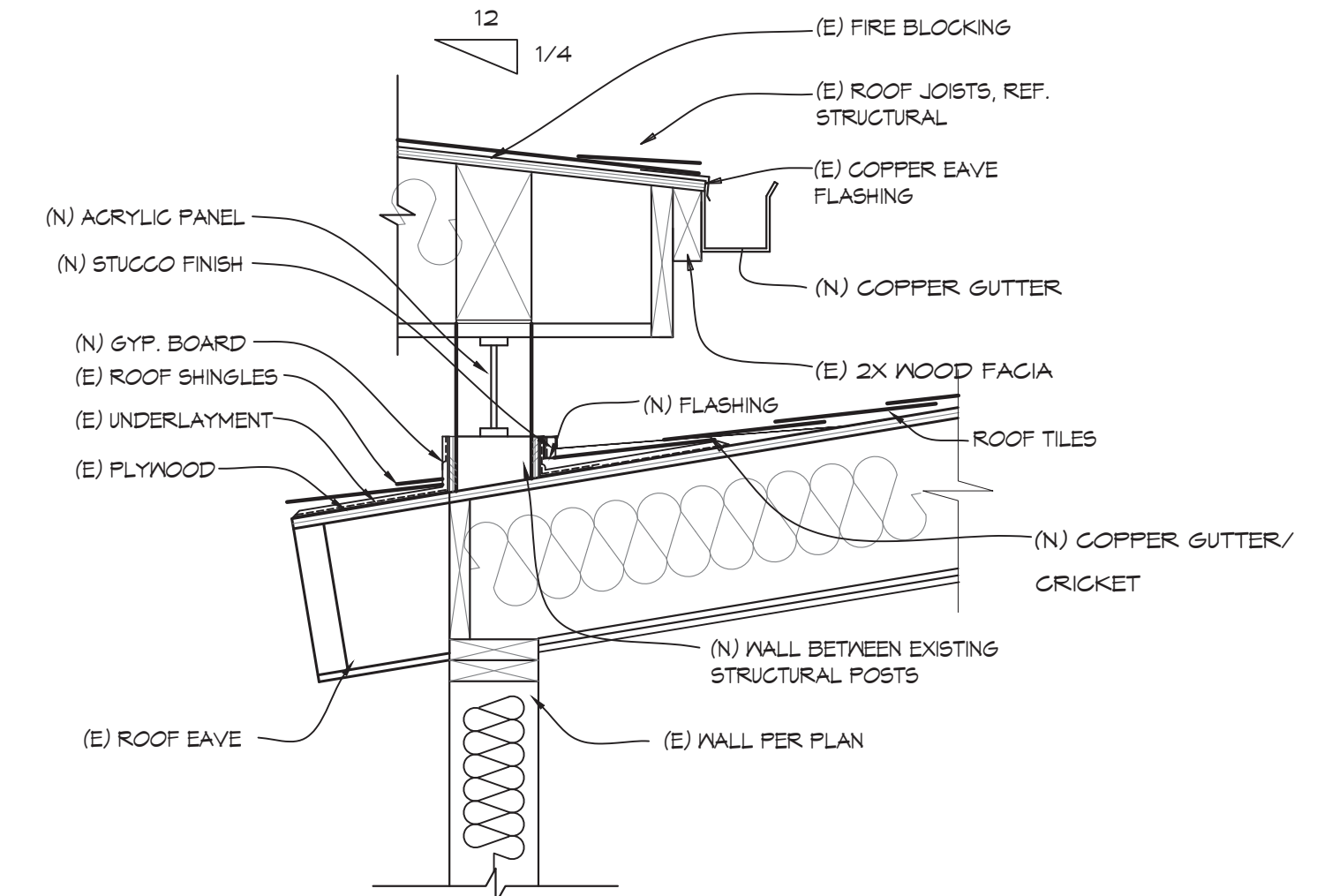
A202

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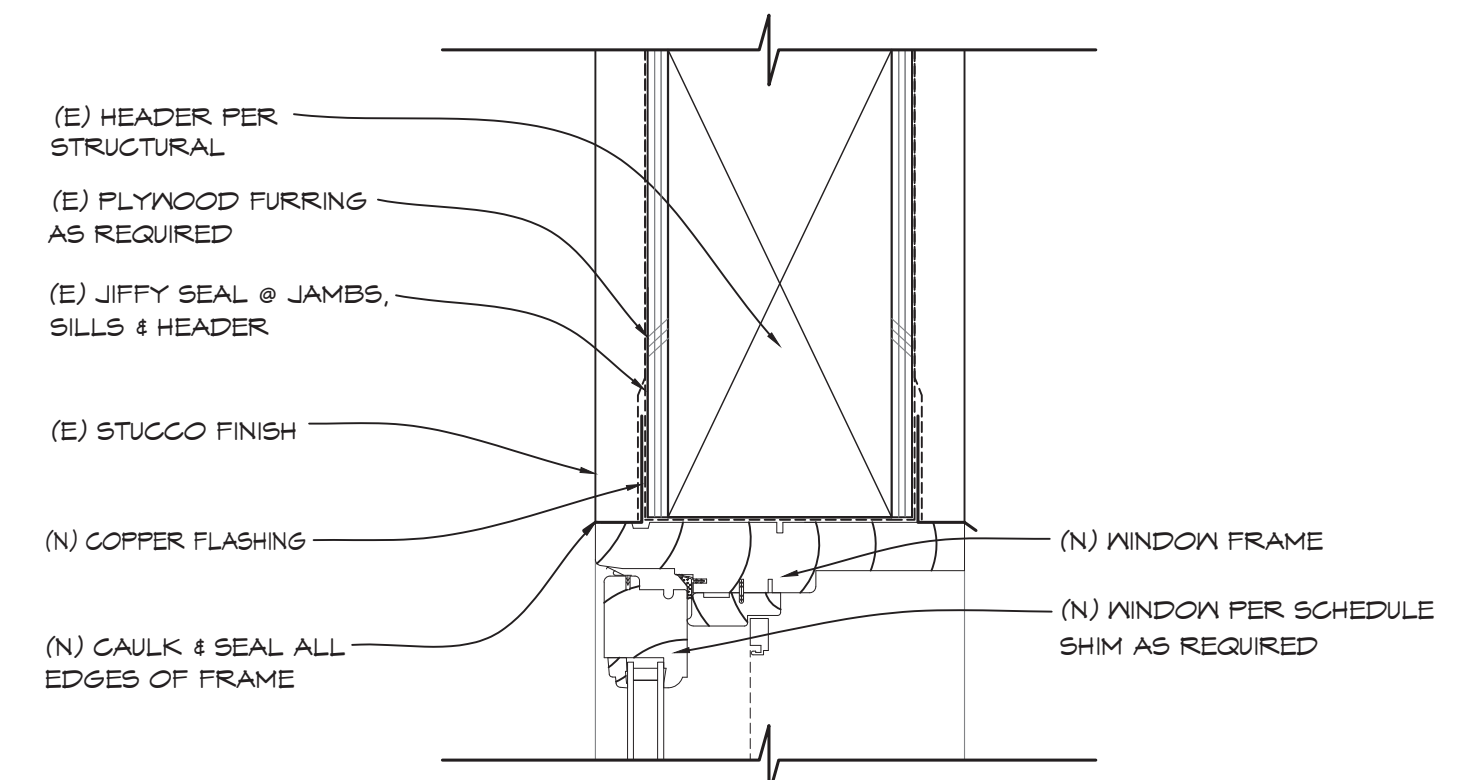
WINDOW SCHEDULE										ALL WINDOWS "MARVIN" UNLESS OTHERWISE NOTED VERIFY ALL WINDOW SELECTIONS WITH OWNER									
WINDOW							DETAILS				REMARKS								
W.D.W. NO.	ROOM NO.	SIZE	GLAZING AREA (SF)	TYPE	TEMP'D GLASS	FRAME	EXT. MATERIAL	INT. MATERIAL	NEW										
A	101	4'-0" x 2'-0"	8.0	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	SAFETY GLASS OVER (N) ENTRANCE DOOR									
B	106	3'-0" x 3'-6"	10.5	(E) CASEMENT	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
C	106	3'-0" x 1'-6"	4.5	(E) FIXED TRANSOM	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
D	106	3'-0" x 3'-6"	10.5	(E) CASEMENT	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
E	106	3'-0" x 1'-6"	4.5	(E) FIXED TRANSOM	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
F	106	3'-0" x 3'-6"	10.5	(E) CASEMENT	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
G	106	3'-0" x 1'-6"	4.5	(E) FIXED TRANSOM	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
H	106	3'-0" x 3'-0"	6.0	(E) CASEMENT	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
I	106	3'-0" x 3'-0"	6.0	(E) CASEMENT	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
J	106	3'-0" x 3'-0"	6.0	(E) CASEMENT	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
K	104	2'-3" x 3'-0"	6.7	(N) CASEMENT	YES	ND	ND	ND	YES	OWNER TO SELECT									
L	104	2'-8" x 3'-0"	8.0	(E) CASEMENT	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
M	105	2'-4" x 3'-0"	8.2	(E) CASEMENT	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
N	PATIO	5'-5" x 3'-0"	16.2	(E) FIXED	YES	ND	ND	ND	NO	EXISTING TO REMAIN									
O	106	3'-0" x 1'-6.5"	4.6	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	OWNER TO SELECT									
P	106	3'-0" x 1'-6.5"	4.6	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	OWNER TO SELECT									
Q	106	3'-0" x 1'-6.5"	4.6	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	OWNER TO SELECT									
R	104	2'-3" x 1'-6.5"	3.4	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	OWNER TO SELECT									
S	104	2'-8" x 1'-6.5"	4.1	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	OWNER TO SELECT									
T	105	2'-4" x 1'-6.5"	4.2	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	OWNER TO SELECT									
U	101	10'-1" x 1'-0"	10.0	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	ACRYLIC PANEL, CONTRACTOR TO DEFINE HEIGHT									
V	101	2'-6" x 1'-0"	2.5	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	ACRYLIC PANEL, CONTRACTOR TO DEFINE HEIGHT									
W	101	2'-11" x 1'-0"	2.9	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	ACRYLIC PANEL, CONTRACTOR TO DEFINE HEIGHT									
X	101	1'-2" x 1'-0"	1.1	(N) FIXED TRANSOM	YES	ND	ND	ND	YES	ACRYLIC PANEL, CONTRACTOR TO DEFINE HEIGHT									



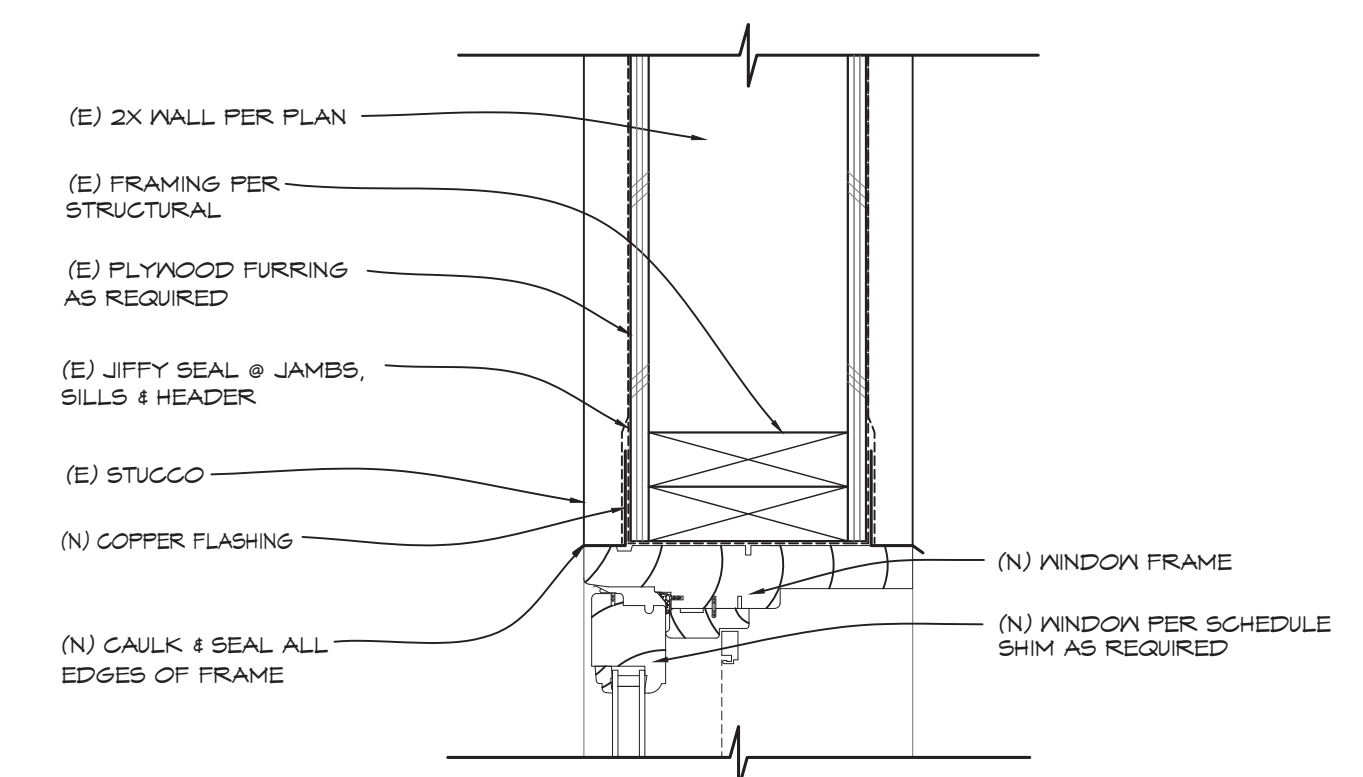
SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"



S.C.A.I.F. 1" = 1'-0"

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RUTKOWSKI
RESIDENCE

2402 ALTO CERRO CIRCLE
SAN DIEGO, CA 92109

REVISIONS:

1 -

SUBMITTAL DATE:
01/21/2026

PHASE: _____
CONSTRUCTION

CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2502

REVIEWED BY: MRI

DRAWN BY: K H / GM / BU

DATE: 03/31/2026

SHEET TITLE: ARCHITECTURAL

SHEET NO: _____

A701

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Larry Rutkowski ADU

Calculation Date/Time: 2026-02-03T09:24:36-08:00

CF1R-PRF-01-E

Calculation Description: Title 24 Analysis

Input File Name: P109.rbd25x

(Page 1 of 10)

GENERAL INFORMATION									
01	Project Name: Larry Rutkowski ADU								
02	Run Title: Title 24 Analysis								
03	Project Location: 2402 Alto Cerro Circle								
04	City	La Jolla	05	Standards Version: 2025					
06	Zip code	92037	07	Software Version: EnergyPro 10.0					
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal): 75					
10	Building Type	Single family	11	Number of Dwelling Units: 1					
12	Project Scope	Heavily Constructed Addition	13	Number of Bedrooms: 1					
14	Addition Cond. Floor Area (ft²)	420	15	Number of Stories: 1					
16	Existing Cond. Floor Area (ft²)	0	17	Fenestration Average U-Factor: 0.3					
18	Total Cond. Floor Area (ft²)	420	19	Glazing Percentage (%): 34.48%					
20	ADU Bedroom Count	1	21	ADU Conditioned Floor Area: 420					
22	Fuel Type	Natural gas	23	No Dwelling Units: No					

ADDITIONAL ALONE - Project Analysis Parameters					
01	02	03	04	05	06
Existing Area (incl. new addition) (ft²)	Addition Area (incl. existing) (ft²)	Total Area (ft²)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
0	420	420	0	1	1

ADDITIONAL ALONE - ACCESSORY DWELLING UNIT (ADU) PROJECT ANALYSIS PARAMETERS							
01	02	03	04	05	06	07	08
Zone Name	Existing Area (incl. new addition) (ft²)	ADU Area (incl. existing) (ft²)	Total Area (ft²)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms	Attached vs. Detached
FIRST FLOOR New	0	420	420	0	1	1	Attached

Registration Number: 426-P010033575A-000-000-0000000-0000

Registration Date/Time: 02/03/2026 09:34

ECC Provider: CHEERS

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Report Version: 2025.0.000

Report Generated: 2026-02-03 09:24:56

CA Building Energy Efficiency Standards - 2025 Single-Family Compliance

Schema Version: rev 20250101

Report Version: 2025.0.000

Report Generated: 2026-02-03 09:24:56

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Larry Rutkowski ADU

Calculation Date/Time: 2026-02-03T09:24:36-08:00

CF1R-PRF-01-E

Calculation Description: Title 24 Analysis

Input File Name: P109.rbd25x

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COMPLIANCE RESULTS									
Building Complies with Computer Performance									
This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEC-approved ECC provider.									
Building does not incorporate Special Features									

REQUIRED SPECIAL FEATURES									
The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis.									
• NO SPECIAL FEATURES REQUIRED									

ECC FEATURE SUMMARY									
The following is a summary of the features that must be field-verified by a certified ECC rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF28s and CF38s are required to be completed in the ECC Registry									
• Indoor air quality ventilation									
• Kitchen range hood									
• Verified SEER/SEER2									
• Verified HSPF2									
• Verified heat pump rated heating capacity									

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Compliance Summary			
Standard Design	Long Term System Cost (LSC)*		Source Energy Use
	Efficiency² (\$/ft²-yr)	Total³ (\$/ft²-yr)	Total³ (kBtu/ft²-yr)
Proposed Design	40.01		
Compliance Margins	1.95		
Pass			
RESULT*: Complies			

Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.

*Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment.

**Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures.

** Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories.

** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.02 kWdc

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LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS						
Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design LSC² (\$/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design LSC² (\$/ft²-yr)	Compliance Margin Source (kBtu/ft²-yr)	Compliance Margin LSC² (\$/ft²-yr)
Space Heating	0	0.5	0	0.45	0	0.05
Space Cooling	0	3.8	0	1.9	0	1.9
IAQ Ventilation	0	1.34	0	1.34	0	0
Water Heating	0	14.37	0	14.37	0	0
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	0	40.01	0	38.06	0	1.95
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	3.11	0	3.11	n/a	0
Appl. & Cooking	0	20.71	0	20.69	n/a	0.02
Plug Loads	0	22.15	0	22.15	n/a	0
Outdoor Lighting	0	0.53	0	0.53	n/a	0
TOTAL COMPLIANCE	0	86.51	0	84.54	1.97	

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ENERGY USE INTENSITY									
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Margin (kBtu/ft²-yr)	Margin Percentage					
Gross EUI¹	57.35	56.6	0.75	1.31					
Net EUI²	57.35	56.6	0.75	1.31					

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.

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			
FIRST FLOOR New	Conditioned	FIRST FLOOR1	420	8	DHW Sp. 1	New			

OPAQUE SURFACES SUMMARY									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Area (ft²)	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)	Wall Exceptions	Status
Front	FIRST FLOOR New	WALL-21	75	Front	200	53	90	none	New
Back	FIRST FLOOR New	WALL-21	255	Back	200	0	90	none	New
RIGHT	FIRST FLOOR New	WALL-23	345	Right	220	16.5	90	none	New
Left	FIRST FLOOR New	WALL-21	165	Left	220	75.3	90	none	New
New Roof	FIRST FLOOR New	Roof-30	n/a	n/a	420	n/a	n/a	n/a	New

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ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	CIRC Roof Reflectance	CIRC Roof Emissance	Radiant Barrier	Above Roof Deck Air Gap		
Attic Roof/FIRST FLOOR New	Ventilated	New	4	0.1	0.85	No	No	No	No

FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface	Orientation	Area (ft²)	U-factor	SHGC	Rating Source		
A	Window	Front	Front	75	1	8	0.3	0.23	NFRC
B	Window	Front	Front	75	1	10.5	0.3	0.23	NFRC
C	Window	Front	Front	75	1	4.5	0.3	0.23	NFRC
D	Window	Front	Front	75	1	10.5	0.3	0.23	NFRC
E	Window	Front	Front	75	1	4.5	0.3	0.23	NFRC
F	Window	Front	Front	75	1	10.5	0.3	0.23	NFRC
G	Window	Front	Front	75	1	4.5	0.3	0.23	NFRC
U	Window	RIGHT	Right	345	1	10	0.3	0.23	NFRC
V	Window	RIGHT	Right	345	1	2.5	0.3	0.23	NFRC
W	Window	RIGHT	Right	345	1	2.9	0.3	0.23	NFRC
X	Window	RIGHT	Right	345	1	1.1	0.3	0.23	NFRC
M	Window	Left	Left	165	1	8.2	0.3	0.23	NFRC
T	Window	Left	Left	165	1	4.2	0.3	0.23	NFRC

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FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface	Orientation	Area (ft²)	U-factor	SHGC	Rating Source		
L	Window	Left	Left	165	1	8	0.3	0.23	NFRC
S	Window	Left	Left	165	1	4.1	0.3	0.23	NFRC
K	Window	Left	Left	165	1	6.7	0.3	0.23	NFRC
R	Window	Left	Left	165	1	3.4	0.3	0.23	NFRC
J	Window	Left	Left	165	1	9	0.3	0.23	NFRC
Q	Window	Left	Left	165	1	4.6	0.3	0.23	NFRC
I	Window	Left	Left	165	1	9	0.3	0.23	NFRC
P	Window	Left	Left	165	1	4.6	0.3	0.23	NFRC
H	Window	Left	Left	165	1	9	0.3	0.23	NFRC
O	Window	Left	Left	165	1	4.5	0.3	0.23	NFRC
Total North Facing Fenestration				53					
Total East Facing Fenestration				16.5					
Total South Facing Fenestration				0					
Total West Facing Fenestration				75.3000000000001					

SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value	Edge Insul. Depth	Heated
Slab-on-grade	FIRST FLOOR New	420	88	none	0	No

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OPAQUE SURFACE CONSTRUCTIONS								
01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Ceiling R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
WALL-21	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: System Board Cavity / Frame: R-21 2x6 Exterior Finish: 3 Coat Stucco	☐
Attic Roof/FIRST FLOOR New	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4	☐
Roof-30	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 Insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: System Board	☐

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	ECC Verification	Water Heater Name (ft)
DHW Sp. 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

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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	Standby Loss or Recovery Btu	1st H. Rating or Flow Rate	Tank Location	
DHW Heater 1	Gas	Small Storage	1	50	EF	0.6	Btu/hr	75000	0	78	n/a	

WATER HEATERS - HEAT PUMP												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source	UEF	JADE Compliant			
DHW Heater 1	1			Generic				0.6	☐			

HVAC: HEAT PUMPS													
01	02	03	04	05	06	06b	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF1/HSPF2 / COP	Cap 47	Cap 17	Backup	Cooling Efficiency Type	EER/SEER2 / EER	Airflow Target	Fan Power (Watts/CFM)	Variable Speed	
Heat Pump System 1	Ductless MiniSplit up	1	HSPF2	11.3	26000	21500	Electric	EER2/SEER2	19.4	11.3	0	☐	

INDOOR AIR QUALITY (IAQ) FANS							
01	02	03	04	05	06	07	08
Dwelling Unit	Airflow (CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - ASHRAE	Includes Fault Indicator Display?	Status	
Spam ADU IAQventUp	28	0.35	Exhaust	No	n/a / n/a	No	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	



2025 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, 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 Tables 110.2-A through -L. *
§ 110.2(b):	Controls for Heat Pumps with Supplementary Heaters. Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(i)2. *
§ 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.
§ 110.3(c)7:	Backup Heat and Ventilation. Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kWhU of compressor capacity.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); 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 any dryer outlet or vent.
§ 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(h)5:	System Selection. Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	Defrost. Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	Supplementary Heating Control Configuration. Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during off-peak or emergency operation. CF2R certification required. *
§ 150.0(h)8:	Sizing of Electric Resistance Supplementary Heat. When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	Capacity Variation with Third-party Thermostats. For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	Thermostat. All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostat that control heat pumps with supplemental heating include thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use. *
§ 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 in accordance with § 605.12 of the California Plumbing Code.
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including from 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 II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(k)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(k)2:	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 testing 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- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed by field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. 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 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 1/4", if mastic or tape is used. Building cavities, air handler support



2025 Single-Family Residential Mandatory Requirements Summary

	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 must comply with applicable requirements of UL 181 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 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 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 to sunlight, 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. Flex ducts with porous inner cores 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 and prevents air from bypassing the filter. *
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficiency. 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 shall 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 used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Bii&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 dwellings. Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1Ci and 150.0(o)1Civ. 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 may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Cii-iii. * Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Cii-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Giii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems. The airflow required per §150.0(o)1C shall 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 shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1L.
§ 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 shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall 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.

Electric and Battery Energy Storage Ready:

§ 150.0(s):	Battery Energy Storage System (BESS) Ready. All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source collocated per a single panelboard suitable to be supplied by the BESS.
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2025 Single-Family Residential Mandatory Requirements Summary

	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 feet of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(i):	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(i)(v):	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."

Lighting:

§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JAS elevated temperature requirements, including marking requirements.
§ 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)2A:	Indoor Lighting Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	Controls Permitted. 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. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 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, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting integral to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	Independent Controls. Lighting integral to 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)3:	Residential Outdoor Lighting. Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	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.

No.	Revisions	By
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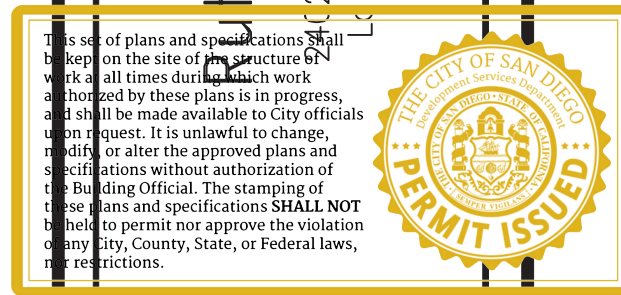
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2025 Single-Family Residential Mandatory Requirements Summary

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 1011 S.2/A440-2011. *
§ 110.6(a)2-4:	U-factor, Solar heat gain coefficient, Visible transmittance. The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203.
§ 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 from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. 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 CFIR.
§ 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 above conditioned space 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 that 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-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.089 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. *
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; 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 area-weighted average U-factor of 0.40.

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 comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. 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. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 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. No obstructions in solar zone, 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.



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§ 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."

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. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	Certification by Manufacturers. Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	Heating Equipment. Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	Piping. At least 18 inches of horizontal or vertical pipe installed between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	Covers. Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	Heat Source Sizing. Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area: heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	Heat Pump Pool Heaters with Supplementary Heating. Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 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. Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

MECHANICAL NOTES:	
1.	THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY. SEE FLOOR PLAN, ELEVATIONS AND SECTIONS FOR ADDITIONAL MECHANICAL INFORMATION AND DUCT OR REGISTER LOCATIONS. CONTRACTOR SHALL PROVIDE A LAYOUT DRAWING INCLUDING ALL DUCT AND REGISTER SIZES FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION. THE LOCATIONS OF DUCTS, SUPPLY/REGISTER, DIFFUSERS, AND RETURN AIR GRILLS ARE APPROXIMATE, UNLESS OTHERWISE NOTED. VERIFY HEIGHT OF WALL MOUNTED REGISTERS. DO NOT RUN DUCTS UNTIL ALL REGISTER LOCATIONS ARE MARKED IN PLACE AND THE OWNER AND ARCHITECT HAS BEEN CALLED TO MAKE VISUAL REVIEW OF ALL LOCATIONS.
3.	ALL MECHANICAL INSTALLATIONS SHALL CONFORM TO THE CALIFORNIA MECHANICAL CODE (LATEST EDITION) AND OTHER APPLICABLE STATE AND LOCAL REQUIREMENTS. ALL DUCT WORK SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH CHAPTER 10 OF CMC 4. C.A.G. TITLE 24. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL MECHANICAL INFORMATION.
4.	ALL DUCTING AND EQUIPMENT SHALL BE SIZED FOR AIR CONDITIONS, SUPPLY AND RETURN DUCTS SHALL BE PAINTED BLACK BEHIND REGISTERS AND GRILLS. ONCE SYSTEM IS IN PLACE CONTRACTOR SHALL TEST THE SYSTEM FOR THE FOLLOWING: A. BALANCE SYSTEM TO PROVIDE EVEN HEATING AND COOLING IN ALL ROOMS. B. ADJUST DUCTING TO ELIMINATE ANY EXCESSIVE AIR FLOW NOISE. C. SUPPLY/REGISTERS WALL TYPE HART 1 COOLY - 4000 SERIES OR EQUAL, FLOOR TYPE HART 1 COOLY - 531 ROYALMAE SERIES OR EQUAL, FINISH BATIN ALUMINUM FINISH, ADJUSTABLE LOVERED GRILLS AND MULTI-SHUTTER VALVE, CEILING TYPE HART 1 COOLY - 975-9-2 SLOT DIFFUSER WITH INTERED CORNERS, FINISH BATIN ALUMINUM FINISH (VERIFY). PROVIDE A SAMPLE REGISTER FOR THE OWNER APPROVAL. ALL TENSILE REGISTERS TO BE STANDARD WHITE. FAN CLOSET OR ALCOVE MUST BE 12 INCHES WIDER THAN FURNACE OR FURNACES BEING INSTALLED. PROVIDE A 3 INCH MINIMUM CLEAR SPACE AT SIDES, BACK, AND TOP OF FURNACE. PROVIDE A HONEYWELL OR EQUAL DIGITAL THERMOSTAT CONTROL FOR EACH FAU/AC UNIT AT LOCATION SHOWN IN PLAN. EXHAUST FANS FOR BATHS AND LAUNDRY ROOM SHALL PROVIDE FIVE AIR CHANGES PER HOUR. SEE ELECTRICAL SCHEDULE DISCHARGE POINT FOR EXHAUST AIR. WALL BE AT LEAST 3 FEET FROM ANY OPENING WHICH LEADS ARE ENTRY INTO BUILDING. WATER HEATERS SHALL BE PROVIDED WITH AN EXHAUST FLE THROUGH ROOF AND A 3/4" COPPER F & T DISCHARGE LINE TO EXTERIOR OR DRAIN. PROVIDE METAL BSBAC STRAPS TO WALL FRAMING AT TOP AND OTTOM OF STORAGE TANK. ONE STRAP AROUND TOP 1/3 OF TANK AND ONE STRAP AROUND BOTTOM 1/3 OF AFTER TANK. ALL ROOF MOUNTED A/C UNITS SHALL BE ATTACHED TO A VIBRATION ISOLATION PLATFORM SEPARATED FROM ROOF. PER 2022 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HANDEDSTAY WHICH SHALL BE READILY ACCESSIBLE. HANDEDSTAY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 90 PERCENT.

MECHANICAL LEGEND:	
	THERMOSTAT
	AIR SUPPLY
	HX - HIGH WALL REGISTER
	LX - LOW WALL REGISTER
	CR - CEILING REGISTER
	FLR - FLOOR REGISTER
	RETURN AIR
	EXHAUST INTAKE
	EXHAUST OUT
	FUEL GAS
	HOSE BIBB
	KEY
	GAS METER
	CENTRAL VACUUM
	ATTIC ACCESS
	FLOOR DRAIN

	MINIMUM 22 GAUGE METAL STRAP
	18" STAND REQUIRED IN GARAGE LOCATIONS
	CONTROL UNIT
	4"
WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. FASTEN THE RESTRAINTS WITH MINIMUM 1/4 INCH DIAMETER X 3 INCH LAG SCREW, EMBEDDED A MINIMUM OF 1-1/2 INCHES INTO A WOOD STUD OF THE WALL. USE A WASHER BETWEEN THE HEAD OF THE SCREW AND THE RESTRAINT.	
WATER HEATER TIE DOWN:	

LUMINAIRE SCHEDULE & LEGEND			
Symbol	Fixture	Description	Manufacturer
	A1	Recessed LED Downlight 2-26W - 3000 K Lamps	Owner Selected, Contractor Installed, Decorative Fixtures
	A2	Surface Mount LED Downlight 1/2" AT 9W 1-26W-3000 K Lamp	Owner Selected, Contractor Installed, Decorative Fixtures
	A3	LED Shower Light 1-26W - 3000 K Lamp	Owner Selected, Contractor Installed, Decorative Fixtures
	A4	Low Voltage Adjustable Downlight 1/2" AT 20W MR16 MFL	Owner Selected, Contractor Installed, Decorative Fixtures
	A5	Ceiling Fixture, LED 35W DCRG, 3000 K	Owner Selected, Contractor Installed, Decorative Fixtures
	B1	Wall Fixture w/Sensor & Photo Cell 50W Lamps	Owner Selected, Contractor Installed, Decorative Fixtures
	C2	LED Strip	Owner Selected, Contractor Installed, Decorative Fixtures
	C3	Under cabinet LED N/5W 2 - Lamps 15" x 13W / 3000 K	Owner Selected, Contractor Installed, Decorative Fixtures
	C4	Low Voltage Striplight - Provide Transformer N/5W 24V Festoon Lamps	Owner Selected, Contractor Installed, Decorative Fixtures
	C5	Halogen under cabinet Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
	D1	Junction Box	Owner Selected, Contractor Installed, Decorative Fixtures
	D2	Exterior Wall Mounted Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
	D3	Wall Mounted Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
	D4	Wall Sconce	Owner Selected, Contractor Installed, Decorative Fixtures
	D5	Pendant Light Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
	C6	Recessed Louvre Step Light +12" 1 - Lamp 18W / 3000 K	Owner Selected, Contractor Installed, Decorative Fixtures
	D7	Paddle Fan	Owner Selected, Contractor Installed, Decorative Fixtures
	D8	Paddle Fan w/ Light Kit	Owner Selected, Contractor Installed, Decorative Fixtures
	D9	Chandelier / Hanging Light Fixture	Owner Selected, Contractor Installed, Decorative Fixtures

LIGHTING MEASURES:	
1.	RESIDENTIAL LIGHTING SHALL COMPLY WITH CALIFORNIA ENERGY CODE SECTION 150.0(K) RESIDENTIAL LIGHTING. LUMINAIRE REQUIREMENTS.
2.	LUMINAIRE EFFICACY: ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.
3.	RECESSED DOWNLIGHT LUMINAIRES IN CEILING, IN ADDITION TO COMPLYING WITH 150.0(K)(1), LUMINAIRES RECESSED INTO CEILING SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: I. BE LISTED, AS DEFINED IN SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND II. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND III. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND IV. FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING; AND V. SHALL NOT CONTAIN SCREEN BASE SOCKETS. ELECTRONIC BALLASTS FOR FLUORESCENT LAMPS: BALLASTS FOR FLUORESCENT LAMPS RATED 10 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ. NIGHT LIGHTS, STEP LIGHTS AND PATH LIGHTS: NIGHT LIGHTS, STEP LIGHTS AND PATH LIGHTS SHALL NOT BE REQUIRED TO COMPLY WITH TABLE 150.0-A OR BE CONTROLLED BY VACANCY SENSORS PROVIDED THEY ARE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER AND EMIT NO MORE THAN 150 LUMENS. LIGHTING INTEGRAL TO EXHAUST FANS: LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 150(K). EXCEPTION TO SECTION 150.0(K)(1): LIGHTING INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS, SCREEN BASED LUMINAIRES, SCREEN BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB. EXCEPTION TO SECTION 150.0(K)(6): LUMINAIRES WITH HARDWIRED BALLASTS FOR HIGH INTENSITY DISCHARGE LAMPS. H. LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES, LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE LAD ELUVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES. I. LIGHT SOURCES IN DRAWERS, CABINETS, AND LINEN CLOSETS: LIGHT SOURCES INTERNAL TO DRAWERS, CABINETS OR LINEN CLOSETS SHALL NOT BE 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 AND 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. 3. INTERIOR LIGHTING SWITCHES DEVICES AND CONTROLS: A. ALL FORWARD PHASE OUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA 56L 7A. B. EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEM. C. EXCEPTION TO SECTION 150.0(K)(2) LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME CONTROL AS THE FAN PROVIDED THE LIGHTING CAN BE TURNED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(K)(2) WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE. D. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF. EXCEPTION TO SECTION 150.0(K)(2): CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL. E. LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. F. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K). G. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.4. F. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH CONTROL REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.4, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 150.4, MEETS THE ENCS REQUIREMENTS IN SECTION 130.0(E), AND COMPLES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K). H. A MULTISENSE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 110.4, AND COMPLES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K). I. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING FUNCTIONALITY OF THE SPECIFIED FUNCTIONALITY IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INTUALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL, REQUIRED UNDER SECTION 150.0(K)(2). J. LUMINAIRES THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JAB REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS, SHALL HAVE DIMMING CONTROLS. EXCEPTION 1 TO SECTION 150.0(K)(2): LUMINAIRES IN CLOSETS LESS THAN 10 SQUARE FEET. EXCEPTION 2 TO SECTION 150.0(K)(2): LUMINAIRES IN HALLWAYS. K. UNDERCABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER. 4. RESIDENTIAL OUTDOOR LIGHTING: IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)(1), LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE: A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR III. I. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS I OR III BELOW, AND II. CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR III. CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS. B. FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, PORCHES, AND RESIDENTIAL PARKING LOTS AND CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE SHALL COMPLY WITH EITHER: SECTION 150.0(K)(1), OR I. THE APPLICABLE REQUIREMENTS IN SECTIONS 110.4, 130.0, 130.2, 130.4, 140.1 AND 141.0. C. FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS OR CARPORTS WITH A TOTAL OF EIGHT OR MORE VEHICLES PER SITE AND ANY OUTDOOR LIGHTING NOT REGULATED BY SECTION 150.0(K)(2) SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.4, 130.0, 130.2, 130.4, 140.1 AND 141.0.

ELECTRICAL NOTES:	
1.	The locations of switches, outlets and light fixtures shown on electrical plans are approximate. Do not run wire until after all boxes are in place and the owner or architect has been called to make visual review of all locations.
2.	Verify all electrical requirements for new work and provide service as necessary. All new electrical wiring and installation shall comply with the latest adopted edition of the N.E.C., state and local requirements.
3.	Rocker switches, dimmers, receptacles, wall plates and other related receptacles such as telephone Leviton jacks, GFCI receptacles and cable outlets shall be "Decor". Color of all items shall be "White" unless otherwise noted.
4.	All electric switches unless noted on the plan are to be located 42 inches above the finish floor. All outlet receptacles shall be 12 inches above finish floor, unless noted otherwise. Verify locations for horizontally mounted outlets (marked "Horizontal" (or "H") on plans). Multiple switches shall be ganged together unless noted otherwise.
5.	Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry areas, in unfinished basements, in garages, and outdoors. Electrical circuits in bedrooms, dining rooms, dens, closets, hallways, or similar rooms must be protected by Arc Fault Circuit Interrupters (AFCI).
6.	Electrical outlet plate gaskets shall be installed on all receptacles, switches or other electrical boxes in exterior walls and any walls on perimeter of conditioned space.
7.	Verify electrical requirements for new appliances and mechanical equipment prior to running wire, see Appliance Schedule and Floor plans for equipment.
8.	All electrical panels shall have permanent legible labels indicating circuit use, amperage, etc.
9.	Verify with owner number of telephone lines to be provided to residence. Prewire for cable TV and telephone per plans, verify size and shielding requirements for TV cable. Verify locations of telephone, cable and computer outlets with owner prior to installation. All communications wiring shall be run radially (not loops) from outlet to master communication panel.
10.	Verify with owner any electrical stub outs for future electrical.
11.	Verify with owner and coordinate installation requirements of sound system and speaker wire for sound system. (System and wiring are not in contract unless specified in bid.)
12.	Smoke detectors shall be installed in each bedroom and at points centrally located serving sleeping areas, and on each level of residence. Smoke detectors shall be permanently wired to the building electrical system, and shall be equipped with battery back up.
13.	General contractor to verify with the owner and coordinate any electrical requirements for the installation of security system and/or intercom system. (System and wiring not in contract unless specified in bid.)
14.	Junction boxes for ceiling fans shall be securely fastened to framing per fan manufacturer's instructions.
15.	Bathroom exhaust fans shall be separately switched.
16.	Mounting heights for light fixtures shown on plans are from finish floor or flatwork to the centerline of junction box, unless noted otherwise. Also refer to exterior and interior elevations for additional information regarding fixture mounting lights.
17.	Owner supplied fixtures shall be installed by contractor.
18.	The primary lighting in kitchen and bathrooms shall have LED bulbs installed in recessed type fixtures or shall be integrated LED type fixture.
19.	As used in this section a "wall space" is considered a wall unbroken along the floor line by doorways, fireplaces, or similar openings. Each wall space two or more feet wide is treated individually from other wall spaces within a room. A wall space can include two or more walls of a room (around corners) where unbroken at the floor line. The purpose of this requirement is to minimize the use of cords across doorways, fireplaces and similar openings.
20.	A. In kitchens, family rooms, dining rooms, breakfast rooms, living rooms, parlors, libraries, dens, sun rooms, bedrooms, recreation rooms, or similar rooms, receptacle outlets must be installed so that no point along the floor line in any wall space is more than six feet, measured horizontally from an outlet in that space. This includes any wall space two feet or more wide and the wall space occupied by fixed panels in exterior walls. The wall space afforded by fixed room dividers, such as freestanding bar-type counters, is included in the six foot measurement. B. In kitchen and dining areas, a receptacle must be installed at each counter space wider than twelve inches. Counter-top spaces shall be supplied with receptacles spaced every four feet on center, per California Electrical Code. Receptacles inaccessible because of the installation of stationary appliances cannot be included as these required outlets. C. Receptacle outlets, as much as is practical, must be spaced at equal distances. Receptacles in floors are not counted as part of the required number unless located close to the wall. D. At least one wall receptacle must be installed in the bathroom, adjacent to the basin. E. For a single-family dwelling, at least one outlet must be installed outdoors. F. At least one outlet must be installed in each basement and attached garage, and in each detached garage with electric power. G. Outlets in other sections of the more for special appliances, such as laundry equipment, must be located within size feet of the intended location of the intended appliance. H. At least one outlet must be installed for the laundry.
21.	Lighting outlets must be installed as follows: 1. At least one wall switch-controlled lighting outlet must be installed in every habitable room, in hallways, stairways, at all exterior exits, attached garages and in detached garages with electric power. a. In habitable rooms, other than kitchens or bathrooms, one or more receptacles controlled by a wall switch is permitted in lieu of lighting outlets. b. In hallways, stairways and at outdoor entrances, remote, central or automatic control of lighting is permitted. 2. At least one outlet must be installed in the attic, under-floor space, utility room and basement when used for storage or containing equipment requiring servicing. J. All 120-volt, single phase, 15 and 20 ampere outlets installed outdoors and in bathrooms must have ground-fault circuit interrupter protection when installed in the following locations: 1. Bathrooms 2. Within 6 feet of a kitchen sink. 3. Outdoors, garages, crawl spaces, and unfinished basements.
21.	Carbon Monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

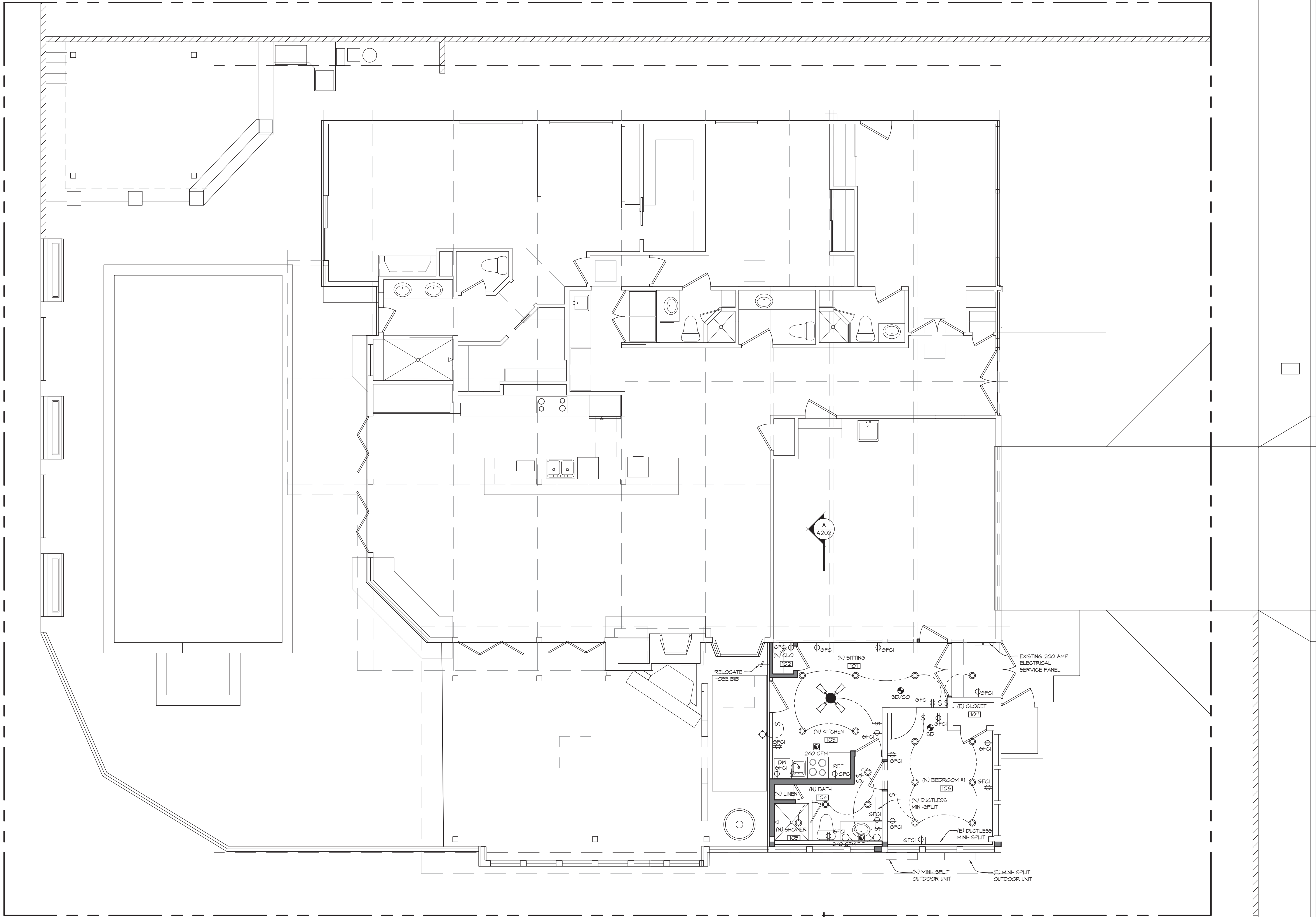
PLUMBING NOTES:	
1.	THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
2.	SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 420.0.
3.	PERMANENT VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS.
4.	FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO NFIREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
5.	ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 110, 124 AND CMC TABLE D-9 AS APPLICABLE.
6.	WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 110.
7.	SWIMMING POOL AND SPA HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 114.
8.	BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
9.	ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
10.	CEMENT WASTE PIPING SHALL COMPLY WITH CPC SEC. 811.0.
11.	ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED TIE-EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 603.0.
12.	CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.
13.	WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 910.3.

ELECTRICAL LEGEND	
Symbol	Description
	DUPLEX OUTLET @ 12" AFF UNLESS OTHERWISE NOTED
	DUPLEX OUTLET @ 42" AFF UNLESS OTHERWISE NOTED
	DUPLEX OUTLET IN FLOOR
	FOURPLEX OUTLET
	220 V OUTLET
	WATERPROOF OUTLET
	DUPLEX OUTLET HALF HOT
	DEDICATED OUTLET CIRCUIT
	GROUND FAULT INTERRUPTER CIRCUIT
	HEIGHT TO CENTERLINE A.F.F.
	TELEPHONE/DATA OUTLET, 18" A.F.F. TO CENTER OR ALIGN MOUNTING HEIGHT WITH ADJACENT DEVICE, UNLESS OTHERWISE NOTED. COORDINATE EXACT DEVICE TYPE AND REQUIRED FACEPLATE W/ OWNER/TENANT.
	T.V. CABLE
	COMPUTER CABLE
	GARBAGE DISPOSAL
	SERVICE DISCONNECT
	JUNCTION BOX (VERIFY VOLTAGE)
	WATERPROOF JUNCTION BOX
	EXHAUST FAN - 5 AIR CHANGES PER HOUR
	SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER
	N/5 BATTERY BACK-UP
	SMOKE DETECTOR/GARBON MONOXIDE COMBO
	ALARM - PERM. WIRED TO BUILDING POWER WITH BATTERY BACK-UP
	OVERHEAD GARAGE DOOR OPERATOR
	SECURITY KEYPAD
	ELECTRICAL PANEL
	DOORBELL
	200 AMPERE METER MAIN
	IRRIGATION / TIME CLOCK
	SINGLE POLE SWITCH-TOUCH PLATE BY LUTRON OR EQUAL
	3 WAY SWITCH
	DIMMER SWITCH
	CEILING-MOUNTED SOUND SYSTEM SPEAKER
	LOCATION (VERIFY W/ OWNER)

NOTE:	
1.	LOCATIONS ARE TYPICAL (U.O.N.) ON EXM PLANS.
2.	SWITCHES SHALL BE ROCKER TYPE (LUTRON OR EQUAL) (VERIFY WITH OWNER).
3.	COVER PLATES AND RECEPTACLES SHALL MATCH IN COLOR AND STYLE (LUTRON OR EQUAL) (VERIFY WITH OWNER).
4.	WHERE RECEPTACLES ARE EXPOSED TO MOISTURE PROVIDE WEATHER-PROOF COVERS.
5.	SEE EXM SHEETS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6.	VERIFY HEIGHTS WITH OWNER.
7.	ALL PLATES TO BE WHITE (U.O.N.) (VERIFY WITH OWNER).
8.	ELECTRICAL OUTLETS, SWITCH, AND CONTROL HEIGHTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (SECTION R321.1.2). SHOWN DIMENSION ON ELEVATION.
9.	DOORBELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING (SECTION R321.1.4). SHOWN DIMENSION ON ELEVATION.

RECEPTACLE LOCATIONS:

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SUBMITTAL DATE: 01/21/2026	
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PROJECT NUMBER: 2502	
REVIEWED BY: MDL	
DRAWN BY: KIL / SM / RH	
DATE: 03/31/2026	
SHEET TITLE: MECHANICAL, ELEC. & LIGHTING NOTES & LEGENDS	
M001	



HERS REQUIREMENTS:

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

NOTES:

1. PLAN/LAYOUT CONCEPT ONLY. FINAL LAYOUT BY SUBCONTRACTOR AND OWNER.
2. SEE LEGEND SHEET M001
3. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING GRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH GCR, TITLE 19, DIVISION 1, FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
4. SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACK-UP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION [SEC. R314.4].
5. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
6. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2054. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075 [SEC. R315.3].
7. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
8. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
9. CONTRACTOR SHALL PROVIDE LITRON LIGHTING SYSTEM. CONSULT WITH OWNER.
10. CONTRACTOR SHALL PROVIDE CAT 6 (OR EQUAL). CONSULT WITH OWNER.
11. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504 CMG)

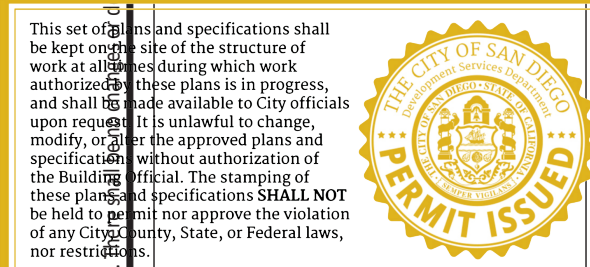
MECH., ELEC., & LIGHTING FLOOR PLAN

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



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SUBMITTAL DATE:
01/21/2026

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CONSTRUCTION DOCUMENTS

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MDL

DRAWN BY:
KJL / SM / RH

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SHEET NO.:

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