AN ADU for: MATT & CHRISSY JOHNSTON

924 FLORIDA ST, IMPERIAL BEACH, CA 91932

- 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 CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.
- AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

CF-1R SPECIAL FEATURES:

- NO SPECIAL FEATURES REQUIRED

'HERS' FEATURE SUMMARY:

BUILDING LEVEL VERIFICATIONS:
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATIONS:
- NONE

HEATING SYSTEM VERIFICATIONS:
- VERIFIED HEAT PUMP RATED HEATING CAPACITY

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
- NONE

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- NONE

SPECIAL INSPECTION REQUIRED. SEE SPECIAL INSPECTION FORM ON SHEET S-2

NOTE:

ANY PORTION OF FENCE OR OTHER STRUCTURE WITHIN FIVE FEET OF THE BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
EXCEPTION: VINYL FENCING AS ALLOWED BY BUILDING OFFICIAL.
- a. NONCOMBUSTIBLE MATERIAL
- b. APPROVED EXTERIOR FIRE RETARDANT TREATED WOOD
- c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDING.

GENERAL SITE PLAN NOTES:

1. FLOOR PLAN SHOWN FOR SITE REFERENCE ONLY. SEE SHEET A-3.1 SHEETS FOR EXACT LAYOUT
2. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED FOR ALL CONCRETE DRIVES AND WALKS. SEE SOILS REPORT AND LANDSCAPE PLAN IF APPLICABLE.
3. VERIFY ALL SETBACKS PRIOR TO SETTING FOUNDATION FORMS. IF A CONFLICT EXISTS CONTACT DESIGNER FOR RESOLUTION
4. DIMENSIONS SHOWN ARE OVERALL LENGTH AND WIDTH FOR LOCATING BUILDINGS, FIELD VERIFY
5. OWNER TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPT.. AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS/HER PROPERTY LINE IS.
6. NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES AND WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MIN OF 5' AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY
7. WINDOWS AND DOORS SHALL HAVE AT LEAST ONE PANE OF TEMPERED GLASS

SPECIAL INSPECTION NOTICE:

NOTICE TO THE APPLICANT/OWNER/OWNERS AGENT/ARCHITECT OR ENGINEER OF RECORD.
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATION, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER BUILDER.
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATION, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES

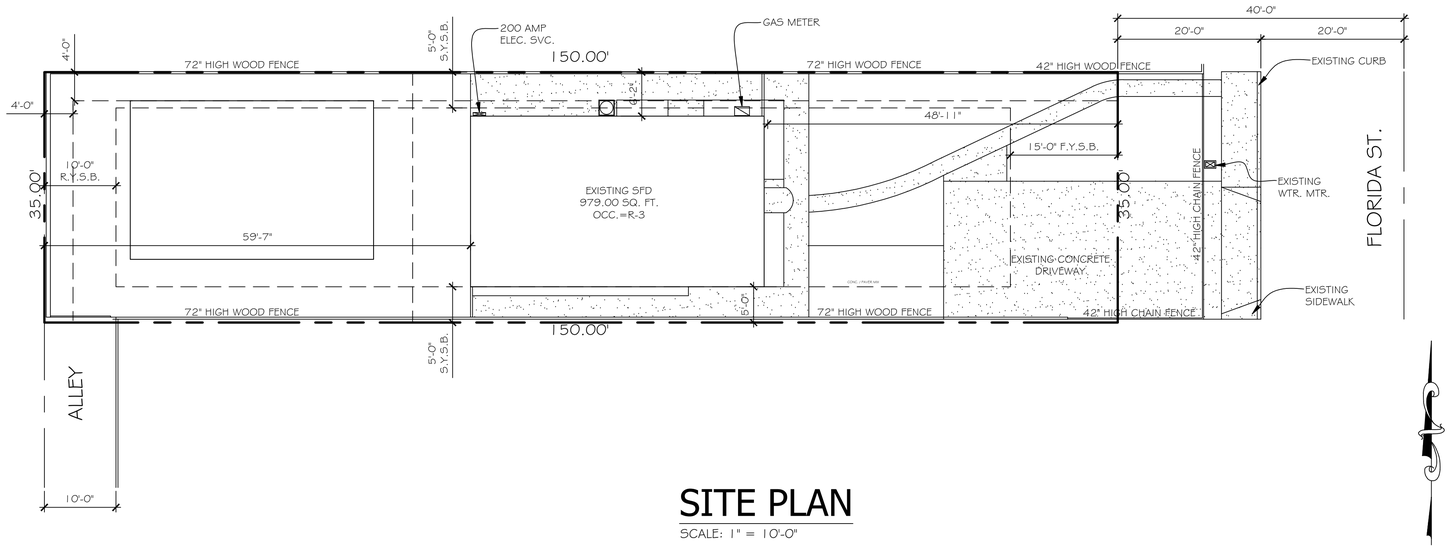
THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.

GENERAL SOILS NOTES:

THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.

OWNER/ LICENSED ENGINEER OR ARCHITECT

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 THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.



SITE PLAN

SCALE: 1" = 10'-0"

SHEET INDEX

SHT.	DESCRIPTION	SHT.	DESCRIPTION
A1.1	SITE PLAN / PROJECT DATA	GN1.2	COUNTY DPLU #081 SPEC SHT.
A1.2	BMP / EROSION CONTROL PLAN	T24.1	TITLE 24 CALCULATIONS
A2.1	EXISTING FIRST FLOOR PLAN	T24.2	TITLE 24 CALCULATIONS
A2.2	EXISTING SECOND FLOOR PLAN	T24.3	TITLE 24 CALCULATIONS
		S001	GENERAL STRUCTURAL NOTES
A3.1	PROPOSED FIRST FLOOR PLAN	S002	GENERAL STRUCTURAL NOTES & SCHEDULES
A3.2	PROPOSED SECOND FLOOR PLAN	S2.1	FOUNDATION PLAN
		S3.1	FLOOR FRAMING PLAN
A4.1	EXTERIOR ELEVATIONS	S3.2	ROOF FRAMING PLAN
A4.2	EXTERIOR ELEVATIONS	SD1	DETAILS
A5.1	ROOF PLAN	SD2	DETAILS
A5.2	DETAILS	SD3	DETAILS
E1.1	FIRST FLOOR ELECTRICAL PLAN		
E1.2	SECOND FLOOR ELECTRICAL PLAN		
GN1.1	GENERAL ARCHITECTURAL NOTES		

PROJECT SUMMARY

PROJECT DATA

ADDRESS = 924 FLORIDA ST, IMPERIAL BEACH, CA.
APN = 626-440-06-00
LEGAL DESCRIPTION = TR 497 BLK 48*LOT 36*
ZONE = R-3000
LOT AREA = 5,250 sq ft / 0.12 acres
CONSTRUCTION TYPE = V-B
OCCUPANCY = R-3 & U

GOVERNING CODES

CRC.,	2022 EDITION
(WHICH ADOPTS THE 2022 IRC)	
C.G.B.S.C	2022 EDITION
C.P.C.,	2022 EDITION
C.M.C.,	2022 EDITION
C.E.C.,	2022 EDITION
C.B.E.E.S.	2022 EDITION
C.F.C.	2022 EDITION

BUILDING AREA TABULATION:

EXISTING SFD:	979.00 SQ. FT.
PROPOSED ADU:	754.00 SQ. FT.
GRAND TOTAL:	1,733.00 SQ. FT.

F.A.R.: 33%

1,733.00/ 5,250=.3301

SETBACKS:

FRONT = 15'-0"
SIDE = 5'-0"
REAR = 10'-0"

EXISTING RESIDENCE FIRE SPRINKLED = NO
BUILT IN 1969 PER WWW. ZILLOW.COM

PRJ #

SCOPE OF WORK:

BUILD NEW DETACHED ADU AT REAR OF LOT

VICINITY MAP

REVISIONS	BY

PLANS BY:
CHRIS ASHBY
Additions • Kitchens • Whole Homes
1366 JOLIET ST.
EL CAJON, CA. 92019
PHONE: 619-857-6665
CHRISASHBYDESIGNS@GMAIL.COM

AN ADU FOR: MIKE & CATHERINE ADLEY
924 FLORIDA ST, IMPERIAL BEACH, CA 91932
SHEET TITLE : SITE PLAN

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DRAWN	C. ASHBY
CHECKED	
DATE	9/1/24
SCALE	as noted
JOB NAME	ADLEY
SHEET	A1.1
OF	Xx SHEETS