GENERAL NOTES

FIRE HAZARD NOTES

1. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMUSTIBLE.
2. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.
3. VALLEY FLASHING SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-IN-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.
5. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY AND SHALL NOT FREE SPIN IN BOTH DIRECTIONS.
6. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/ AAMA/ NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.
PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW :

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) 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/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) 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 RINSE, 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/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES 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 DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, 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 ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

CALGREEN NOTES:

A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURE INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.

BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH.

GREEN BUILDING STANDARDS NOTES

1. THE SITE SHALL BE DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS.
2. A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE TO BE DIVERTED TO RECYCLE OR SALVAGED.
3. BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC) FOR THE OWNER AT THE TIME OF FINAL INSPECTION
4. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED
5. VOC'S MUST COMPLY WITH THE LIMITATIONS FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
6. GAS FIREPLACES SHALL BE DIRECT VENT. WOODSTOVE OR PELLET STOVES MUST BE US EPA PHASE II RATED APPLIANCES
7. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT
8. IF PROVIDED, WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF. THE COVERS OF LOUVERS SHALL HAVE MIN R4.2 INSULATION
9. HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SIZING SHALL BE SIZED IN ACCORDANCE WITH ONE OF THE ACCA METHODS
10. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVE IT TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.
11. A COPY OF A COMPLETE OPERATION AND MAINTENANCE MANUAL AS OUTLINED IN THE NOTES ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION
12. AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVED TO THE BUILDING OWNER.
13. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION (SECTION 4.504.1)
14. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (SECTION 4.504.2.1)
15. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION 4.504.2.2 AND TABLE 4.504.3 OF CALGREEN
16. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE
17. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACT, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE
18. ALL NEW AND CARPET CUSHIONS INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOW:
    1.) CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
    2.) CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
    3.) NSF/ANSI 140 AT THE GOLD LEVEL
    4.) SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGETM GOLD
19. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
20. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
21. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
22. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BY CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT
23. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING [CALGREEN 4.504.1]:
    1.) VOC EMISSIONS LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
    2.) CERTIFIED UNDER UL GREENGUARD GOLD
    3.) CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
    4.) MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH(S) SPECIFICATION 01350
24. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED IN THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN 2016 CALGREEN TABLE 4.504.5.
25. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.
26. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
27. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
28. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP 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.
29. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR 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.
30. 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 ALLOWS.
31. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL". // UPDATED: 10/1/2018.
32. ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS HALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

VICINITY MAP



PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.010, 129.0104(A)(4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO, STORMWATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.

4

LONG-TERM MAINTENANCE / CONFORMANCE

ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS, INCLUDING IN THE RIGHT-OF-WAY, SHALL BE MAINTAINED BY THE OWNER. ALL LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS

RESPONSIBILITY FOR CHANGES:

AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT:

OWNER SIGNATURE: *Brian Koons*

FAA NOTES - COMSTOCK STREET:

I, Reza Banan, do hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 7.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 7, notification is not required.

REGISTERED PROFESSIONAL ENGINEER REZA BANAN NO. C84964 CIVIL STATE OF CALIFORNIA
THIS IS ELECTRONIC SIGNATURE

A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

CODES AND REGULATIONS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA GREEN BUILDING CODE
2019 BUILDING ENERGY EFFICIENCY STANDARDS

DEFERRED SUBMITTALS

- FIRE SPRINKLERS (TYPE NFPA 13)

NOTE:
WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.

- FIRE ALARM.
- SOLAR PANELS.
- ROW PERMIT FOR NEW WATER SERVICE LINE. ROW PRJ-1119142

PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. [SDMC §129.0205]

THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. [SDMC 129.0205]

DWELLING UNIT SUMMARY TABLE

UNITS PROPOSED*CATEGORIES PER INCOME							
TOTAL PER CATEGORY	BONUS	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL DUs
	3	0	0	0	3	2	8

AFFORDABILITY INCOME LEVELS		
Very Low Income	Low Income	Moderate Income
30% of 50% of Area Median Income	30% of 60% of Area Median Income	30% of 110% of Area Median Income
10 year period	10 year period	15 year period

SCOPE OF WORK

PROPOSE DETACHED, 3 STORY, ADU BUILDING. TOTAL 8 ADUs.
-FIRST FLOOR; 4 NEW ADUs: EACH ONE OF 208 SQUARE FEET WITH STUDIO, KITCHEN, 1 BATHROOM.
-SECOND FLOOR: 2 NEW ADUs: EACH ONE OF 416 SQUARE FEET WITH 1 BEDROOM, 1 BATHROOM, KITCHEN/DINING, LIVING ROOM & LAUNDRY/CLOSET
-THIRD FLOOR: 2 NEW ADUs: EACH ONE OF 416 SQUARE FEET WITH 1 BEDROOM, 1 BATHROOM, KITCHEN/DINING, LIVING ROOM & LAUNDRY

PROJECT DIRECTORY

PROPERTY OWNER:
BRIAN KOONS
(925) 766-1062

STRUCTURAL ENGINEER:
BANAN INC.
(619) 756-2939

MEP & Title 24:
KSU ENGINEERING
619-737-2700

*PRIVATELY FUNDED BY OWNER (FINANCIALLY RESPONSIBLE)
PRIVATELY HOUSING PROJECT

PROJECT DATA

SITE ADDRESS: 2325 COMSTOCK ST, SAN DIEGO, CA 92111
APN: 431-343-01-00
LEGAL DESCRIPTION: MAP 3208 LOT No.34 – LINDA VISTA SUBDIVISION No.5
ZONING: RM-1-1
YEAR BUILT: 1942
SETBACKS: FRONT:15 FT
INTERIOR:5 FT
STREET:10 FT
REAR:15 FT
CONSTRUCTION TYPE: VB / SPRINKLERED
(E) BUILDING OCCUPANCY: R-3
(P) BUILDING OCCUPANCY: R-2
NUMBER OF STORIES: (E) BUILDING 2-STORIES
NUMBER OF STORIES: (P) BUILDING 3-STORIES
DEFERRED SUBMITTAL: SOLAR PANELS, SPRINKLERS
TYPE OF FIRE SPRINKLERS SYSTEM: NFPA 13
LOT DIMENSIONS: 56'x80.08'x53.53'x80.03'
LOT SIZE: 4,425 SQUARE FEET

BUILDING AREA SUMMARY

LEVEL	ADU #	SQ FT	UNIT #	TYPE	SDHC
1ST	ADU 1	216	101	A1	BONUS
1ST	ADU 2	214	102	A2	AFFORDABLE (MODERATE)
1ST	ADU 3	214	103	A2	AFFORDABLE (MODERATE)
1ST	ADU 4	216	104	A1	BONUS
2ND	ADU 5	416	201	B1	AFFORDABLE (MODERATE)
2ND	ADU 6	416	202	B1	BONUS
3RD	ADU 7	416	301	B1	BY RIGHT
3RD	ADU 8	416	302	B1	BY RIGHT
LAUNDRY	–	52.5	–	–	–

PROPOSED: 2576.5 SQ FT
EXISTING: 750 SQ FT
TOTAL: 3326.5 SQ FT
LOT SIZE: 4425 SQ FT
MAX FAR: 0.75
PROPOSED FAR: 0.75

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ADUGeeks
811 25TH ST SUITE 101
SAN DIEGO, CA 92102

PROJECT:

COMSTOCK
2325 COMSTOCK
SAN DIEGO, CA 92111

STAMP:

LICENSED ARCHITECT THOMAS SEARS C-40562 REN. 07/31/25 STATE OF CALIFORNIA

PLAN PREPARED BY:
ADU GEEKS
(855) 999-GEEK

Revisions

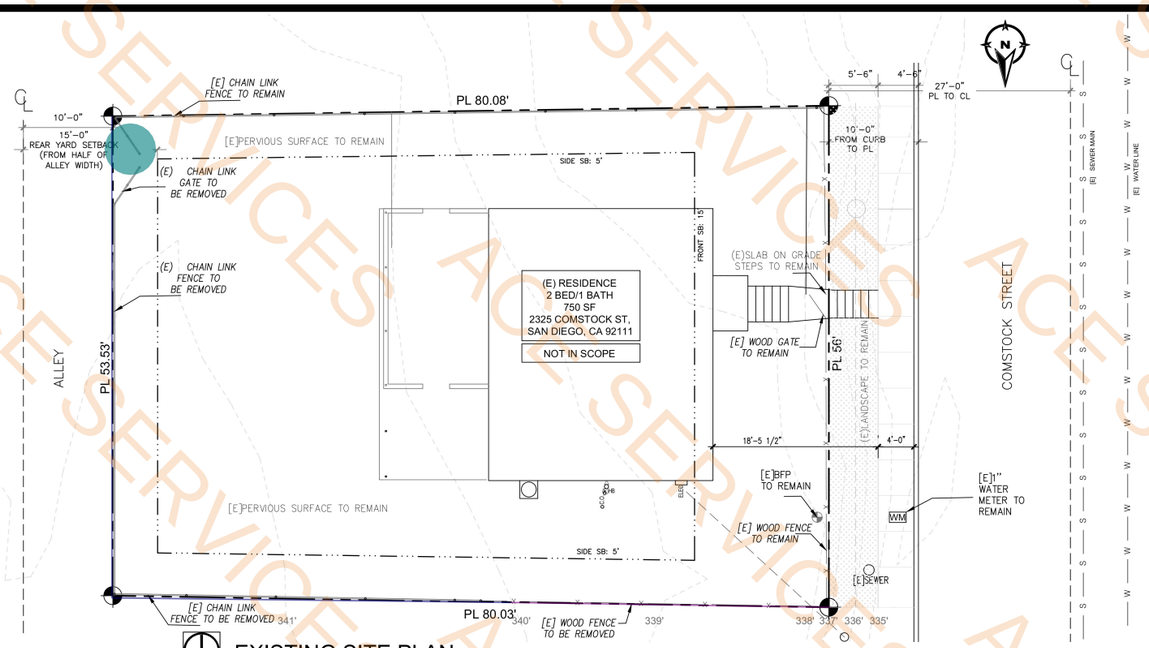
Rev.	Date	By
1	5/23/2023	MB
2	02/06/2024	MB
3	09/09/2024	MB
4	10/31/2024	MB

PROJECT NUMBER:
PRJ-1074771

DATE:
10/21/2022

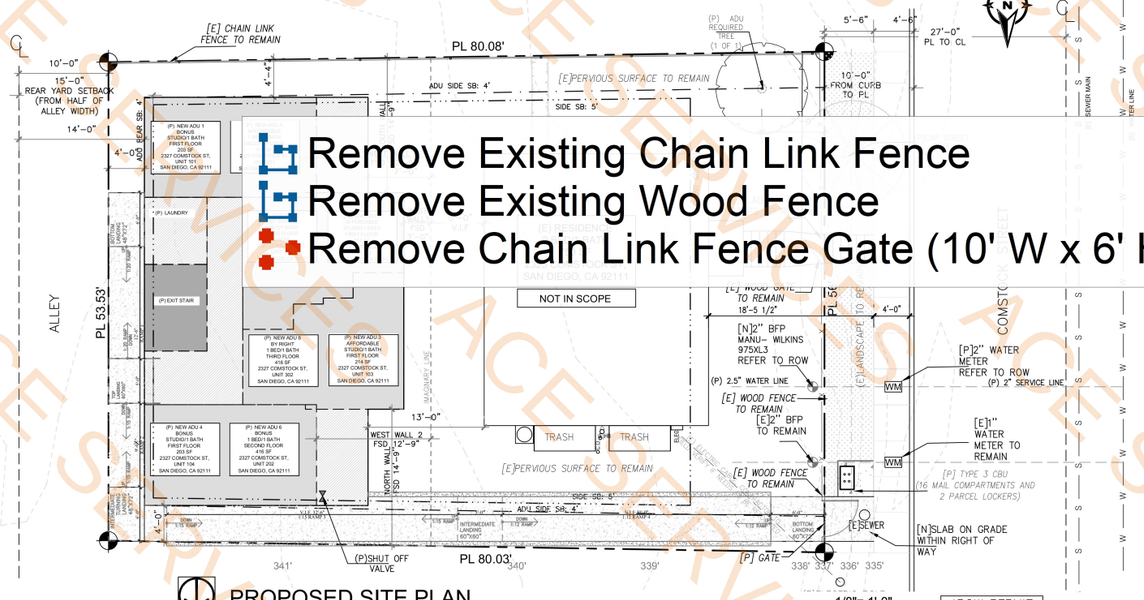
TITLE SHEET

SHEET:
T1.0



EXISTING SITE PLAN

1/8"= 1'-0"



Remove Existing Chain Link Fence — 98.4 FT

Remove Existing Wood Fence — 35.7 FT

Remove Chain Link Fence Gate (10' W x 6' H) — 1.0 EA

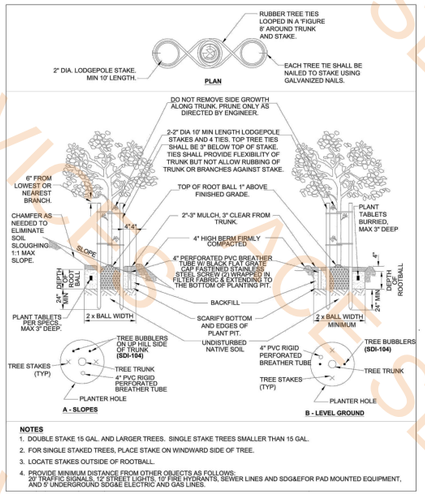
PROPOSED SITE PLAN

1/8"= 1'-0"

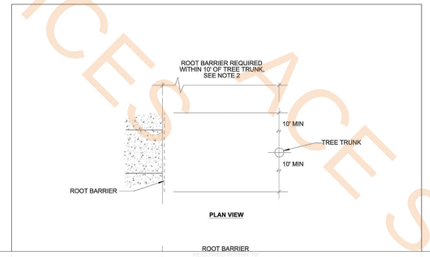
*ROW PERMIT PRJ-1119142

xxx	xxx
xxx	xxx
xxx	xxx
2325	201
27 - 101	master
102	202
103	301
104	302
	spare
1P	2P

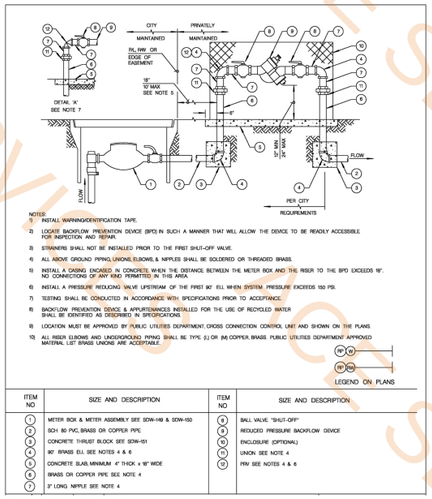
PEDESTAL-MOUNTED INSTALLATION:
CLUSTER BOX UNITS (CBUS), 'F' SERIES (4)



TREE PLANTING AND STAKING (1)



ROOT CONTROL BARRIER (2)



3/4" THRU 2" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (3)

SITE WORK INFORMATION

A.	TOTAL DISTURBANCE AREA	1,773.0 SQ.FT.
B.	EXISTING AMOUNT OF IMPERVIOUS AREA:	824 SQ.FT.
C.	PROPOSED AMOUNT OF IMPERVIOUS AREA:	1,773.0 SQ.FT.
D.	TOTAL IMPERVIOUS AREA:	2,597.0 SQ.FT.
E.	IMPERVIOUS % INCREASE:	40.07 %

EARTHWORK QUANTITIES

CUT QUANTITY:	488.5 CYD.
FILL QUANTITY:	0 CYD.
IMPORT/EXPORT:	488.5 CYD.
MAX CUT DEPTH:	3 FT
MAX FILL DEPTH:	3 FT

NOTE:
THE PROJECT PROPOSES TO EXPORT 488.5 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SITE PLAN NOTES

THE PROPERTY LINES SHOWN HEREON WERE GENERATED FROM ASSESSOR'S INFORMATION AND ARE INTENDED AS APPROXIMATE REPRESENTATIONS OF PROPERTY LINES FOR PERMITTING PURPOSES ONLY.

CONTRACTOR SHOULD PHYSICALLY VERIFY ALL DIMENSIONS, SET BACKS, AND PROPERTY LINE OF ALL EXISTING AND PROPOSED CONSTRUCTION. PLEASE NOTIFY OWNER AND/OR THE DESIGNER OR ANY DISCREPANCIES PRIOR COMMENCING CONSTRUCTION.

THE STRUCTURE WILL BE LOCATED ENTIRELY ON NATIVE/ UNDISTURBED SOIL.

ADDITIONAL NOTES:

NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD.

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

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/ OWNER-BUILDER

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

**EXISTING DWELLING UNIT IS NOT SPRINKLERED.

SYMBOLS

WM — PROPOSED 2" WATER METER
SIZING BASED ON THE WDMC WITH REGARD TO THE FIRE SPRINKLER DEMAND

PROPOSED 2" BACK FLOW DEVICE
FEBCO MODEL: LF825.
REFER TO DETAIL 3/T1.2

SHUT OFF VALVE
INSTALLED AT THE DOMESTIC WATER SUPPLY FOR THE UNITS

PEDESTAL-MOUNTED INSTALLATIONS:
CLUSTER BOX UNITS (CBUS), 'F' SERIES FOR 2327 COMSTOCK STREET, SAN DIEGO, CA 92111
MAILBOXES MUST BE LOCATED ON STREET OF ADDRESS. DELIVERY MUST BE AVAILABLE MONDAY-SUNDAY.
DELIVERY EQUIPMENT:
TYPE 3 CBU (16 MAIL COMPARTMENTS AND 2 PARCEL LOCKERS)
2 PARCEL LOCKERS ARE REQUIRED. 1 PARCEL LOCKER FOR EVERY 5 DELIVERIES
REFER TO DETAIL 4 ON SHEET T1.2

LEGEND

- W — WATER LINE
- SS — SEWER LINE
- PROPERTY LINE
- ADU SETBACKS
- SETBACKS
- IMAGINARY LINES
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE

ADUGeeks
811 25TH ST SUITE 101
SAN DIEGO, CA 92102

PROJECT:

COMSTOCK
2325 COMSTOCK
SAN DIEGO, CA 92111

STAMP:

LICENSED ARCHITECT
THOMAS SEARS
C-40562
REN. 07/31/25
STATE OF CALIFORNIA

PLAN PREPARED BY:
ADU GEEKS
(855) 999-GEEK

Revisions

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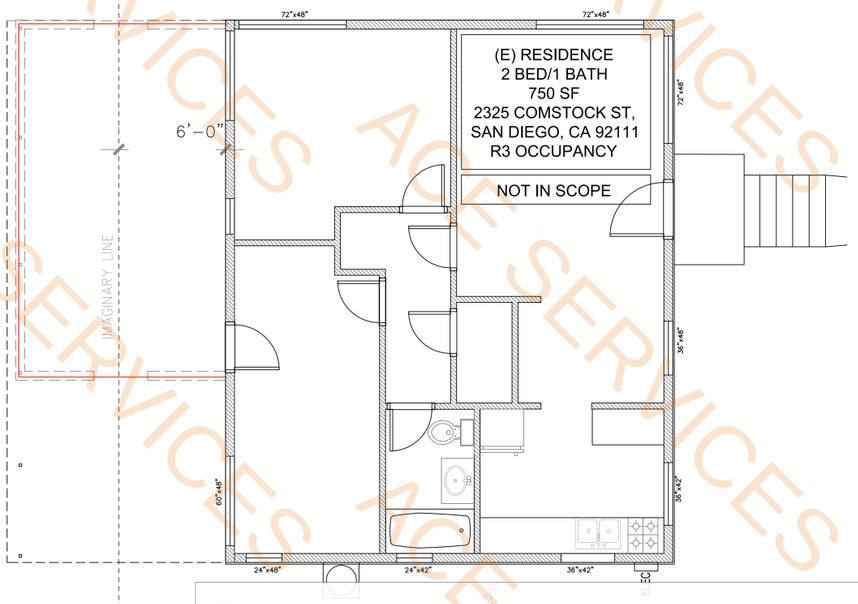
PROJECT NUMBER:
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DATE:
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[E] SITE PLAN
[P] SITE PLAN

SHEET:
T1.2

ACE SERVICES



Remove Existing Wall

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

LEGEND

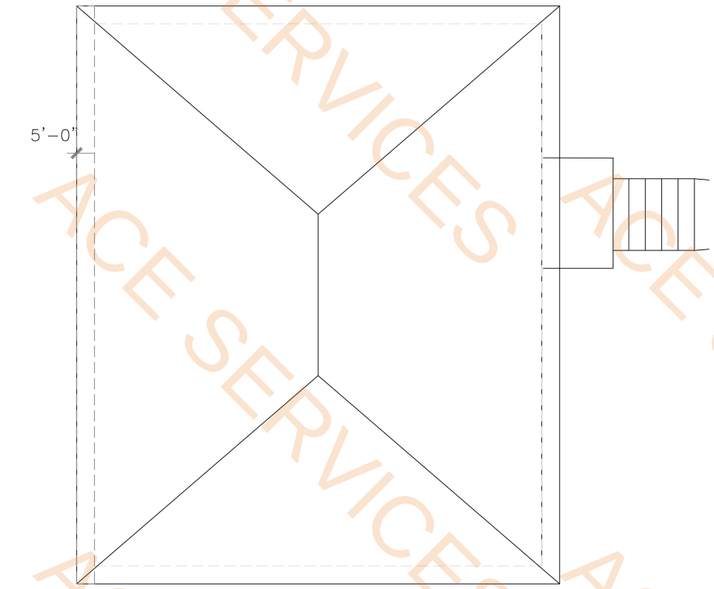
1-HOUR FIRE-RESISTANT WALL (REFER TO DETAIL 4/A1.3)

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

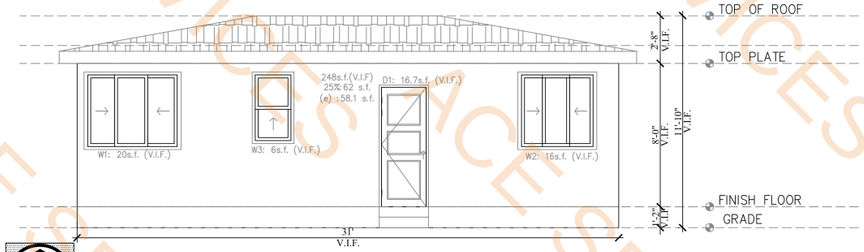
NOTES

MINIMUM FIRE-RESISTANCE RATING OF ONE-HOUR IS REQUIRED FOR THE EXTERIOR WALL(WEST SIDE) DUE TO A FIRE SEPARATION DISTANCE OF LESS THAN FIVE FEET. [CRC R302.1(1)]



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

43.0 FT



SDU EXISTING EAST ELEVATION 1/4"= 1'-0"

SDU EAST ELAVATION DIAGRAM

CALCULATION FOR FSD=6' PER CRC 302.1
OPENINGS UNLIMITED

FLOOR	AREA(SF)	OPENING	%OF TOTAL
1ST	V.I.F ~248	V.I.F ~58.1	23.5%

1ST FLOOR
WINDOW#1(V.I.F 20 S.Fx1) 20 S.F
WINDOW#2(V.I.F 16 S.Fx1) 16 S.F.
WINDOW#3(V.I.F 6 S.Fx1) 6 S.F.

DOOR#1(V.I.F 16.3 S.Fx1) 16.3 S.F.



FLOOR PLAN NOTES

1. EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
2. PROJECTIONS:
   - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
   - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
   - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
3. OPENINGS:
   - PROHIBITED WITHIN 3FT OF PROPERTY LINE
   - MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
4. PENETRATIONS:
   - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
   - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

Table R302.1

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANGE RATING	MINIMUM FIRE SEPARATION DISTANCE
WALLS	Fire-resistance rated	1 hour -tested in accordance with ASTM E119,UL 263 or Section 703.3 of the California Building Code with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	=>5 feet
PROJECTIONS	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-reterdant-treated wood	=> 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	=>5 feet
OPENINGS IN WALLS	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
PENETRATIONS	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

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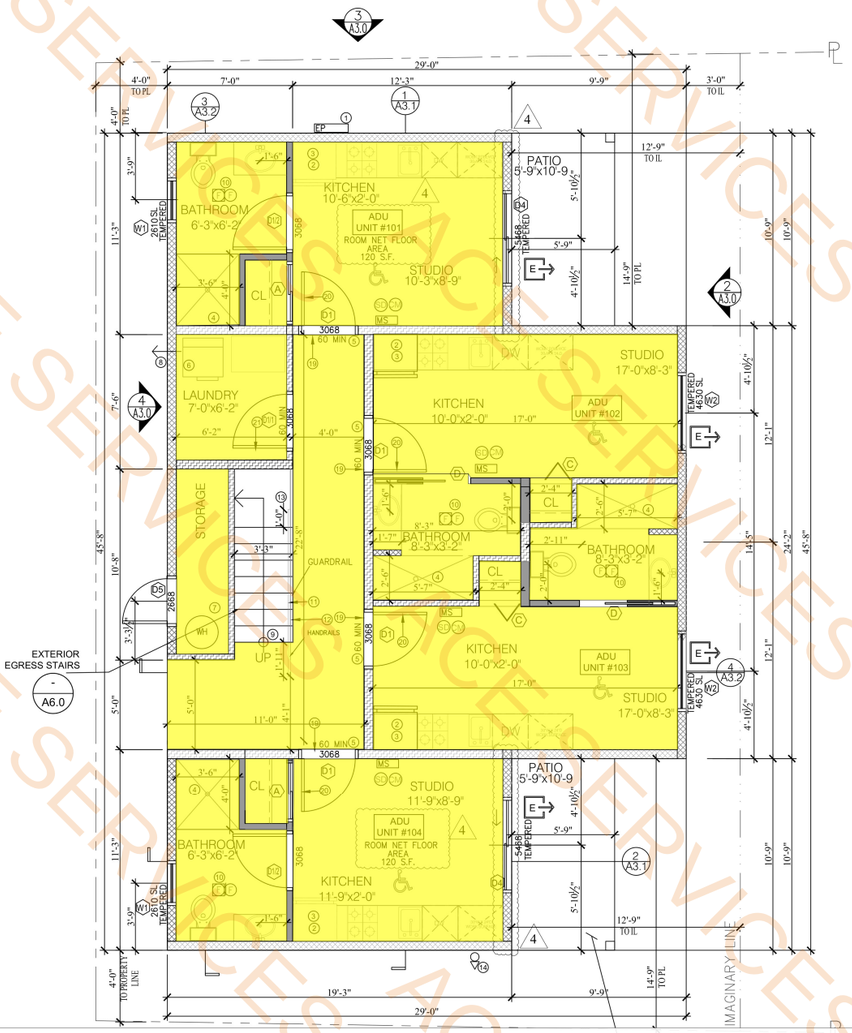
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(E)FLOOR PLAN
(E)EAST ELEVATION

SHEET:
A1.0

ACE SERVICES



5/8" Type X GWB Ceiling W (D1.0/3)

944.8 SQ FT

(P) FIRST FLOOR PLAN

1/4"= 1'-0"

KEYNOTES

1. NEW ELECTRICAL MULTI-METER PANEL 200 AMPS, CONTRACTOR TO VERIFY LOCATION WITH SDGE PRIOR TO INSTALL
(THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS AND SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED CIRCUIT BREAKER SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC." THESE ITEMS ARE REQUIRED TO FACILITATE THE POSSIBLE FUTURE INSTALLATION OF A SOLAR ELECTRIC SYSTEM.)
2. ELECTRIC RANGE STAINLESS STEEL
3. KITCHEN RANGE HOOD EXHAUST DIRECTLY TO OUTSIDE
4. SHOWER/TUB
-SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING A 30-IN CIRCLE.
-SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. [CRC R307.2]
5. THRESHOLD 0.5-INCH MAX HEIGHT
REFER TO THRESHOLD DETAIL 4/D2.0.
6. WASHER AND DRYER (AS PER MEP)
7. WATER HEATER HEAT PUMPS AS PER T24 AND MEP RHEEM PROPH50-T2-RH375
8. DRYER VENT 4" TO OUTSIDE 25' MAX.
(EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS, ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING)
9. STAIR CASE 7.75" MAX. RISER, 11" MIN. TREAD DEPTH,
REFER SHEET A6.0 AND DETAIL 6-8/D2.0.
GREATEST RISER HEIGHTS & TREAD DEPTHS WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAT 3/8". (CBC 1011.5.2)
PROVIDE 6'-8" MIN. HEADROOM IN ALL PARTS OF THE STAIRWAY, MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY. REFER TO SHEET A5.0
10. LIGHT & EXHAUSTED FAN COMBO
DEDICATED INDOOR AIR QUALITY (IAQ) HRV AND ERV VENTILATOR AND MAKE UP AIR SYSTEM (HRV3-195 Y2143) W / 100 CFM MIN
11. 34"-38"" HIGH HANDRAIL ON AT LEAST ON ONE SIDE OF THE STAIRS. THE HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING.[CBC 1014]
12. 42" HIGH GUARD WITH OPENINGS WHICH WILL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER AT DECKS AND STAIRWAYS.
SEE DETAIL 5/ SHEET D2.0.
13. HANDRAILS ARE REQUIRED WITH GUARDRAILS. THE EXTENSION OF STAIRWAY HANDRAILS AT STAIRWAY SHALL BE IN THE SAME DIRECTION OF THE STAIR FLIGHT. FOR TYPICAL HANDRAIL EXTENSION LENGTHS
SEE DETAIL 3/ SHEET D2.0.
14. HOSE BIB
15. AC CONDENCER TO BE LOCATED ON THE ROOF
16. NOT IN USE
17. W/DR DOOR: 10"X10" DOOR GRILLE FOR MAKE UP AIR
18. NOT IN USE
19. DOOR LANDINGS AT EXTERIOR DOORS SHALL HAVE A MINIMUM 44" LANDING LENGTH MEASURED IN THE DIRECTION OF EGRESS TRAVEL.
SEE DETAIL 4/ SHEET D2.0.
20. DOOR SHALL BE EQUIPPED WITH LATCHING AND SELF- OR AUTOMATIC-CLOSING DEVICE. DOOR TO BE 60 MINUTE FIRE RATED.
21. LAUNDRY DOOR
MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYERS WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAN 100 SQUARE INCHES (0.065 M2) FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS.

LEGEND

- NEW WALL
- NEW 1 HOUR FIRE RATED WALL EXTERIOR. SEE DETAIL 2/SHEET D1.0
- NEW 1 HOUR FIRE RATED WALL INTERIOR. SEE DETAIL 1/SHEET D1.0
- NEW DOOR/WINDOW (REFER TO SHEET A4.0)
- (SD) SMOKE DETECTOR, ADDITIONAL NOTES REFER TO SHEET A1.3
- (CM) CARBON MONOXIDE ALARM, ADDITIONAL NOTES REFER TO SHEET A1.3

SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE

SMOKE ALARMS SHALL BE INSTALLED NOT LEASS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.

ELECTRICAL SYMBOLS

- (F) COMBINATION FAN AND LIGHT (50 CFM. MIN.)
- E NEW ELECTRICAL PANEL 100 AMP.

HERS

AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FILED 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 T 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 CERFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTICS TESTING (CF3) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERFICATE(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 REVIEW AND APPROVED.

SPECIAL HERS VERIFICATION ON MIN. AIRFLOW, FAN EFFICACY AND DUCTED SEALING.

SPECIAL FEATURES NOTES:

**REQUIRED SPECIAL FEATURES
THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE

- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3

**HERS FEATURE SUMMARY
THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER.

- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED EER/EER2
- VERIFIED SEER/SEER2
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- VERIFIED HSPF
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ FT (SC3.4.5)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)

WALKING SURFACES:

THE WALKING SURFACE SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS [CRC R337.9]:
-IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH
THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDART 12-7A-4 AND SFM STANDART 12-7A-5
-EXTERIOR FIRE RETARDANT TREATED WOOD
-NONCOMBUSTIBLE MATERIAL
-ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDART 12-7A-4A WHEN THE ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

EGRESS OPENING NOTES

ALL EMERGENCY ESCAPE AND RESCUE OPENING AT ALL NEW BEDROOMS SHALL COMPLY WITH ALL THE FOLLOWING PER [SEC.R310.1]:

- MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5 SQUARE FEET MINIMUM AT GRADE FLOOR OPENINGS)
- MINIMUM 20 INCH NET CLEAR OPENING WIDTH
- MINIMUM 24 INCH NET CLEAR OPENING HEIGHT
- MAXIMUM 44 INCH SILL HEIGHT ABOVE THE FLOOR

NOTES:

a. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MAMBERS EXCEED 19% MOISTURE CONTENT
b. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE(CMC).
c. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING

HEATING AND AIR CONDITIONERS NOTES:

HEATING AND AIR CONDITIONERS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 2 MANUAL D - 2009 (RESIDENTIAL DUCT SYSTEM), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2004 (RESIDENTIAL EQUIPMENT SELECTION).

ADDITIONAL NOTES:

OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. HOT OR COLD WATER CONNECTIONS ALLOWED.
a. 3 FEET FROM OPENINGS INTO THE BUILDING

FLOOR PLAN NOTES

1. EXTERIOR WALLS WITHIN 10 FEET OF PROPERTY LINE REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES [CBC 705.5]
2. PROJECTIONS:
- PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
3. OPENINGS:
- PROHIBITED WITHIN 3FT OF PROPERTY LINE
- MAXIMUM 15% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITH SPRINKLERS) [CBC 705.8]
4. PENETRATIONS:
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

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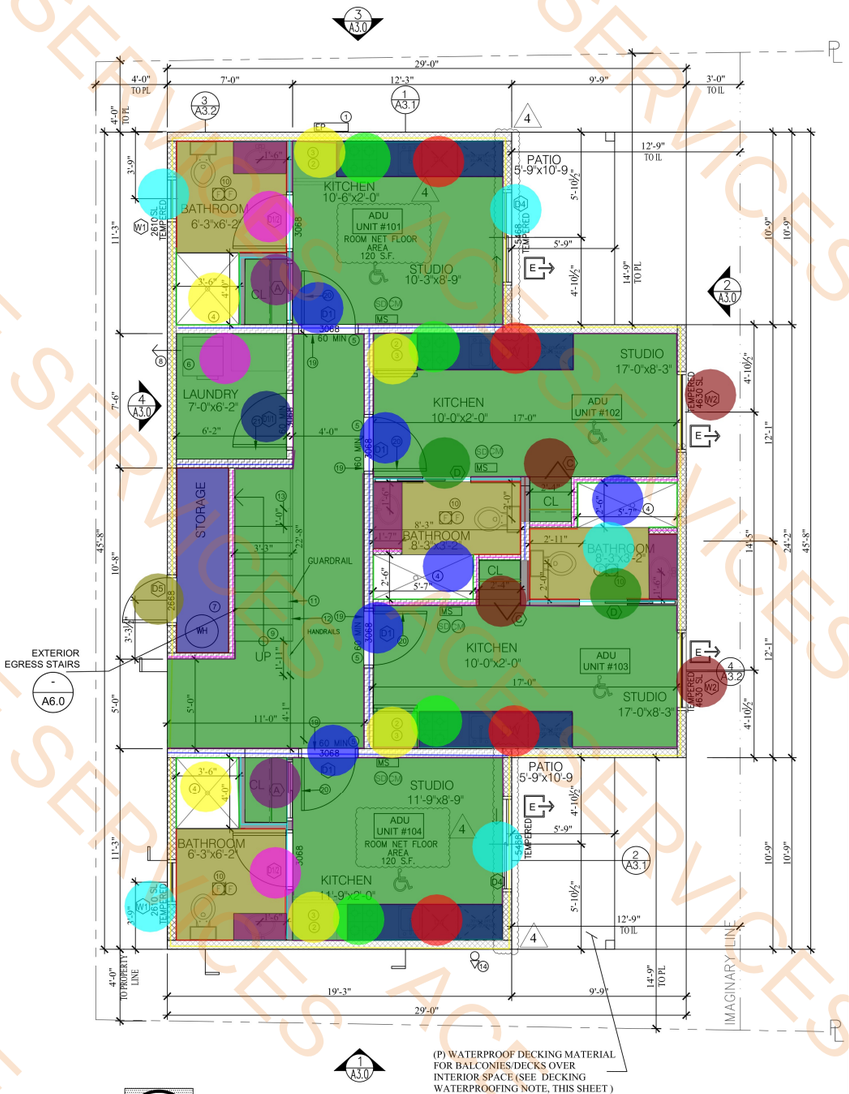
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[P] FIRST FLOOR PLAN

SHEET:
A1.1

ACE SERVICES



(P) WATERPROOF DECKING MATERIAL FOR BALCONIES/DECKS OVER INTERIOR SPACE (SEE DECKING WATERPROOFING NOTE, THIS SHEET)

(P) FIRST FLOOR PLAN

1/4"= 1'-0"

KEYNOTES

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-SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. [CRC R307.2]
5. THRESHOLD 0.5-INCH MAX HEIGHT
REFER TO THRESHOLD DETAIL 4/D2.0.
6. WASHER AND DRYER (AS PER MEP)
7. WATER HEATER HEAT PUMPS AS PER T24 AND MEP RHEEM PROPH50-T2-RH375
8. DRYER VENT 4" TO OUTSIDE 25' MAX.
(EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS, ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING)
9. STAIR CASE 7.75" MAX. RISER, 11" MIN. TREAD DEPTH,
REFER SHEET A6.0 AND DETAIL 6-8/D2.0.
GREATEST RISER HEIGHT A TREAD DEPTHS WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" (
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RE RATING FOR EXPOSURE TO
BOTH SIDES [CBC 705.5]
2. PROJECTIONS:
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– 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
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5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

2 x 6 Stud Exterior Wall (1 HR Rated) 8' H (D1.0/2)	147.0 FT
2 x 6 Stud Interior Wall (1 HR Rated) 8' H (D1.0/1)	69.4 FT
2 x 4 Stud Interior Wall (1 HR Rated) 8' H (D1.0/1)	46.3 FT
2 x 4 Stud Interior Wall (8' H)	49.9 FT
2 x 6 Stud Interior Wall (8' H)	4.8 FT
Vinyl Plank Flooring	743.1 SQ FT
Tile Flooring @ Bathrooms	141.5 SQ FT
Sealed Concrete	30.0 SQ FT
6" H Vinyl Wall Base	160.4 FT
Wall Tiles @ Bathroom (4' H & Remaining Will Be Paint)	68.2 FT
Wall Tiles @ Shower Area (8' H)	45.9 FT
3'-6" x 4' Tempered Glass Shower Enclosure	2.0 EA
2'-6" x 5'-7" Tempered Glass Shower Enclosure	2.0 EA
Bathroom Accessories @ All Bathrooms	1.0 EA
6" H Rubber Base	23.8 FT
1'-6" D Closet W/Shelving And Hanger Rod	7.1 FT
1'-0" D Closet W/Shelving And Hanger Rod	4.7 FT
Kitchen Countertop	70.7 SQ FT
Vanity Countertop W/Base Cabinets	21.4 SQ FT
4" H Backsplash	48.5 FT
Dishwasher	4.0 EA
Stainless Steel Electric Cooking Range	4.0 EA
Refrigerator	4.0 EA
Washer And Dryer	1.0 EA
W1 Window	2.0 EA
W2 Window	2.0 EA
D1 Door	4.0 EA
D1/2 Door	2.0 EA
D4 Door	2.0 EA
C Door	2.0 EA
D Door	2.0 EA
D5 Door	1.0 EA
D1/1 Door	1.0 EA
A Door	2.0 EA

LEGEND

- NEW WALL
- NEW 1 HOUR FIRE RATED WALL EXTERIOR. SEE DETAIL 2/SHEET D1.0
- NEW 1 HOUR FIRE RATED WALL INTERIOR. SEE DETAIL 1/SHEET D1.0
- NEW DOOR/WINDOW (REFER TO SHEET A4.0)
- SD SMOKE DETECTOR, ADDITIONAL NOTES REFER TO SHEET A1.3
- CM CARBON MONOXIDE ALARM, ADDITIONAL NOTES REFER TO SHEET A1.3

SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE

SMOKE ALARMS SHALL BE INSTALLED NOT LEASS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.

ELECTRICAL SYMBOLS

- F COMBINATION FAN AND LIGHT (50 CFM. MIN.)
- E NEW ELECTRICAL PANEL 100 AMP.

HERS

AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FILED 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 T 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 CERFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTICS TESTING (CF3) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERFICATE(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 REVIEW AND APPROVED.

SPECIAL HERS VERIFICATION ON MIN. AIRFLOW, FAN EFFICACY AND DUCTED SEALING.

SPECIAL FEATURES NOTES:

**REQUIRED SPECIAL FEATURES
THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE

- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3

**HERS FEATURE SUMMARY
THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER.

- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED EER/EER2
- VERIFIED SEER/SEER2
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- VERIFIED HSPF
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ FT (SC3.4.5)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)

WALKING SURFACES:

THE WALKING SURFACE SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS [CRC R337.9]:
-IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH
THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDART 12-7A-4 AND SFM STANDART 12-7A-5
-EXTERIOR FIRE RETARDANT TREATED WOOD
-NONCOMBUSTIBLE MATERIAL
-ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDART 12-7A-4A WHEN THE ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

E NOTES

AL
AT
THE FOLLOWING PER [SEC.R310.1]:

- MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5 SQUARE FEET MINIMUM AT GRADE FLOOR OPENINGS)
- MINIMUM 20 INCH NET CLEAR OPENING WIDTH
- MINIMUM 24 INCH NET CLEAR OPENING HEIGHT
- MAXIMUM 44 INCH SILL HEIGHT ABOVE THE FLOOR

NOTES:

a. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MAMBERS EXCEED 19% MOISTURE CONTENT
b. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE(CMC).
c. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING

HEATING AND AIR CONDITIONERS NOTES:

HEATING AND AIR CONDITIONERS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J – 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 2 MANUAL D – 2009 (RESIDENTIAL DUCT SYSTEM), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S – 2004 (RESIDENTIAL EQUIPMENT SELECTION).

ADDITIONAL NOTES:

OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. HOT OR COLD WATER CONNECTIONS ALLOWED.
a. 3 FEET FROM OPENINGS INTO THE BUILDING

AN NOTES

ADUGeeks
811 25TH ST SUITE 101
SAN DIEGO, CA 92102

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

STAMP:

LICENSED ARCHITECT
THOMAS SEARS
C-40562
REN. 07/31/25
STATE OF CALIFORNIA

PLAN PREPARED BY:
ADU GEEKS
(855) 999-GEEK

Revisions

Rev.	Date	By
1	5/23/2023	MB
2	02/06/2024	MB
3	09/09/2024	MB
4	10/31/2024	MB

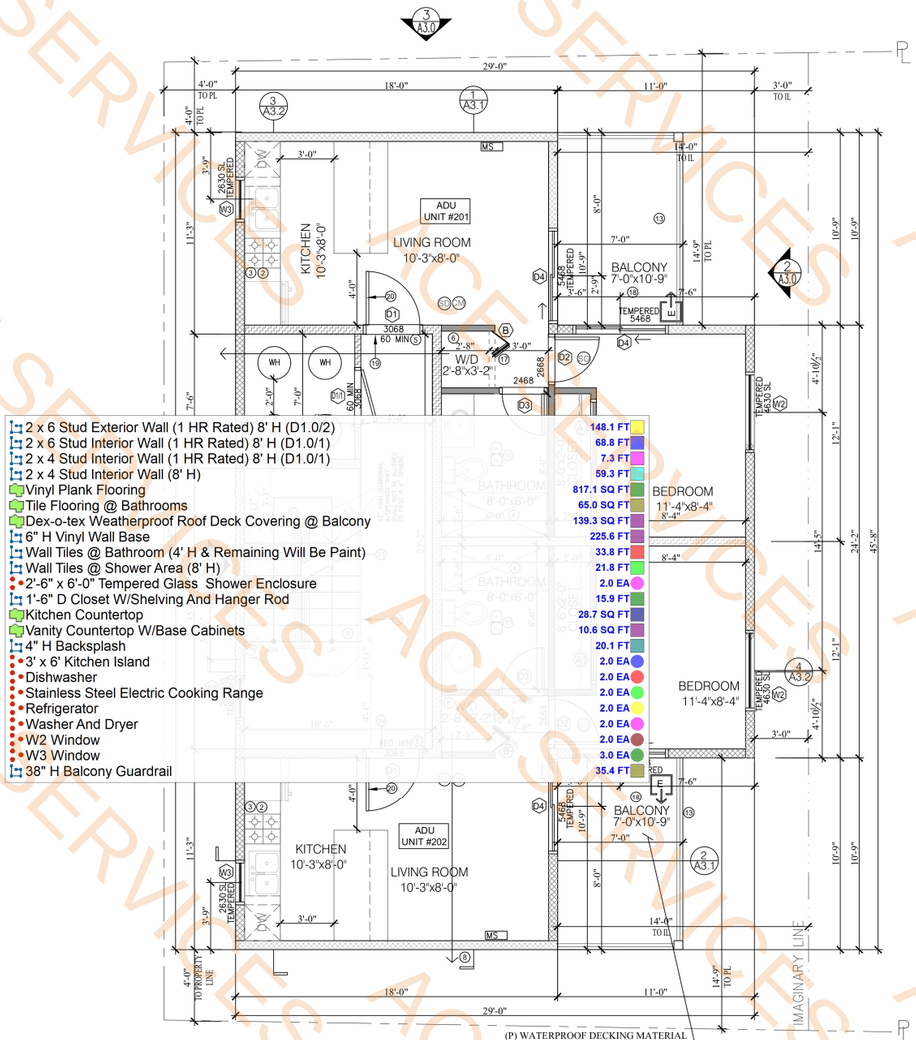
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PRJ-1074771

DATE:
10/21/2022

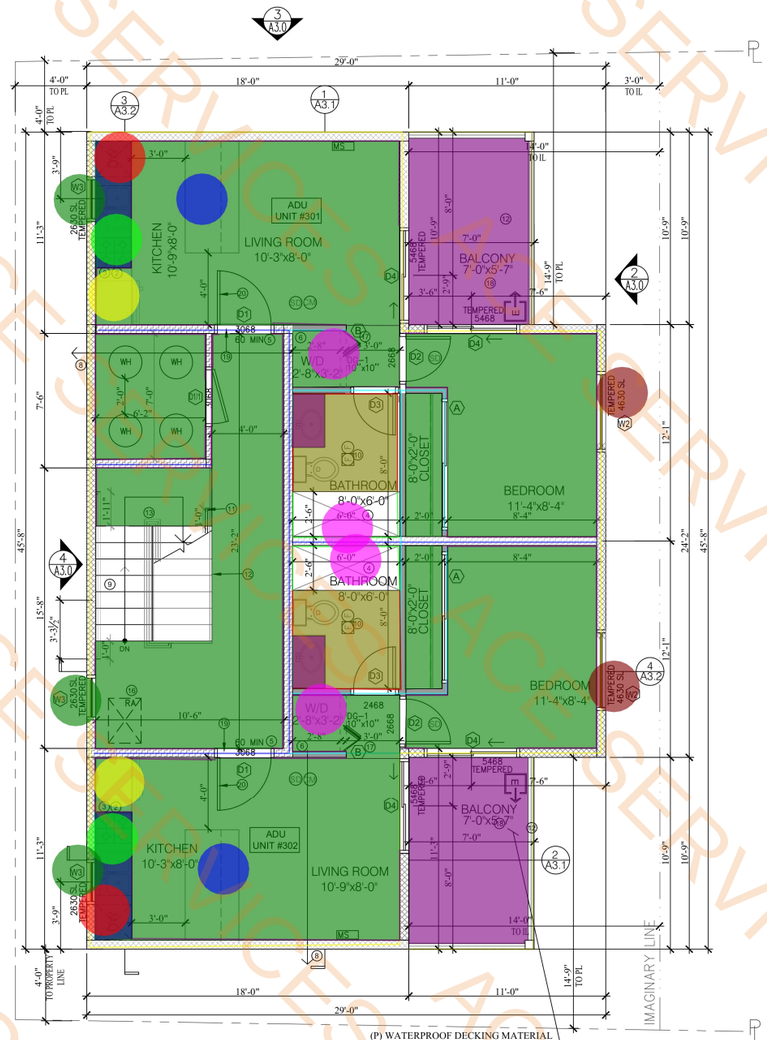
[P] FIRST FLOOR PLAN

SHEET:
A1.1

ACE SERVICES



(P) SECOND FLOOR PLAN 1/4"= 1'-0"



(P) THIRD FLOOR PLAN 1/4"= 1'-0"

2 x 6 Stud Exterior Wall (1 HR Rated) 8' H (D1.0/2)	148.1 FT
2 x 6 Stud Interior Wall (1 HR Rated) 8' H (D1.0/1)	68.8 FT
2 x 4 Stud Interior Wall (1 HR Rated) 8' H (D1.0/1)	7.3 FT
2 x 4 Stud Interior Wall (8' H)	59.3 FT
Vinyl Plank Flooring	817.1 SQ FT
Tile Flooring @ Bathrooms	65.0 SQ FT
Dex-o-tex Weatherproof Roof Deck Covering @ Balcony	139.3 SQ FT
6" H Vinyl Wall Base	225.6 FT
Wall Tiles @ Bathroom (4' H & Remaining Will Be Paint)	33.8 FT
Wall Tiles @ Shower Area (8' H)	21.8 FT
2'-6" x 6'-0" Tempered Glass Shower Enclosure	2.0 EA
1'-6" D Closet W/Shelving And Hanger Rod	15.9 FT
Kitchen Countertop	28.7 SQ FT
Vanity Countertop W/Base Cabinets	10.6 SQ FT
4" H Backsplash	20.1 FT
3' x 6' Kitchen Island	2.0 EA
Dishwasher	2.0 EA
Stainless Steel Electric Cooking Range	2.0 EA
Refrigerator	2.0 EA
Washer And Dryer	2.0 EA
W2 Window	2.0 EA
W3 Window	3.0 EA
38" H Balcony Guardrail	35.4 FT

KEYNOTES

1. NEW ELECTRICAL MULTI-METER PANEL 200 AMPS, CONTRACTOR TO VERIFY LOCATION WITH SDGE PRIOR TO INSTALL
(THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS AND SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED CIRCUIT BREAKER SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC." THESE ITEMS ARE REQUIRED TO FACILITATE THE POSSIBLE FUTURE INSTALLATION OF A SOLAR ELECTRIC SYSTEM.)
2. ELECTRIC RANGE STAINLESS STEEL
3. KITCHEN RANGE HOOD EXHAUST DIRECTLY TO OUTSIDE
4. SHOWER/TUB
-SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING A 30-IN CIRCLE.
-SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. [CRC R307.2]
5. THRESHOLD 0.5-INCH MAX HEIGHT
REFER TO THRESHOLD DETAIL 4/D2.0.
6. WASHER AND DRYER (AS PER MEP)
7. WATER HEATER HEAT PUMPS AS PER T24 AND MEP RHEEM PROPH50-T2-RH375
8. DRYER VENT 4" TO OUTSIDE 25' MAX.
(EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS, ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING)
9. STAIR CASE 7.75" MAX. RISER, 11" MIN. TREAD DEPTH,
REFER SHEET A6.0 AND DETAIL 6-8/D2.0.
GREATEST RISER HEIGHTS & TREAD DEPTHS WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAT 3/8". (CBC 1011.5.2)
PROVIDE 6'-8" MIN. HEADROOM IN ALL PARTS OF THE STAIRWAY, MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY. REFER TO SHEET A5.0
10. LIGHT & EXHAUSTED FAN COMBO
DEDICATED INDOOR AIR QUALITY (IAQ) HRV AND ERV VENTILATOR AND MAKE UP AIR SYSTEM (HRV3-195 Y2143) W / 100 CFM MIN
11. 34"-38"" HIGH HANDRAIL ON AT LEAST ON ONE SIDE OF THE STAIRS. THE HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING.[CBC 1014]
12. 42" HIGH GUARD WITH OPENINGS WHICH WILL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER AT DECKS AND STAIRWAYS.
SEE DETAIL 5/ SHEET D2.0.
13. HANDRAILS ARE REQUIRED WITH GUARDRAILS. THE EXTENSION OF STAIRWAY HANDRAILS AT STAIRWAY SHALL BE IN THE SAME DIRECTION OF THE STAIR FLIGHT. FOR TYPICAL HANDRAIL EXTENSION LENGTHS
SEE DETAIL 3/ SHEET D2.0.
14. HOSE BIB
15. AC CONDENCER TO BE LOCATED ON THE ROOF
16. 24X30 ROOF ACCESS WITH 30" MINIMUM VERTICAL, THIRD FLOOR ONLY
17. W/DR DOOR: 10"X10" DOOR GRILLE FOR MAKE UP AIR
18. EGRESS BALCONY WALKING SURFACE:
DEX-O-TEX WEATHERWEAR ROOF DECK COVERING ESR -1757. REFER TO SHEET A4.1 FOR SPECIFICATION.
19. DOOR LANDINGS AT EXTERIOR DOORS SHALL HAVE A MINIMUM 44" LANDING LENGTH MEASURED IN THE DIRECTION OF EGRESS TRAVEL.
SEE DETAIL 4/ SHEET D2.0.
20. DOOR SHALL BE EQUIPPED WITH LATCHING AND SELF- OR AUTOMATIC-CLOSING DEVICE. DOOR TO BE 60 MINUTE FIRE RATED.

LOUVER AND DAMPER SCHEDULE

UNIT NO	MANUFACTURER &MODEL NO.	DESCRIPTION	SIZE	FINISH	MATERIAL	USAGE	REMARKS
(W) 1	TITUS 23RL	45 DEGREE DEFLECTION, 3/4" BLADE	SEE DWGS.	PER ARCH.	STEEL	INTAKE	

LEGEND

- NEW WALL
- NEW 1 HOUR FIRE RATED WALL EXTERIOR. SEE DETAIL 2/SHEET D1.0
- NEW 1 HOUR FIRE RATED WALL INTERIOR. SEE DETAIL 1/SHEET D1.0
- NEW DOOR/WINDOW (REFER TO SHEET A4.0)
- (SD) SMOKE DETECTOR, ADDITIONAL NOTES REFER TO SHEET A1.3
- (CM) CARBON MONOXIDE ALARM, ADDITIONAL NOTES REFER TO SHEET A1.3

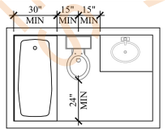
SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE

SMOKE ALARMS SHALL BE INSTALLED NOT LEASS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.

ELECTRICAL SYMBOLS

- (F) COMBINATION FAN AND LIGHT (50 CFM. MIN.)
- E NEW ELECTRICAL PANEL 100 AMP.

TYPICAL RESTROOM DIM.



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AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FILED 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 T 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 CERFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTICS TESTING (CF3) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERFICATE(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 REVIEW AND APPROVED.

SPECIAL HERS VERIFICATION ON MIN. AIRFLOW, FAN EFFICACY AND DUCTED SEALING.

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**REQUIRED SPECIAL FEATURES
THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE

- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3

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THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER.

- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED EER/EER2
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- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- VERIFIED HSPF
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ FT (SC3.4.5)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)

WALKING SURFACES:

THE WALKING SURFACE SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS [CRC R337.9]:
-IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH
THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDART 12-7A-4 AND SFM STANDART 12-7A-5
-EXTERIOR FIRE RETARDANT TREATED WOOD
-NONCOMBUSTIBLE MATERIAL
-ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDART 12-7A-4A WHEN THE ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

DECKING WATERPROOFING NOTE:

EXTERIOR DECKING OVER INTERIOR SPACES SHALL BE WATERPROOFED WITH AN APPROVED WATERPROOFING MATERIAL.

MANUFACTURER: DEX-O-TEX
WATERPROOFING MEMBRANE: WEATHERWEAR
APPROVAL LISTING NUMBERS:
ICC ESR-1757
SPREAD OF FLAME - CLASS A, UL 790
BURNING BRAND - CLASS A, NFPA 256
INTERMITTENT FLAME EXPOSURE - CLASS A, ASTM E108

EGRESS OPENING NOTES

ALL EMERGENCY ESCAPE AND RESCUE OPENING AT ALL NEW BEDROOMS SHALL COMPLY WITH ALL THE FOLLOWING PER [SEC.R310.1]:

- MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5 SQUARE FEET MINIMUM AT GRADE FLOOR OPENINGS)
- MINIMUM 20 INCH NET CLEAR OPENING WIDTH
- MINIMUM 24 INCH NET CLEAR OPENING HEIGHT
- MAXIMUM 44 INCH SILL HEIGHT ABOVE THE FLOOR

NOTES:

a. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MAMBERS EXCEED 19% MOISTURE CONTENT
b. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE(CMC).
c. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING

HEATING AND AIR CONDITIONERS NOTES:

HEATING AND AIR CONDITIONERS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 2 MANUAL D - 2009 (RESIDENTIAL DUCT SYSTEM), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2004 (RESIDENTIAL EQUIPMENT SELECTION).

ADDITIONAL NOTES:

OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. HOT OR COLD WATER CONNECTIONS ALLOWED.
a. 3 FEET FROM OPENINGS INTO THE BUILDING

FLOOR PLAN NOTES

1. EXTERIOR WALLS WITHIN 10 FEET OF PROPERTY LINE REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES [CBC 705.5]
2. PROJECTIONS:
- PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
3. OPENINGS:
- PROHIBITED WITHIN 3FT OF PROPERTY LINE
- MAXIMUM 15% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITH SPRINKLERS) [CBC 705.8]
4. PENETRATIONS:
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

ADUGeeks
811 25TH ST SUITE 101
SAN DIEGO, CA 92102

PROJECT:

COMSTOCK
2325 COMSTOCK
SAN DIEGO, CA 92111

STAMP:

LICENSED ARCHITECT THOMAS SEARS C-40562 REN. 07/31/25 STATE OF CALIFORNIA

PLAN PREPARED BY:
ADU GEEKS
(855) 999-GEEK

Revisions

Rev.	Date	By
1	5/23/2023	MB
2	02/06/2024	MB
3	09/09/2024	MB
4	10/31/2024	MB

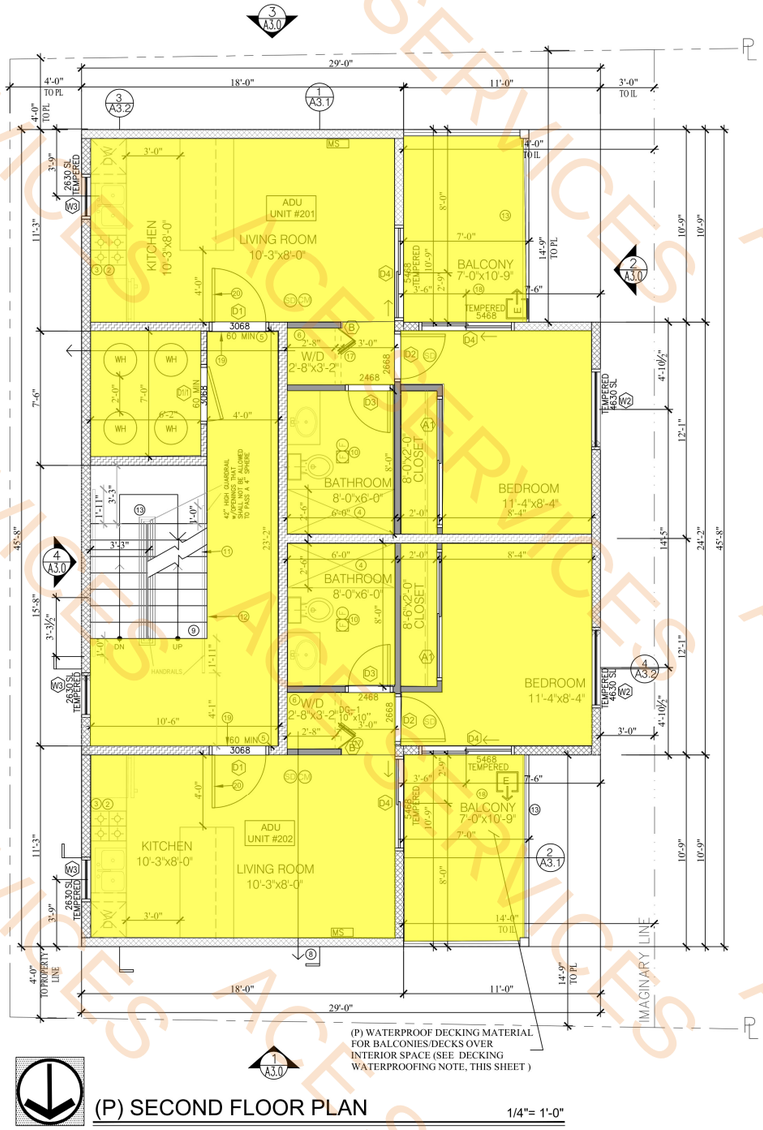
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PRJ-1074771

DATE:
10/21/2022

[P] 2ND AND 3RD FLOOR PLANS

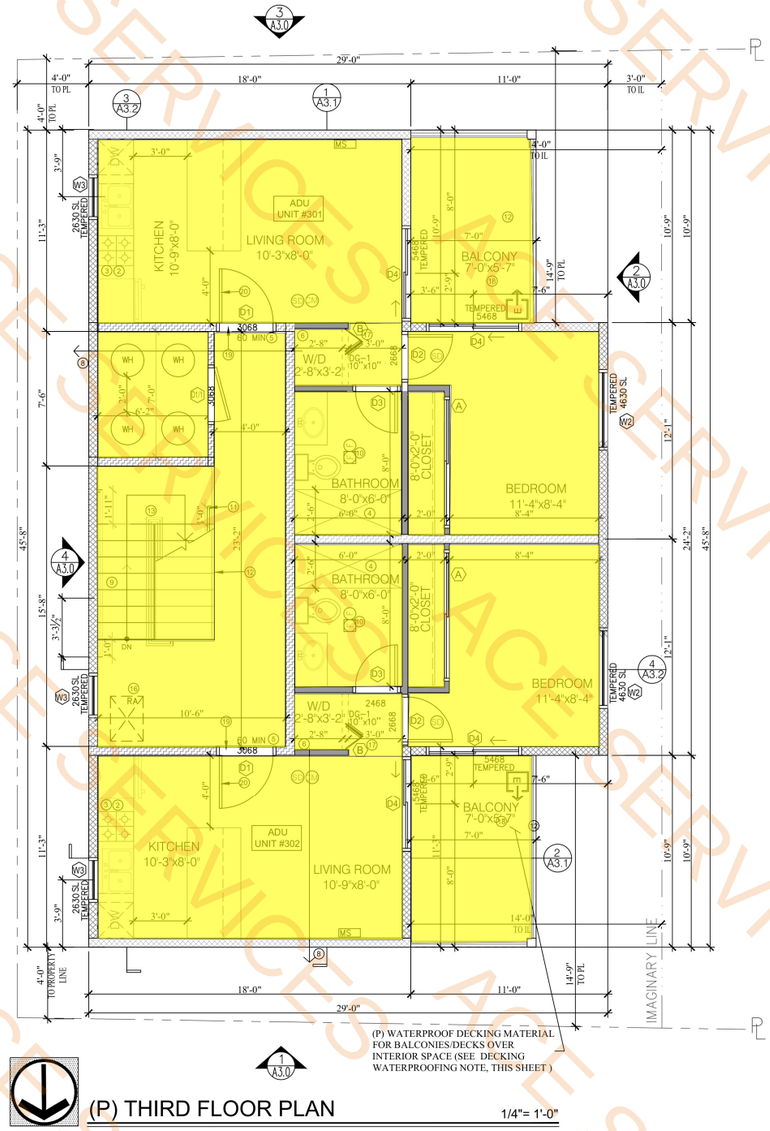
SHEET:
A1.2

ACE SERVICES



(P) WATERPROOF DECKING MATERIAL FOR BALCONIES/DECKS OVER INTERIOR SPACE (SEE DECKING WATERPROOFING NOTE, THIS SHEET)

(P) SECOND FLOOR PLAN 1/4"= 1'-0"



(P) WATERPROOF DECKING MATERIAL FOR BALCONIES/DECKS OVER INTERIOR SPACE (SEE DECKING WATERPROOFING NOTE, THIS SHEET)

(P) THIRD FLOOR PLAN 1/4"= 1'-0"

KEYNOTES

1. NEW ELECTRICAL MULTI-METER PANEL 200 AMPS, CONTRACTOR TO VERIFY LOCATION WITH SDGE PRIOR TO INSTALL
(THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS AND SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED CIRCUIT BREAKER SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC." THESE ITEMS ARE REQUIRED TO FACILITATE THE POSSIBLE FUTURE INSTALLATION OF A SOLAR ELECTRIC SYSTEM.)
2. ELECTRIC RANGE STAINLESS STEEL
3. KITCHEN RANGE HOOD EXHAUST DIRECTLY TO OUTSIDE
4. SHOWER/TUB
-SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING A 30-IN CIRCLE.
-SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. [CRC R307.2]
5. THRESHOLD 0.5-INCH MAX HEIGHT
REFER TO THRESHOLD DETAIL 4/D2.0.
6. WASHER AND DRYER (AS PER MEP)
7. WATER HEATER HEAT PUMPS AS PER T24 AND MEP RHEEM PROPH50-T2-RH375
8. DRYER VENT 4" TO OUTSIDE 25' MAX.
(EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS, ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING)
9. STAIR CASE 7.75" MAX. RISER, 11" MIN. TREAD DEPTH,
REFER SHEET A6.0 AND DETAIL 6-8/D2.0.
GREATEST RISER HEIGHTS & TREAD DEPTHS WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAT 3/8". (CBC 1011.5.2)
PROVIDE 6'-8" MIN. HEADROOM IN ALL PARTS OF THE STAIRWAY, MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY. REFER TO SHEET A5.0
10. LIGHT & EXHAUSTED FAN COMBO
DEDICATED INDOOR AIR QUALITY (IAQ) HRV AND ERV VENTILATOR AND MAKE UP AIR SYSTEM (HRV3-195 Y2143) W / 100 CFM MIN
11. 34"-38"" HIGH HANDRAIL ON AT LEAST ON ONE SIDE OF THE STAIRS. THE HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING.[CBC 1014]
12. 42" HIGH GUARD WITH OPENINGS WHICH WILL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER AT DECKS AND STAIRWAYS.
SEE DETAIL 5/ SHEET D2.0.
13. HANDRAILS ARE REQUIRED WITH GUARDRAILS. THE EXTENSION OF STAIRWAY HANDRAILS AT STAIRWAY SHALL BE IN THE SAME DIRECTION OF THE STAIR FLIGHT. FOR TYPICAL HANDRAIL EXTENSION LENGTHS
SEE DETAIL 3/ SHEET D2.0.
14. HOSE BIB
15. AC CONDENCER TO BE LOCATED ON THE ROOF
16. 24X30 ROOF ACCESS WITH 30" MINIMUM VERTICAL, THIRD FLOOR ONLY
17. W/DR DOOR: 10"X10" DOOR GRILLE FOR MAKE UP AIR
18. EGRESS BALCONY WALKING SURFACE:
DEX-O-TEX WEATHERWEAR ROOF DECK COVERING ESR -1757. REFER TO SHEET A4.1 FOR SPECIFICATION.
19. DOOR LANDINGS AT EXTERIOR DOORS SHALL HAVE A MINIMUM 44" LANDING LENGTH MEASURED IN THE DIRECTION OF EGRESS TRAVEL.
SEE DETAIL 4/ SHEET D2.0.
20. DOOR SHALL BE EQUIPPED WITH LATCHING AND SELF- OR AUTOMATIC-CLOSING DEVICE. DOOR TO BE 60 MINUTE FIRE RATED.

LOUVER AN

UNIT NO	MANUFACTURER &MODEL NO.	DESCRIPTION
LV1	TITUS 23RL	45 DEGREE DEFLECTION, 3/4" BLADE

5/8" Type X GWB Ceiling W (D1.0/3)

2130.4 SQ FT

LEGEND

- NEW WALL
- NEW 1 HOUR FIRE RATED WALL EXTERIOR. SEE DETAIL 2/SHEET D1.0
- NEW 1 HOUR FIRE RATED WALL INTERIOR. SEE DETAIL 1/SHEET D1.0
- NEW DOOR/WINDOW (REFER TO SHEET A4.0)
- SD SMOKE DETECTOR, ADDITIONAL NOTES REFER TO SHEET A1.3
- CM CARBON MONOXIDE ALARM, ADDITIONAL NOTES REFER TO SHEET A1.3

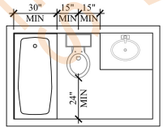
SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE

SMOKE ALARMS SHALL BE INSTALLED NOT LEASS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.

ELECTRICAL SYMBOLS

- FX COMBINATION FAN AND LIGHT (50 CFM. MIN.)
- E NEW ELECTRICAL PANEL 100 AMP.

TYPICAL RESTROOM DIM.



HERS

AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FILED 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 T 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 CERFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTICS TESTING (CF3) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERFICATE(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 REVIEW AND APPROVED.

SPECIAL HERS VERIFICATION ON MIN. AIRFLOW, FAN EFFICACY AND DUCTED SEALING.

SPECIAL FEATURES NOTES:

**REQUIRED SPECIAL FEATURES
THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE

- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3

**HERS FEATURE SUMMARY
THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER.

- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED EER/EER2
- VERIFIED SEER/SEER2
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- VERIFIED HSPF
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ FT (SC3.4.5)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)

WALKING SURFACES:

THE WALKING SURFACE SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS [CRC R337.9]:
-IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH
THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDART 12-7A-4 AND SFM STANDART 12-7A-5
-EXTERIOR FIRE RETARDANT TREATED WOOD
-NONCOMBUSTIBLE MATERIAL
-ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDART 12-7A-4A WHEN THE ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

DECKING WATERPROOFING NOTE:

EXTERIOR DECKING OVER INTERIOR SPACES SHALL BE WATERPROOFED WITH AN APPROVED WATERPROOFING MATERIAL.

MANUFACTURER: DEX-O-TEX
WATERPROOFING MEMBRANE: WEATHERWEAR
APPROVAL LISTING NUMBERS:
ICC ESR 1757
SPREAD OF FLAME - CLASS A, UL 790
BURNING BRAND - CLASS A, NFPA 256
INTERMITTENT FLAME EXPOSURE - CLASS A, ASTM E108

EGRESS OPENING NOTES

ALL EMERGENCY ESCAPE AND RESCUE OPENING AT ALL NEW BEDROOMS SHALL COMPLY WITH ALL THE FOLLOWING PER [SEC.R310.1]:

- MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5 SQUARE FEET MINIMUM AT GRADE FLOOR OPENINGS)
- MINIMUM 20 INCH NET CLEAR OPENING WIDTH
- MINIMUM 24 INCH NET CLEAR OPENING HEIGHT
- MAXIMUM 44 INCH SILL HEIGHT ABOVE THE FLOOR

NOTES:

a. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MAMBERS EXCEED 19% MOISTURE CONTENT
b. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE(CMC).
c. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING

HEATING AND AIR CONDITIONERS NOTES:

HEATING AND AIR CONDITIONERS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 2 MANUAL D - 2009 (RESIDENTIAL DUCT SYSTEM), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2004 (RESIDENTIAL EQUIPMENT SELECTION).

ADDITIONAL NOTES:

OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. HOT OR COLD WATER CONNECTIONS ALLOWED.
a. 3 FEET FROM OPENINGS INTO THE BUILDING

FLOOR PLAN NOTES

1. EXTERIOR WALLS WITHIN 10 FEET OF PROPERTY LINE REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES [CBC 705.5]
2. PROJECTIONS:
   - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
   - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
   - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
3. OPENINGS:
   - PROHIBITED WITHIN 3FT OF PROPERTY LINE
   - MAXIMUM 15% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITH SPRINKLERS) [CBC 705.8]
4. PENETRATIONS:
   - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
   - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

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PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

STAMP:

LICENSED ARCHITECT
THOMAS SEARS
C-40562
REN. 07/31/25
STATE OF CALIFORNIA

PLAN PREPARED BY:
ADU GEEKS
(855) 999-GEEK

Revisions

Rev.	Date	By
1	5/23/2023	MB
2	02/06/2024	MB
3	09/09/2024	MB
4	10/31/2024	MB

PROJECT NUMBER:

PRJ-1074771

DATE:

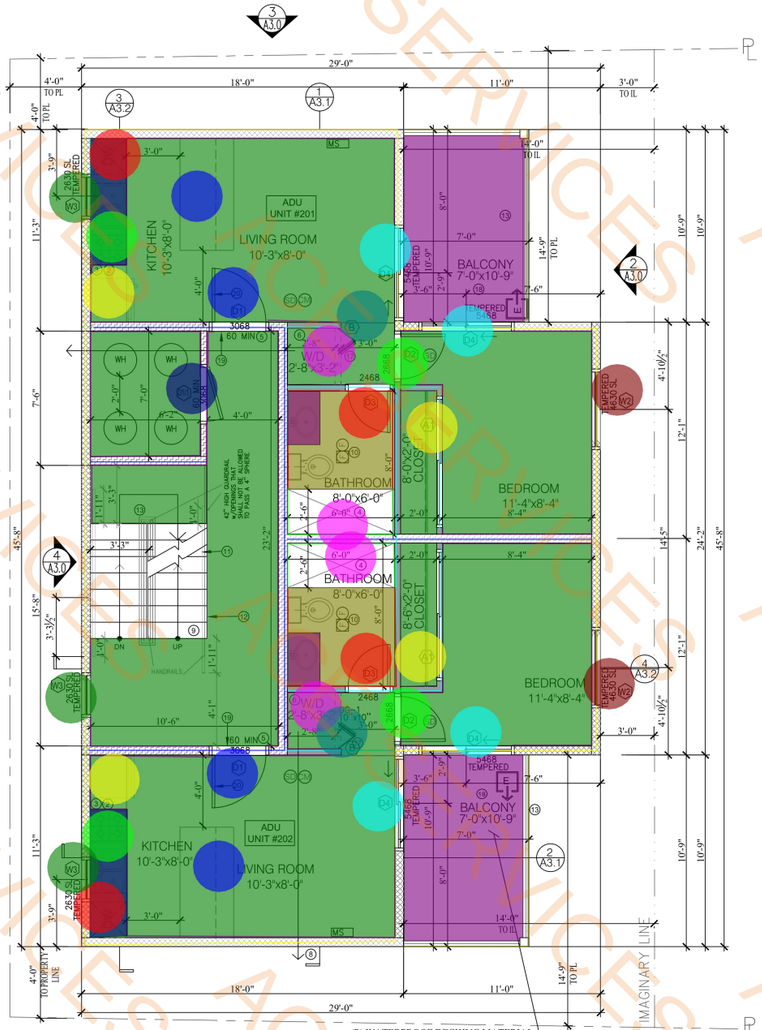
10/21/2022

[P] 2ND AND 3RD FLOOR PLANS

SHEET:

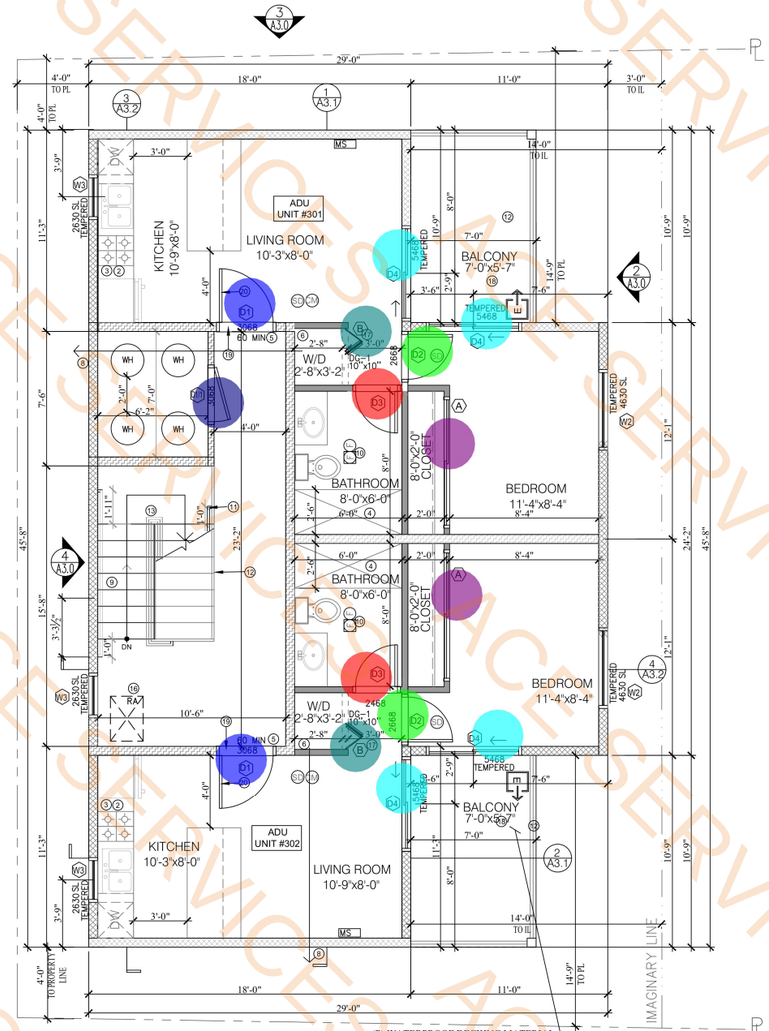
A1.2

ACE SERVICES



(P) SECOND FLOOR PLAN

1/4"= 1'-0"



(P) THIRD FLOOR PLAN

1/4"= 1'-0"

2 x 6 Stud Exterior Wall (1 HR Rated) 8' H (D1.0/2)	148.1 FT
2 x 6 Stud Interior Wall (1 HR Rated) 8' H (D1.0/1)	68.8 FT
2 x 4 Stud Interior Wall (8' H)	59.3 FT
2 x 4 Stud Interior Wall (1 HR Rated) 8' H (D1.0/1)	7.3 FT
Vinyl Plank Flooring	817.1 SQ FT
Tile Flooring @ Bathrooms	65.0 SQ FT
Dex-o-tex Weatherproof Roof Deck Covering @ Balcony	139.3 SQ FT
6" H Vinyl Wall Base	225.6 FT
Wall Tiles @ Shower Area (8' H)	21.8 FT
Wall Tiles @ Bathroom (4' H & Remaining Will Be Paint)	33.8 FT
2'-6" x 6'-0" Tempered Glass Shower Enclosure	2.0 EA
1'-6" D Closet W/Shelving And Hanger Rod	15.9 FT
Kitchen Countertop	28.7 SQ FT
Vanity Countertop W/Base Cabinets	10.6 SQ FT
4" H Backsplash	20.1 FT
Dishwasher	2.0 EA
Stainless Steel Electric Cooking Range	2.0 EA
Refrigerator	2.0 EA
3' x 6' Kitchen Island	2.0 EA
Washer And Dryer	2.0 EA
W3 Window	3.0 EA
W2 Window	2.0 EA
38" H Balcony Guardrail	35.4 FT
D1 Door	4.0 EA
D4 Door	8.0 EA
B Door	4.0 EA
D3 Door	4.0 EA
D2 Door	4.0 EA
D1/1 Door	2.0 EA
A1 Door	2.0 EA
A Door	2.0 EA

KEYNOTES

1. NEW ELECTRICAL MULTI-METER PANEL 200 AMPS, CONTRACTOR TO VERIFY LOCATION WITH SDGE PRIOR TO INSTALL
(THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS AND SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED CIRCUIT BREAKER SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC." THESE ITEMS ARE REQUIRED TO FACILITATE THE POSSIBLE FUTURE INSTALLATION OF A SOLAR ELECTRIC SYSTEM.)
2. ELECTRIC RANGE STAINLESS STEEL
3. KITCHEN RANGE HOOD EXHAUST DIRECTLY TO OUTSIDE
4. SHOWER/TUB
-SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING A 30-IN CIRCLE.
-SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. [CRC R307.2]
5. THRESHOLD 0.5-INCH MAX HEIGHT
REFER TO THRESHOLD DETAIL 4/D2.0.
6. WASHER AND DRYER (AS PER MEP)
7. WATER HEATER HEAT PUMPS AS PER T24 AND MEP RHEEM PROPH50-T2-RH375
8. DRYER VENT 4" TO OUTSIDE 25' MAX.
(EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS, ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING)
9. STAIR CASE 7.75" MAX. RISER, 11" MIN. TREAD DEPTH,
REFER SHEET A6.0 AND DETAIL 6-8/D2.0.
GREATEST RISER HEIGHTS & TREAD DEPTHS WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAT 3/8". (CBC 1011.5.2)
PROVIDE 6'-8" MIN. HEADROOM IN ALL PARTS OF THE STAIRWAY, MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY. REFER TO SHEET A5.0
10. LIGHT & EXHAUSTED FAN COMBO
DEDICATED INDOOR AIR QUALITY (IAQ) HRV AND ERV VENTILATOR AND MAKE UP AIR SYSTEM (HRV3-195 Y2143)
W / 100 CFM MIN
11. 34"-38"" HIGH HANDRAIL ON AT LEAST ON ONE SIDE OF THE STAIRS. THE HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING.[CBC 1014]
12. 42" HIGH GUARD WITH OPENINGS WHICH WILL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER AT DECKS AND STAIRWAYS.
SEE DETAIL 5/ SHEET D2.0.
13. HANDRAILS ARE REQUIRED WITH GUARDRAILS. THE EXTENSION OF STAIRWAY HANDRAILS AT STAIRWAY SHALL BE IN THE SAME DIRECTION OF THE STAIR FLIGHT. FOR TYPICAL HANDRAIL EXTENSION LENGTHS
SEE DETAIL 3/ SHEET D2.0.
14. HOSE BIB
15. AC CONDENCER TO BE LOCATED ON THE ROOF
16. 24X30 ROOF ACCESS WITH 30" MINIMUM VERTICAL, THIRD FLOOR ONLY
17. W/DR DOOR: 10"X10" DOOR GRILLE FOR MAKE UP AIR
18. EGRESS BALCONY WALKING SURFACE:
DEX-O-TEX WEATHERWEAR ROOF DECK COVERING ESR -1757. REFER TO SHEET A4.1 FOR SPECIFICATION.
19. DOOR LANDINGS AT EXTERIOR DOORS SHALL HAVE A MINIMUM 44" LANDING LENGTH MEASURED IN THE DIRECTION OF EGRESS TRAVEL.
SEE DETAIL 4/ SHEET D2.0.
20. DOOR SHALL BE EQUIPPED WITH LATCHING AND SELF- OR AUTOMATIC-CLOSING DEVICE. DOOR TO BE 60 MINUTE FIRE RATED.

LOUVER AND DAMPER SCHEDULE

UNIT NO	MANUFACTURER &MODEL NO.	DESCRIPTION	SIZE	FINISH	MATERIAL	USAGE	REMARKS
00 1	TITUS 23RL	45 DEGREE DEFLECTION, 3/4" BLADE	SEE DWGS.	PER ARCH.	STEEL	INTAKE	

LEGEND

- NEW WALL
- NEW 1 HOUR FIRE RATED WALL EXTERIOR. SEE DETAIL 2/SHEET D1.0
- NEW 1 HOUR FIRE RATED WALL INTERIOR. SEE DETAIL 1/SHEET D1.0
- NEW DOOR/WINDOW (REFER TO SHEET A4.0)
- SD SMOKE DETECTOR, ADDITIONAL NOTES REFER TO SHEET A1.3
- CM CARBON MONOXIDE ALARM, ADDITIONAL NOTES REFER TO SHEET A1.3

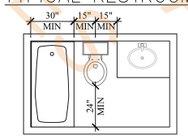
SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE

SMOKE ALARMS SHALL BE INSTALLED NOT LEASS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.

ELECTRICAL SYMBOLS

- F COMBINATION FAN AND LIGHT (50 CFM. MIN.)
- E NEW ELECTRICAL PANEL 100 AMP.

TYPICAL RESTROOM DIM.



HERS

AN ELECTRONICALLY SIGNED AND INSTALLATION CERFICATE(S) (CF2R) POSTE INSTALLING CONTRACTOR SHALL BE SUBMIT FILED INSPECTOR DURING CONSTRUCTION BUILDING SITE. A REGISTERED CF2R WIL UNIQUE 21-DIGIT REGISTRATION NUMBER FO FOUR ZEROS LOCATED AT THE BOTTOM PAGE. THE FIRST 12 DIGITS OF THE NU MATCH THE REGISTRATION NUMBER ASSOCIATED CF1R. CERTIFICATE OF OCCUP NOT BE ISSUED UNTIL FORMS CF2R IS RE APPROVED.

AN ELECTRONICALLY SIGNED AND CERFICATE(S) OF FIELD VERIFICATION AND D TESTING (CF3) SHALL BE POSTED AT TH SIGNED AND REGISTERED CERFICATE(S) VERIFICATION AND DIAGNOSTIC TESTING (CF BE POSTED AT THE BUILDING SITE BY HERS RATER. A REGISTERED CF3R WIL UNIQUE 25-DIGIT REGISTRATION NUMBER L THE BOTTOM OF EACH PAGE. THE FIRST 2 THE NUMBER WILL MATCH THE REGISTRATI OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEW AND APPROVED.

SPECIAL HERS VERIFICATION ON MIN. AIRFLOW, FAN EFFICACY AND DUCTED SEALING.

- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ FT (SC3.4.5)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)

WALKING SURFACE NOTES:

THE WALKING SURFACE MATERIALS SHALL BE CONSTRUCTED WITHOUT LIMITATIONS IN THE MATERIALS [CRC R337.9.1]
-IGNITION-RESISTANT MATERIALS [CRC R337.9.2]
-THE PERFORMANCE REQUIREMENTS FOR WALKING SURFACE MATERIALS SHALL COMPLY WITH SFM STANDARD 12-7A-4 AND SHALL BE LABELED AS SUCH [CRC R337.9.3]
12-7A-5
-EXTERIOR FIRE RETARDANT TREATED WOOD SHALL BE PERMITTED AS A NONCOMBUSTIBLE MATERIAL [CRC R337.9.4]
-PLASTIC COMPOSITE EXTERIOR DECKING MATERIALS SHALL COMPLY WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN THE EXTERIOR WALL COVERING IS A NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

DECKING WATERPROOFING NOTE:

(P) WATERPROOF DECKING MATERIAL FOR BALCONIES/DECKS OVER INTERIOR SPACE (SEE DECKING WATERPROOFING NOTE, THIS SHEET) SHALL BE INSTALLED AS CONDITION FOR MEETING THE MODELED [illegible] WITH AN APPROVED [illegible]

MANUFACTURER: DEX-O-TEX
WATERPROOFING MEMBRANE: WEATHERWEAR
APPROVAL LISTING NUMBERS:
ICC ESR-1757
SPREAD OF FLAME - CLASS A, UL 790
BURNING BRAND - CLASS A, NFPA 256
INTERMITTENT FLAME EXPOSURE - CLASS A, ASTM E108

EGRESS OPENING NOTES

ALL EMERGENCY ESCAPE AND RESCUE OPENING AT ALL NEW BEDROOMS SHALL COMPLY WITH ALL THE FOLLOWING PER [SEC.R310.1]:

- MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5 SQUARE FEET MINIMUM AT GRADE FLOOR OPENINGS)
- MINIMUM 20 INCH NET CLEAR OPENING WIDTH
- MINIMUM 24 INCH NET CLEAR OPENING HEIGHT
- MAXIMUM 44 INCH SILL HEIGHT ABOVE THE FLOOR

NOTES:

a. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MAMBERS EXCEED 19% MOISTURE CONTENT
b. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE(CMC).
c. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING

HEATING AND AIR CONDITIONERS NOTES:

HEATING AND AIR CONDITIONERS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 2 MANUAL D - 2009 (RESIDENTIAL DUCT SYSTEM), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2004 (RESIDENTIAL EQUIPMENT SELECTION).

ADDITIONAL NOTES:

OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. HOT OR COLD WATER CONNECTIONS ALLOWED.
a. 3 FEET FROM OPENINGS INTO THE BUILDING

FLOOR PLAN NOTES

1. EXTERIOR WALLS WITHIN 10 FEET OF PROPERTY LINE REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES [CBC 705.5]
2. PROJECTIONS:
   - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
   - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
   - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
3. OPENINGS:
   - PROHIBITED WITHIN 3FT OF PROPERTY LINE
   - MAXIMUM 15% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITH SPRINKLERS) [CBC 705.8]
4. PENETRATIONS:
   - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
   - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

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PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

STAMP:

LICENSED ARCHITECT
THOMAS SEARS
C-40562
REN. 07/31/25
STATE OF CALIFORNIA

PLAN PREPARED BY:
ADU GEEKS
(855) 999-GEEK

Revisions

Rev.	Date	By
1	5/23/2023	MB
2	02/06/2024	MB
3	09/09/2024	MB
4	10/31/2024	MB

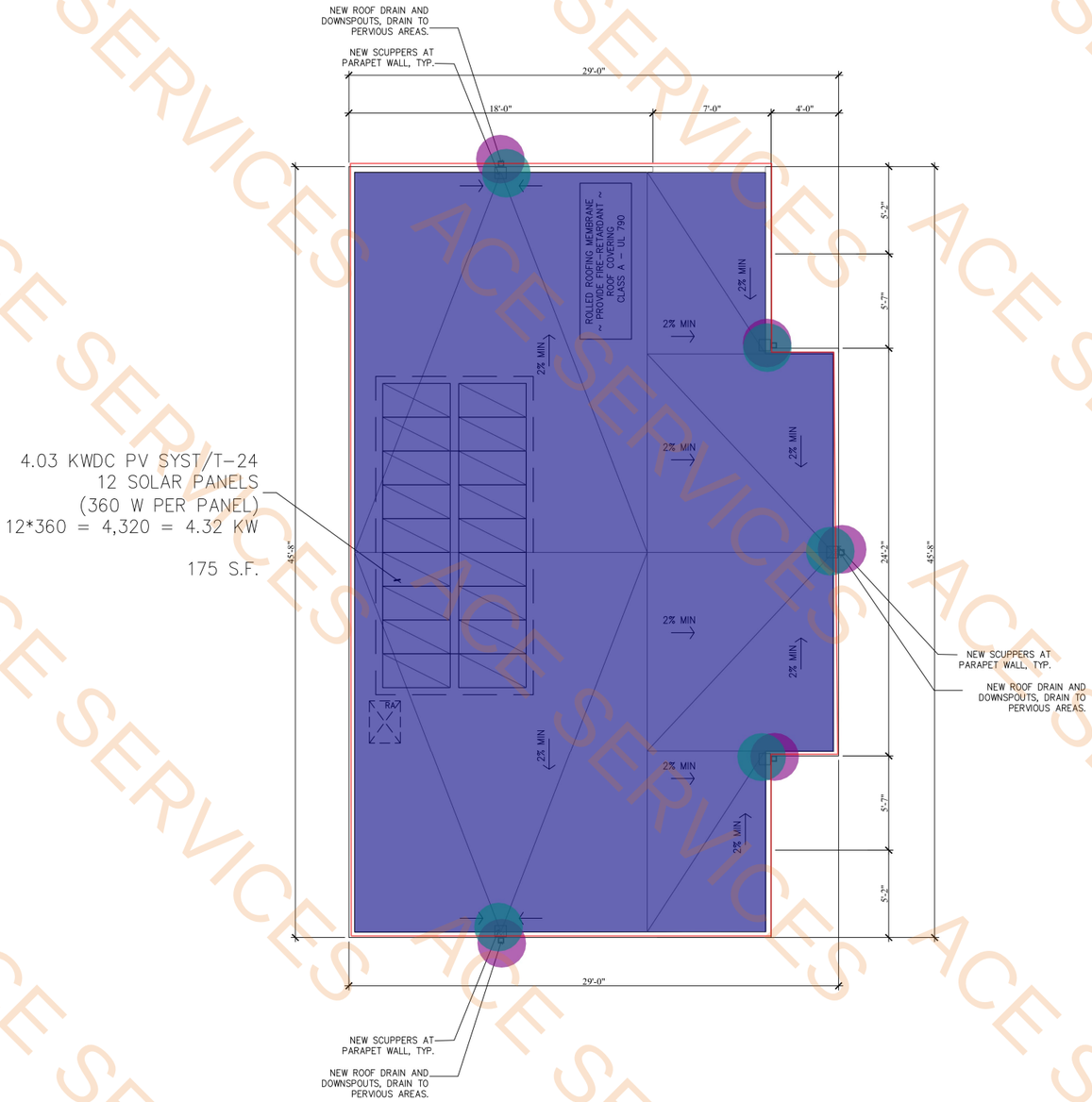
PROJECT NUMBER:
PRJ-1074771

DATE:
10/21/2022

[P] 2ND AND 3RD FLOOR PLANS

SHEET:
A1.2

ACE SERVICES



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

SOLAR PANELS: (TO BE DEFERRED)

NEW SINGLE FAMILY HOMES BUT BE EQUIPPED WITH A SOLAR SYSTEM:
(REFER TO T.24 SHEET FOR MORE INFO.)

DC SYSTEM SIZE (kWdc)	MODULE TYPE	ARRAY TYPE	ARRAY ANGLE	TILT: (X IN 12)	INVERTER EFF. (%)	ANNUAL SOLAR ACCESS
4.03	STANDARD	FIXED	n/a	<=7:12	96	100

ROOF MATERIAL

- TPO (SINGLE PLY ROOF MEMBRANE): DURO-LAST MEMBRANE UL EVALUATION REPORT (ER10128) OR SIMILAR

NOTE

-NEW ROLLED ROOFING MEMBRANE. PROVIDE A FIRE-RETARDANT ROOF COVERING WITH A CLASS "A" - UL790
-RADIANT BARRIER REQUIRED FOR ALL NEW ROOF AREAS

CEILING HEIGHTS

A. CEILINGS CAN BE CATEGORIZED AS FOLLOWS:

1. LEVEL CEILINGS ARE CEILINGS OCCURRING AT ONE HEIGHT ONLY THROUGHOUT A ROOM.

2. SLOPED CEILINGS ARE CEILINGS OCCURRING AT ONE OR MORE RATES OF VERTICAL RISE FOR A GIVEN HORIZONTAL RUN.

3. CLIPPED CEILINGS ARE A COMBINATION OF A LEVEL CEILING AND SLOPED CEILINGS.

4. FURRED CEILINGS ARE LEVEL CEILINGS OCCURRING AT MORE THAN ONE HEIGHT.

B. HABITABLE ROOMS MUST HAVE A LEVEL CEILING HEIGHT OF AT LEAST 7 FEET 6 INCHES (2286 MM) EXCEPT AS OUTLINED BELOW.

1. LEVEL CEILING HEIGHT FOR EXPOSED BEAM CEILING MEMBERS IS DEPENDENT ON MEMBER SPACING.

A. EXPOSED BEAM CEILING MEMBERS SPACED AT LEAST 48 INCHES (1219 MM) ON CENTER MAY PROJECT INTO THE REQUIRED CEILING HEIGHT PROVIDED THE BOTTOM OF SUCH MEMBERS IS AT LEAST 7 FEET (2134 MM) ABOVE THE FLOOR. THE REQUIRED CEILING HEIGHT MUST BE MEASURED FROM THE UNDERSIDE OF THE DECK SUPPORTED BY THESE MEMBERS

B. WHERE EXPOSED BEAM CEILING MEMBERS ARE SPACED LESS THAN 48 INCHES (1219 MM) ON CENTER THE MINIMUM CEILING HEIGHT IS TO BE MEASURED FROM THE BOTTOM OF THE MEMBERS.

2. SLOPED OR CLIPPED CEILINGS REQUIRE 7 FEET 6 INCHES (2286 MM) MINIMUM HEIGHT IN AT LEAST ONE-HALF OF THE ENTIRE FLOOR AREA OF THE HABITABLE ROOM; 7 FEET (2134 MM) FOR A NON HABITABLE ROOM. ANY PART OF A ROOM HAVING A CEILING HEIGHT OF LESS THAN 5 FEET (1524 MM) WILL NOT BE CONSIDERED TO CONTRIBUTE TO THE REQUIRED FLOOR AREA OF THE ROOM. SEE FIGURE 1.

3. FURRED CEILINGS REQUIRE 7 FEET 6 INCHES (2286 MM) MINIMUM HEIGHT IN AT LEAST TWO-THIRDS OF THE ENTIRE FLOOR AREA OF THE HABITABLE ROOM (7 FEET [2134 MM] FOR A NON HABITABLE ROOM). IT IS ACCEPTABLE, HOWEVER, TO FURR THE CEILING DOWN TO A POINT AT WHICH IT WILL NOT EXTEND BELOW ANY COMPLYING SLOPED CEILING LINE. THE HEIGHT OF A FURRED CEILING SHALL NOT BE LESS THAN 7 FEET (2134 MM) ABOVE THE FLOOR AS SHOWN IN FIGURE 1.

C. NON HABITABLE ROOMS SUCH AS KITCHENS, HALLS, BATHROOMS AND TOILET COMPARTMENTS MUST HAVE A LEVEL CEILING HEIGHT OF AT LEAST 7 FEET (2134 MM) MEASURED TO THE LOWEST PROJECTION FROM THE CEILING.

ROOFS

A. ALL ROOFS MUST BE DESIGNED WITH A MINIMUM SLOPE OF 1/4-INCH (3 MM) IN 12 INCHES (305 MM) TO ASSURE DRAINAGE. SEE BUILDING NEWSLETTER (BNL) 15-2 AND INFORMATION BULLETIN 112 FOR ALLOWABLE SLOPE FOR VARIOUS ROOFING MATERIALS. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS MUST BE INSTALLED AT EACH LOW POINT. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS MUST BE PROVIDED AND CONNECTED TO INDEPENDENT DRAIN LINES. SEE BNL 15-1 FOR MORE INFORMATION.

B. ALL REPLACEMENTS, ALTERATIONS, OR REPAIRS SHALL BE WITH A CLASS "A" ROOFING ASSEMBLY.

C. THE ENTIRE ROOF SHALL BE COVERED WITH A CLASS "A" ROOFING ASSEMBLY WHERE MORE THAN TWENTY-FIVE PERCENT OF THE TOTAL ROOF AREA IS REPLACED, ALTERED OR REPAIRED WITHIN ANY TWELVE MONTH PERIOD. WOOD ROOF COVERINGS ARE NOT PERMITTED ON THE NEW OR EXISTING BUILDING.

D. THE ENTIRE ROOF SHALL BE A CLASS "A" ROOFING ASSEMBLY WHERE A BUILDING ADDITION IS MORE THAN TWENTY FIVE PERCENT OF THE ORIGINAL FLOOR AREA OF THE BUILDING. WOOD ROOF COVERINGS ARE NOT PERMITTED ON THE NEW OR EXISTING BUILDING.

E. WOOD SHAKE OR WOOD SHINGLES ARE NOT PERMITTED, EXCEPT AS PROVIDED IN STATE HISTORICAL BUILDING CODE SECTION 8-408 AND SECTION 145.0202(C).

F. CLASS "A" ROOFING ASSEMBLIES INCORPORATING TREATED WOOD SHAKE OR WOOD SHINGLE COVERINGS ARE PERMITTED FOR ROOF REPLACEMENT, ALTERATION, OR REPAIR PROJECTS INVOLVING NOT MORE THAN 25% OF THE EXISTING ROOF ARE OVER A 12 MONTH PERIOD.

G. ROOF MATERIAL OF THE ADDITION OR NEW IS MATCHED WITH THE EXISTING ROOF

H. COOL ROOFS: ROOFING PRODUCTS WITH A DENSITY/ WEIGHT OF 5 LB/SQFT OR MOR (CONCRETE, CLAY TILES, SLATE AND SOME SYNTHETIC ROOF COVERINGS) SHALL MEET 'COOL ROOFS' STANDARDS AS REQUIRED BY CALIFORNIA ENERGY COMMISSION. ROOFING MATERIAL SHALL BEAR A MINIMUM AGED SOLAR REFLECTANCE OF 0.15 AND THERMAL EMITTANCE OF0.75, OR MINIMUM SRI OF 10.

NOTES

THIS PLAN DOES NOT PROVIDE COMPLETE FLASHING AND WATERPROOFING DETAILS. THE ARCHITECT AND ENGINEER DO NOT REPRESENT THEMSELVES TO BE EXPERTS IN THE FIELD OF WATERPROOFING. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR THE ROOFING/DECKING SUBCONTRACTOR TO PROVIDE THE NECESSARY STAND OF CARE, WORKMANSHIP, AND MATERIALS TO COMPLETE THE ROOF AND DECKS IN A WATERTIGHT CONDITION. ROOF AND/OR DECK DRAINAGE SHALL NOT BE ALLOWED TO RUN BEHIND ANY FACIA BOARDS OR ONTO THE EXTERIOR FINISH OF THE STRUCTURE.

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SAN DIEGO, CA 92102

PROJECT:

COMSTOCK
2325 COMSTOCK
SAN DIEGO, CA 92111

STAMP:

LICENSED ARCHITECT
THOMAS SEARS
C-40562
REN. 07/31/25
STATE OF CALIFORNIA

PLAN PREPARED BY:
ADU GEEKS
(855) 999-GEEK

Revisions

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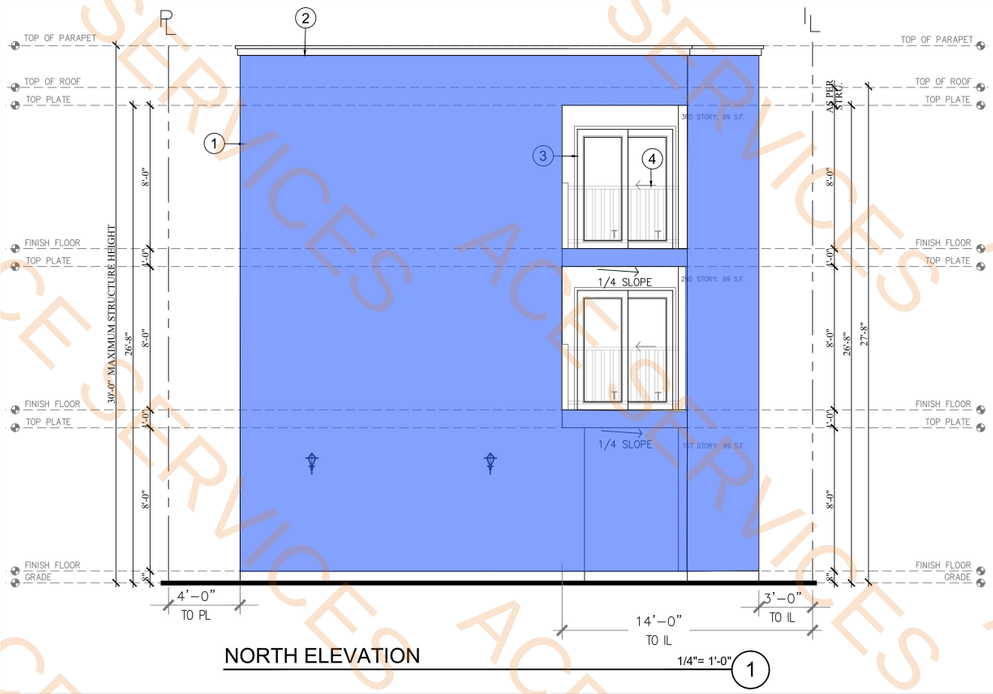
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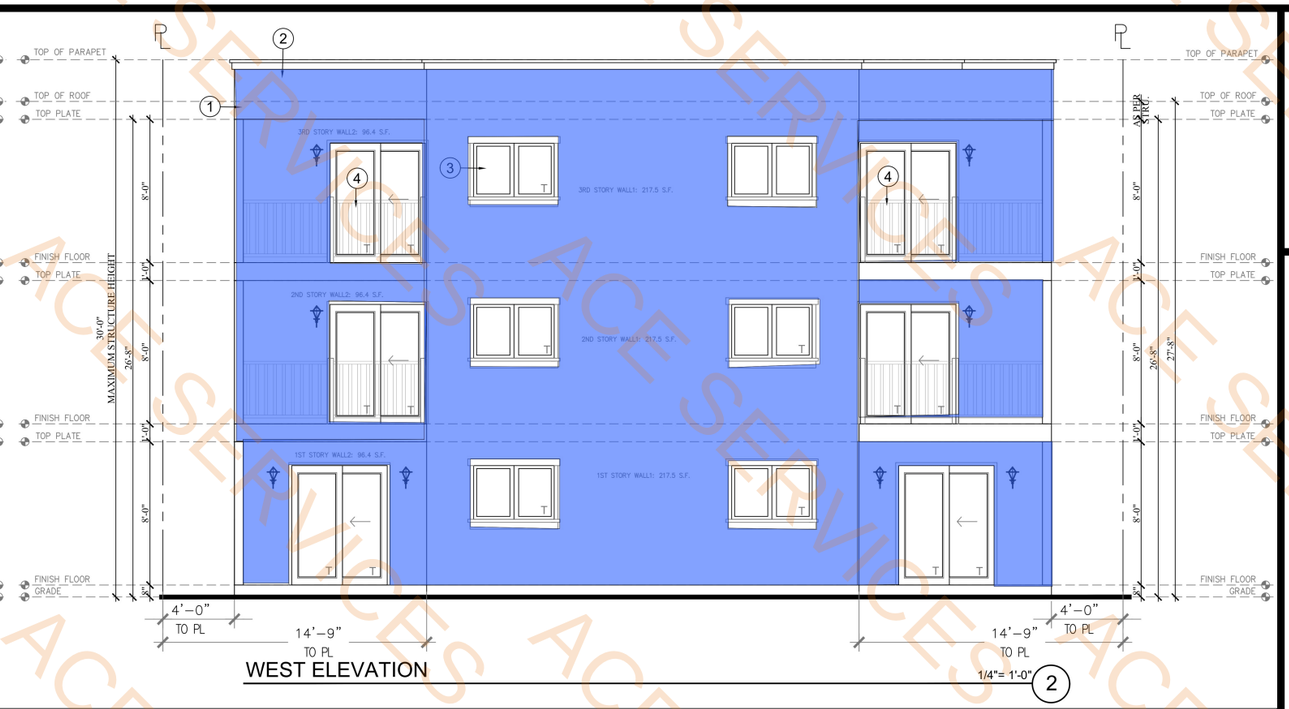
ROOF PLAN

SHEET:
A2.0

ACE SERVICES



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



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

WINDOWS AND DOOR OPENINGS CALCULATION

EAST ELEVATION

3/4" Cementitious Stucco

3635.6 SQ FT

EAST ELAVATION DIAGRAM
CALCULATION FOR 10<=FSD<15 PER CBC 705.8
FIRE SEPARATION: 14' (TO CENTER LINE OF THE ALLEY)
(UP,S:15% MAX ALLOWED PER FLOOR)

FLOOR	AREA(SF)	OPENING	%OF TOTAL
3RD	411	22.5	5.4%
2ND	411	22.5	5.4%
1ST	371	31.7	8.5%

3RD FLOOR
WINDOW#1(7.5 S.Fx3) 22.5 S.F.
2ND FLOOR
WINDOW#1(7.5 S.Fx3) 22.5 S.F.
1ST FLOOR
WINDOW#2(2.5 S.Fx2) 5 S.F.
DOOR#1(26.7 S.Fx1) 26.7 S.F.
TOTAL 31.7 S.F

NORTH ELEVATION

NORTH ELEVATION DIAGRAM WALL1
CALCULATION FOR 15<=FSD<20 PER CBC 705.8
FIRE SEPARATION: 3' (TO IMAGINARY LINE)
(UP,S:15% MAX ALLOWED PER FLOOR)

FLOOR	AREA(SF)	OPENING	%OF TOTAL
3RD	217.5	27	12.5%
2ND	217.5	27	12.5%
1ST	217.5	27	12.5%

3RD FLOOR
WINDOW#3(13.5 S.Fx2) 27 S.F.
2ND FLOOR
WINDOW#3(13.5 S.Fx2) 27 S.F.
1ST FLOOR
WINDOW#3(13.5 S.Fx2) 27 S.F.

NORTH ELEVATION DIAGRAM WALL2
CALCULATION FOR 35<=FSD<20 PER CBC 705.8
FIRE SEPARATION: 1ST FLOOR 3' (TO IMAGINARY LINE)
2ND AND 3RD FLOOR 14' (TO PROPERTY LINE)
(UP,S:45% MAX ALLOWED PER FLOOR)

FLOOR	AREA(SF)	OPENING	%OF TOTAL
3RD	192.8	71	36.8%
2ND	192.8	71	36.8%
1ST	192.8	71	36.8%

3RD FLOOR
DOOR#2(35.5 S.Fx2) 71 S.F.
2ND FLOOR
DOOR#2(35.5 S.Fx2) 71 S.F.
1ST FLOOR
DOOR#2(35.5 S.Fx2) 71 S.F.

SOUTH ELEVATION

NORTH ELEVATION DIAGRAM WALL1
CALCULATION FOR 15<=FSD<20 PER CBC 705.8
FIRE SEPARATION: 14'-9" (TO PROPERTY LINE)
(UP,S:15% MAX ALLOWED PER FLOOR)

FLOOR	AREA(SF)	OPENING	%OF TOTAL
3RD	99	35.5	35.9%
2ND	99	35.5	35.9%
1ST	99	0	0%

NO OPENINGS PROPOSED

3RD FLOOR
DOOR#2(35.5 S.Fx1) 35.5 S.F.
2ND FLOOR
DOOR#2(35.5 S.Fx1) 35.5 S.F.

NORTH ELEVATION DIAGRAM WALL2
CALCULATION FOR 35<=FSD<20 PER CBC 705.8
FIRE SEPARATION: 4' (TO PROPERTY LINE)
(UP,S:15% MAX ALLOWED PER FLOOR)

NO OPENINGS PROPOSED

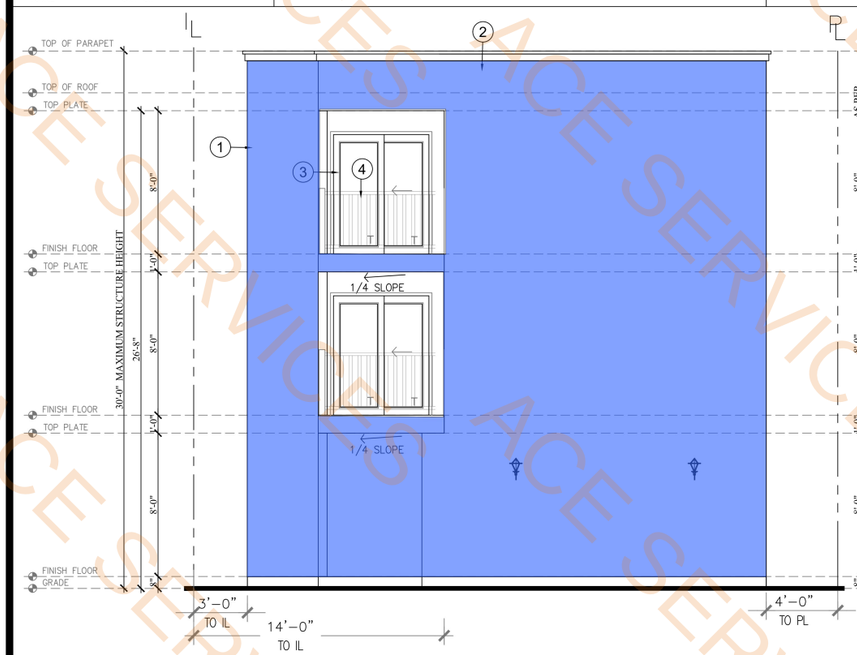
FLOOR	AREA(SF)	OPENING	%OF TOTAL
3RD	99	35.5	35.9%
2ND	99	35.5	35.9%
1ST	99	0	0%

3RD FLOOR
DOOR#2(35.5 S.Fx1) 35.5 S.F.
2ND FLOOR
DOOR#2(35.5 S.Fx1) 35.5 S.F.

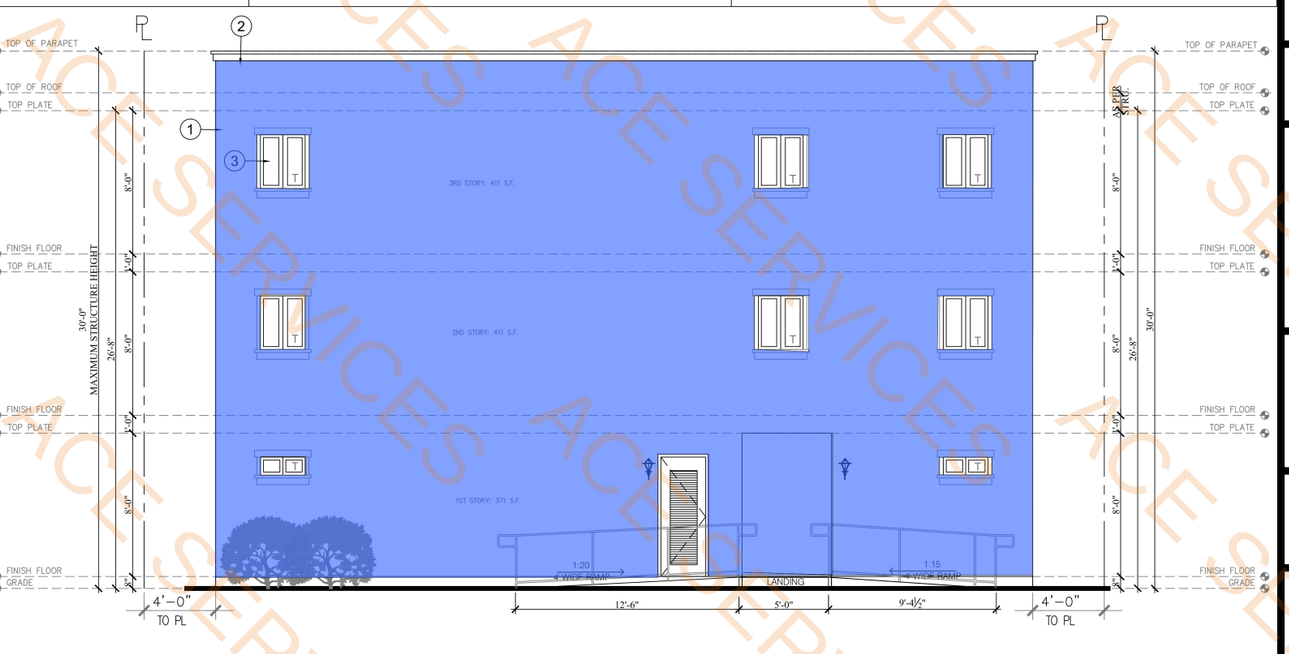
SOUTH ELEVATION DIAGRAM WALL2
CALCULATION FOR 15<=FSD<20 PER CBC 705.8
FIRE SEPARATION: 14'-9" (TO PROPERTY LINE)
(UP,S:15% MAX ALLOWED PER FLOOR)

KEYNOTES

1. TYPICAL STUCCO TO MATCH EXISTING HOUSE
2. PARAPET ROOF CLASS A
3. NEW WINDOW / DOOR FRAME, REFER TO SCHEDULE (REFER TO DETAIL 1-4/D3.0)
4. GUARDRAIL (REFER TO DETAIL 10/D2.0)



SOUTH ELEVATION 1/4"= 1'-0" (3)



EAST ELEVATION 1/4"= 1'-0" (4)

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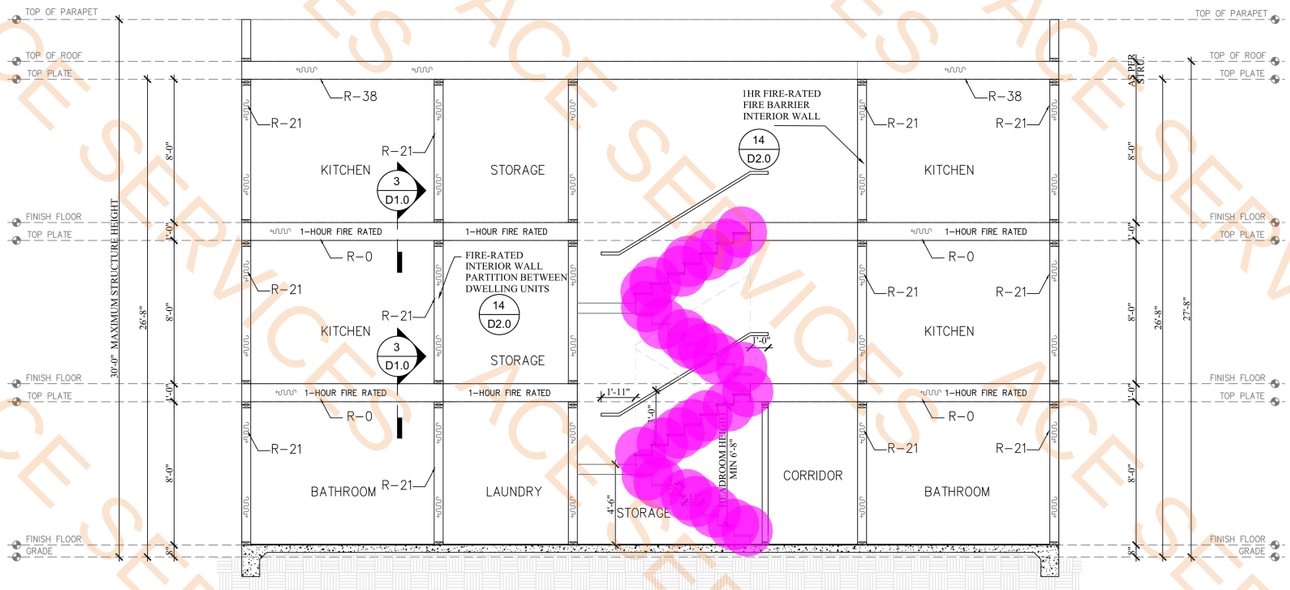
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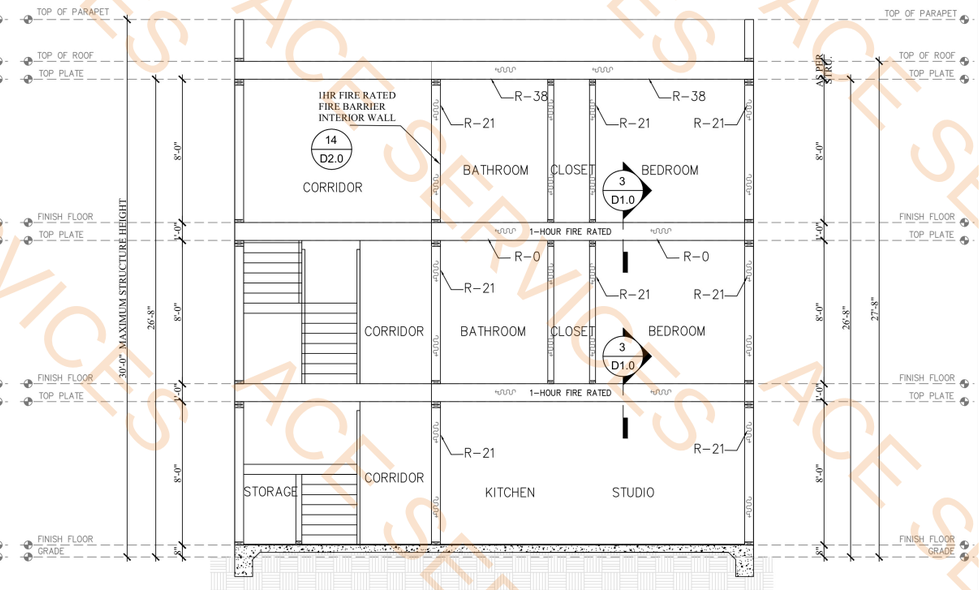
ELEVATIONS

SHEET:
A3.0

ACE SERVICES



CROSS SECTION 1/4"= 1'-0" 3



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

NOTES:

SECTION 1019 EXIT ACCESS STAIRWAYS AND RAMPS
IN OTHER THAN GROUP I-2, I-2.1, I-3 AND R-2.1 OCCUPANCIES, FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS OR RAMPS SHALL BE ENCLOSED WITH A SHAFT ENCLOSURE CONSTRUCTED IN ACCORDANCE WITH SECTION 713.

EXCEPTIONS:

4.EXIT ACCESS STAIRWAYS AND RAMPS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, WHERE THE AREA OF THE VERTICAL OPENING BETWEEN STORIES DOES NOT EXCEED TWICE THE HORIZONTAL PROJECTED AREA OF THE STAIRWAY OR RAMP AND THE OPENING IS PROTECTED BY A DRAFT CURTAIN AND CLOSELY SPACED SPRINKLERS IN ACCORDANCE WITH NFPA 13. IN OTHER THAN GROUP B AND M OCCUPANCIES, THIS PROVISION IS LIMITED TO OPENINGS THAT DO NOT CONNECT MORE THAN FOUR STORIES.

5.EXIT ACCESS STAIRWAYS AND RAMPS WITHIN AN ATRIUM COMPLYING WITH THE PROVISIONS OF SECTION 404.

SECTION 404 ATRIUMS

404.3 AUTOMATIC SPRINKLER PROTECTION

AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE ENTIRE BUILDING.

404.4 FIRE ALARM SYSTEM

A FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.14.

SHARE URL ICON

404.5 SMOKE CONTROL

A SMOKE CONTROL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.

EXCEPTIONS:

IN OTHER THAN GROUP I-2 AND R-2.1 CONDITION 2, SMOKE CONTROL IS NOT REQUIRED FOR ATRIUMS THAT CONNECT ONLY TWO STORIES.

A SMOKE CONTROL SYSTEM IS NOT REQUIRED FOR ATRIUMS CONNECTING MORE THAN TWO STORIES WHEN ALL OF THE FOLLOWING ARE MET:

ONLY THE TWO LOWEST STORIES SHALL BE PERMITTED TO BE OPEN TO THE ATRIUM.

ALL STORIES ABOVE THE LOWEST TWO STORIES SHALL BE SEPARATED FROM THE ATRIUM IN ACCORDANCE WITH THE PROVISIONS FOR A SHAFT IN SECTION 713.4.

404.6 ENCLOSURE OF ATRIUMS

ATRIUM SPACES SHALL BE SEPARATED FROM ADJACENT SPACES BY A 1-HOUR FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.

EXCEPTIONS:

6.A HORIZONTAL ASSEMBLY IS NOT REQUIRED BETWEEN THE ATRIUM AND OPENINGS FOR EXIT ACCESS STAIRWAYS AND RAMPS COMPLYING WITH ITEM 4 OF SECTION 1019.3.

11" D x 3' W Treads — 28.0 EA

INTERIOR HEAD HEIGHT NOTE:

OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES ABOVE THE FINISHED FLOOR.

BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET ABOVE THE FINISHED FLOOR.

ROOF MATERIAL

- TPO (SINGLE PLY ROOF MEMBRANE): DURO-LAST MEMBRANE UL EVALUATION REPORT (ER10128) OR SIMILAR

NOTE

-NEW ROLLED ROOFING MEMBRANE. PROVIDE A FIRE-RETARDANT ROOF COVERING WITH A CLASS "A" - UL790
-RADIANT BARRIER REQUIRED FOR ALL NEW ROOF AREAS

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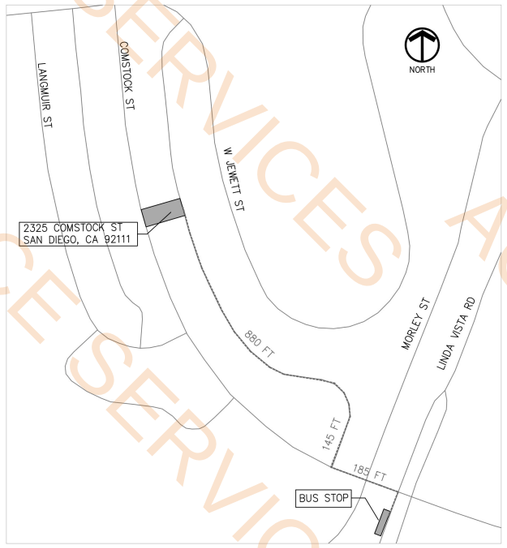
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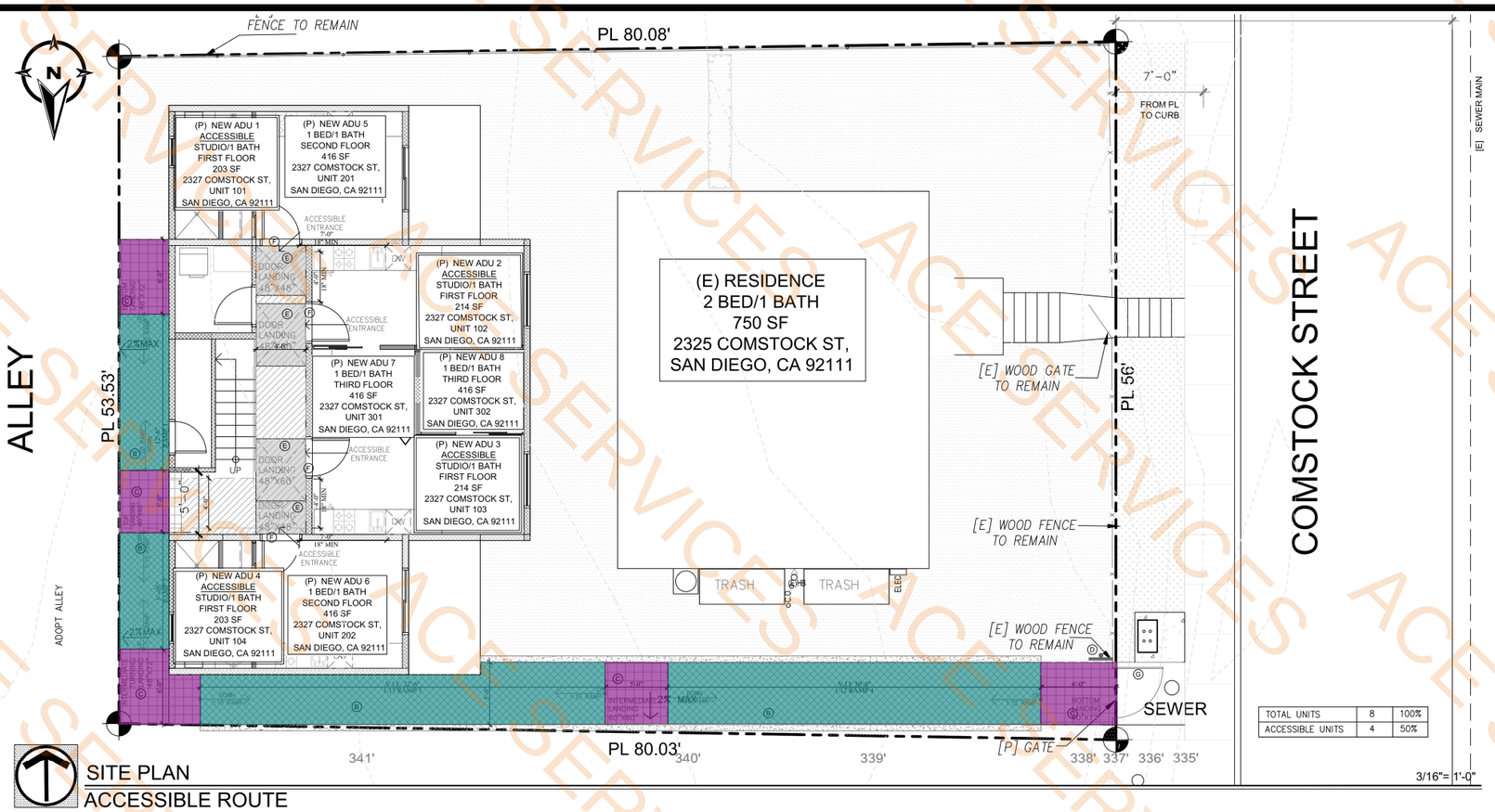
DATE:
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SECTIONS

SHEET:
A3.2

ACE SERVICES





SITE PLAN
ACCESSIBLE ROUTE

LEGEND

Ⓐ 48" WIDE ACCESSIBLE ROUTE
CBC SECTION 1110A

1113A.1.1 WIDTH
WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48 INCHES (1219 MM) IN WIDTH, EXCEPT THAT WALKS SERVING AN INDIVIDUAL DWELLING UNIT IN COVERED MULTIFAMILY BUILDINGS MAY BE REDUCED TO 36 INCHES (914 MM) IN CLEAR WIDTH EXCEPT AT DOORS.

Ⓑ EXTERIOR RAMP
1113A.3 FIVE PERCENT GRADIENT
WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK ON AN ACCESSIBLE ROUTE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5–PERCENT SLOPE), IT SHALL COMPLY WITH THE RAMP PROVISIONS OF SECTION 1114A.

1114A.1 WIDTH
THE CLEAR WIDTH OF RAMPS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN CHAPTER 10 OF THIS CODE, BUT IN NO CASE SHALL BE LESS THAN 48 INCHES (1219 MM)

1114A.2 SLOPE
THE MAXIMUM SLOPE OF RAMPS ON AN ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33–PERCENT SLOPE). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

1114A.2.1 CROSS SLOPE
THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083–PERCENT SLOPE).

Ⓒ RAMP LANDING
1114A.4.1 LOCATION OF LANDINGS
LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES (762 MM) OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP.

SLOPE (Grading %)	MAXIMUM RISE (inches) (x 25.4 for mm)	MAXIMUM HORIZONTAL PROJECTION (Feet) (x 304.8) for mm)
1:12 (8.33%)	30	30
1:15 (6.67%)	30	37.5
1:16 (6.25%)	30	40
1:20 (5.00%)	30	50

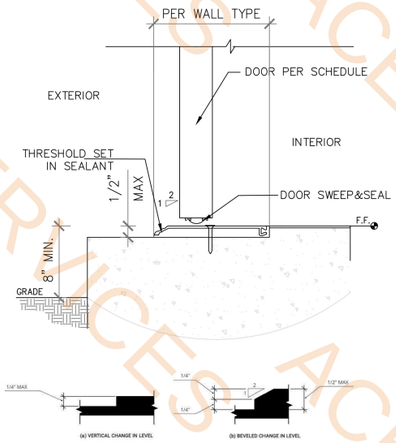
1114A.4.2 SIZE OF TOP LANDINGS
TOP LANDINGS SHALL NOT BE LESS THAN 60 INCHES WIDE. TOP LANDINGS SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 60 INCHES IN THE DIRECTION OF THE RAMP RUN. SEE SECTION 1126A.3 FOR MANEUVERING CLEARANCES AT DOORS.

1114A.4.3 SIZE OF BOTTOM AND INTERMEDIATE LANDINGS
THE MINIMUM WIDTH OF BOTTOM AND INTERMEDIATE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE RAMP. INTERMEDIATE LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES. BOTTOM LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES.

1114A.5 RAMP HEIGHT
RAMPS MORE THAN 30 INCHES (762 MM) ABOVE THE ADJACENT FLOOR OR GROUND AND OPEN ON ONE OR BOTH SIDES SHALL BE PROVIDED WITH GUARDRAILS AS REQUIRED BY SECTION 1013. GUARDRAILS SHALL BE CONTINUOUS FROM THE TOP OF THE RAMP TO THE BOTTOM OF THE RAMP.

1114A.6.1 WHERE REQUIRED
HANDRAILS SHALL BE PROVIDED AT EACH SIDE OF RAMPS WHEN THE SLOPE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5–PERCENT SLOPE).

Exterior Concrete Ramp 374.2 SQ FT
Concrete Landing 134.1 SQ FT



Ⓒ GATE
1126A.1 WIDTH AND HEIGHT OF DOORS AND GATES
DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING:
1. PERMIT THE INSTALLATION OF A DOOR OR GATE NOT LESS THAN 36 INCHES (914 MM) IN WIDTH, NOT LESS THAN 80 INCHES (2032 MM) IN HEIGHT, AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
2. DOORS OR GATES SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.
3. A PAIR OF DOORS OR GATES, MANUAL OR AUTOMATIC, SHALL HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR 4. WIDTH OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR OR GATE POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

EXTERIOR RAMP

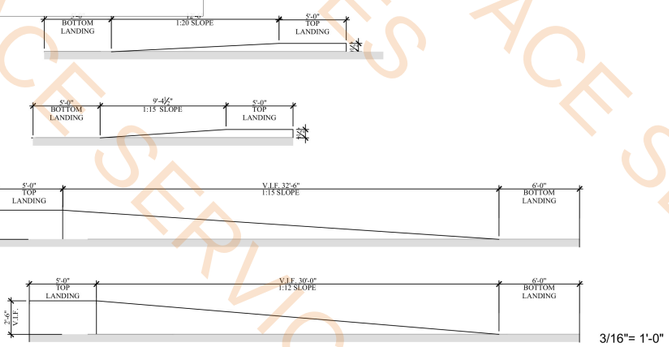
TO COMPLY WITH SECTION 1114A OF 2022 CBC,
– SHALL BE DESIGNED SO THAT [illegible] S SURFACE.
– LANDINGS SHALL BE PROVI[illegible]
– GUARDRAILS ARE REQUI[illegible] OPEN ON ONE OR BOTH SIDES SHALL BE PROVIDED WITH GUARDRAILS A[illegible] L BE CONTINUOUS FROM THE TOP OF THE RAMP TO THE BOTTOM OF THE

RAMP 1
LENGTH: 12'–6"
WIDTH: 4' MINIMUM
SLOPE: 1:20
TOTAL HEIGHT: 7.5"

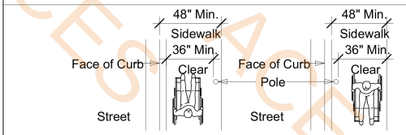
RAMP 2
LENGTH: 9'–4.5"
WIDTH: 4' MINIMUM
SLOPE: 1:15
TOTAL HEIGHT: 7.5"

RAMP 3
LENGTH: V.I.F 32'–6"
WIDTH: 4' MINIMUM
SLOPE: 1:15
TOTAL HEIGHT: V.I.F 26"

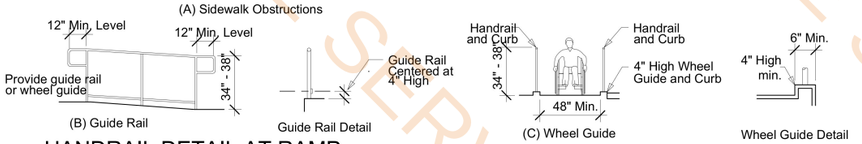
RAMP 4
LENGTH: 30'
WIDTH: 4' MINIMUM
SLOPE: 1:12
TOTAL HEIGHT: V.I.F 30"



3/16"= 1'-0"



1012.8 HANDRAILS
RAMPS WITH A RISE GREATER THAN 6 INCHES (152 MM) SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL COMPLY WITH SECTION 1014.



HANDRAIL DETAIL AT RAMP
1

ADUGeeks
811 25TH ST SUITE 101
SAN DIEGO, CA 92102

PROJECT:
COMSTOCK
2325 COMSTOCK
SAN DIEGO, CA 92111

STAMP:
LICENSED ARCHITECT
THOMAS SEARS
C-40562
REN. 07/31/25
STATE OF CALIFORNIA

PLAN PREPARED BY:
ADU GEEKS
(855) 999-GEEK

Revisions

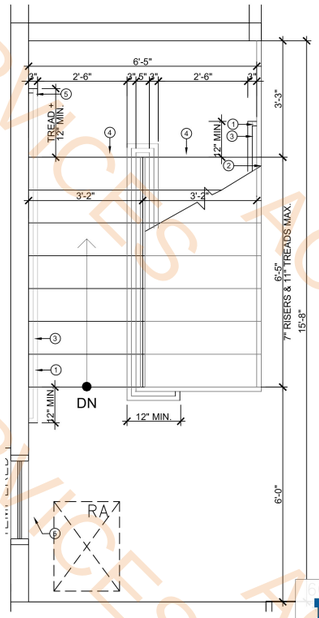
Rev.	Date	By
1	5/23/2023	MB
2	02/06/2024	MB
3	09/09/2024	MB
4	10/31/2024	MB

PROJECT NUMBER:
PRJ-1074771

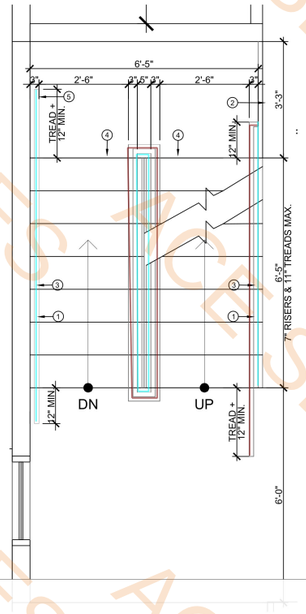
DATE:
10/21/2022

ACCESSIBILITY SITE PLAN

SHEET:
A5.0

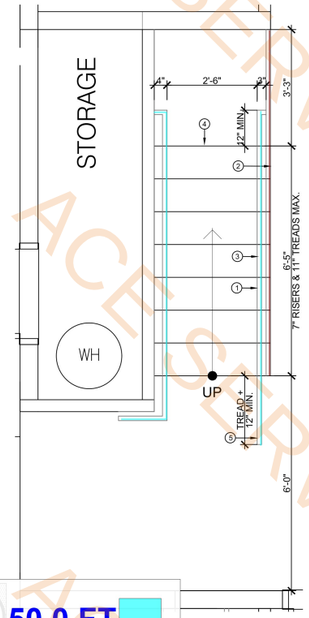


(P) EXTERIOR STAIRS - 3RD FLOOR



EXTERIOR STAIRS - 2ND FLOOR

1/2"= 1'-0" 2



STAIRS - 1ST FLOOR

1/2"= 1'-0" 3

42" H Handrail

42" H Guard Rail

50.0 FT

34.6 FT

STAIR KEYNOTE LEGEND:

1. HEIGHT OF THE HANDRAIL AND GUARDRAIL. SEE DETAIL 10 / SHEET D2.0
2. 42" HIGH GUARD WITH OPENINGS WHICH WILL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER AT DECKS AND STAIRWAYS. SEE DETAIL 5/ SHEET D2.0
3. HANDRAILS ARE REQUIRED WITH GUARDRAILS. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. THE EXTENSION OF STAIRWAY HANDRAILS AT STAIRWAY SHALL EXTEND A MINIMUM OF 12 INCHES THE SAME DIRECTION OF THE STAIR FLIGHT. SEE DETAIL 3/ SHEET D2.0.
4. CONTRASTING STRIPES FOR TREADS OF EXTERIOR STAIRS AT UPPER APPROACH AND AT ALL TREADS. SEE DETAIL 6, 7, 8/ SHEET D2.0.
5. HANDRAIL EXTENSIONS AT TOP AND BOTTOM OF STAIRS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. SEE DETAIL 11&13 / SHEET D2.0

EXTERIOR STAIRWAY NOTES

1011.5.2 RISER HEIGHT AND TREAD DEPTH

STAIR RISER HEIGHTS SHALL BE 7 INCHES (178 MM) MAXIMUM AND 4 INCHES (102 MM) MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS OR BETWEEN THE STAIRWAY LANDING AND THE ADJACENT TREAD. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES (279 MM) MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES (279 MM) BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) WITHIN THE CLEAR WIDTH OF THE STAIR.

1011.5.4 DIMENSIONAL UNIFORMITY

STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8 INCH (9.5 MM) IN ANY FLIGHT OF STAIRS. THE GREATEST WINDER TREAD DEPTH AT THE WALKLINE WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

1011.5.5 NOSING AND RISER PROFILE

NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16 INCH (1.6 MM) BUT NOT MORE THAN 9/16 INCH (14.3 MM) FROM THE FOREMOST PROJECTION OF THE TREAD. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.52 RAD) FROM THE VERTICAL.

1011.6 STAIRWAY LANDINGS

THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS, MEASURED PERPENDICULARLY TO THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48 INCHES (1219 MM), WHICHEVER IS LESS. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES (178 MM) INTO THE REQUIRED WIDTH OF A LANDING. WHERE WHEELCHAIR SPACES ARE REQUIRED ON THE STAIRWAY LANDING IN ACCORDANCE WITH SECTION 1009.6.3, THE WHEELCHAIR SPACE SHALL NOT BE LOCATED IN THE REQUIRED WIDTH OF THE LANDING AND DOORS SHALL NOT SWING OVER THE WHEELCHAIR SPACES.

1011.7 STAIRWAY CONSTRUCTION

STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING.

1011.7.1 STAIRWAY WALKING SURFACE

THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2- PERCENT SLOPE) IN ANY DIRECTION. STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED.

1011.7.3 ENCLOSURES UNDER INTERIOR STAIRWAYS

THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIRWAY ENCLOSURE.

1011.8 VERTICAL RISE

A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET (3658 MM) BETWEEN FLOOR LEVELS OR LANDINGS.

1011.11 HANDRAILS

FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION 1014. WHERE GLASS IS USED TO PROVIDE THE HANDRAIL, THE HANDRAIL SHALL COMPLY WITH SECTION 2407.

CALIFORNIA REQUIRES AN ADDITIONAL 12" HORIZONTAL EXTENSION AT THE BOTTOM OF THE STAIRWAY AFTER THE EXTENSION OF THE SLOPED HANDRAIL EXTENSION BEYOND THE NOSING. THIS IS DIFFERENT THAN REQUIREMENTS OF THE ADA, A117.1, OR THOSE OF THE BUILDING CODES ADOPTED IN MOST STATES.

1011.12.2 ROOF ACCESS

WHERE A STAIRWAY IS PROVIDED TO A ROOF, ACCESS TO THE ROOF SHALL BE PROVIDED THROUGH A PENTHOUSE COMPLYING WITH SECTION 1511.2.

1011.13 GUARDS

GUARDS SHALL BE PROVIDED ALONG STAIRWAYS AND LANDINGS WHERE REQUIRED BY SECTION 1015 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 1015. WHERE THE ROOF HATCH OPENING PROVIDING THE REQUIRED ACCESS IS LOCATED WITHIN 10 FEET (3049 MM) OF THE ROOF EDGE, SUCH ROOF ACCESS OR ROOF EDGE SHALL BE PROTECTED BY GUARDS INSTALLED IN ACCORDANCE WITH SECTION 1015.

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811 25TH ST SUITE 101
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PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

STAMP:

LICENSED ARCHITECT
THOMAS SEARS
C-40562
REN. 07/31/25
STATE OF CALIFORNIA

PLAN PREPARED BY:
ADU GEEKS
(855) 999-GEEK

Revisions

Rev.	Date	By
1	5/23/2023	MB
2	02/06/2024	MB
3	09/09/2024	MB
4	10/31/2024	MB

PROJECT NUMBER:
PRJ-1074771

DATE:
10/21/2022

ENLARGED PLAN AT EXTERIOR STAIRS

SHEET:
A6.0

ACE SERVICES

SHEET NOTES:

1. A) OUTSIDE AIR INTAKE SHALL NOT BE OBTAINED FROM THE FOLLOWING: CLOSER THAN 10 FT. FROM A PLUMBING DRAINAGE SYSTEM VENT OR FROM AN EXHAUST SYSTEM OUTLET. UNLESS THE OUTLET IS 3 FT. ABOVE THE OUTSIDE AIR INLET. CMC 2022 OUTSIDE AIR SHALL NOT BE TAKEN FROM LESS THAN 10 FEET ABOVE THE SURFACE OF A ABUTTING PUBLIC WAY, DRIVEWAY, SIDEWALK, STREET AND ALLEY.

   B) ALL ENVIRONMENTAL EXHAUST TERMINATION : ALL EXHAUST SHALL TERMINATE AT LEAST 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPE... AND ANY BU... (CM...

2. DUC... (303.4.1 EXCEPTION 1, RESIDENTIAL) INSTALLATION SHALL BE ... SHALL NOT BE USED FOR HOOD EXH...

3. MAN... SUPPLY & ... USERS AND ON ALL O.S.A REQ... INSTALLED ... POINTS NECESSARY FOR PRO...

4. HVA... ...121(2) AND SHALL BE ... COMPLY W / C.E.C 122(f)

5. EAC... ...GROUND SHALL REST ON A CONCRETE OR ... APP... ...ABOVE ADJOINING GROUND LEVEL. (SEC. 1003.4 CMC

6. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 1002.2 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.

7. EACH VENT PIPE SHALL HAVE ITS INVERT TAKEN OFF ABOVE THE DRAINAGE CENTERLINE OF SUCH PIPE DOWNSTREAM OF THE TRAP BEING SERVED.

8. BACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 710.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL.

9. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER SEC.504.1.1 CMC.

5" Dia Flexible Duct	115.3 FT
6" Dia Flexible Duct	31.3 FT
3/4" Dia Condensate Pipe	124.0 FT
Smoke Detector	4.0 EA
Carbon Monoxide Alarm	4.0 EA
Thermostat	6.0 EA
4" Dia Flexible Duct	12.0 FT

KEY NOTES:

① 3/4" CONDENSATION LINE DOWN WALL AND DRAIN TO LAVATORY TAIL PIECE .

② "ALL DUCTS NOT SHOWN IN SOFFIT SHALL RUN BETWEEN THE JOIST"

③ HALLWAYS, TOILET ROOMS, CLOSETS, AND BATHROOMS THAT HAVE DUCTS THAT NEED TO CROSS JOISTS MUST HAVE A DROP CEILING OR SOFFIT.

④ 2022 CALIFORNIA TITLE 24, PART 6 MERV 13 FILTER INSTALLATION REQUIREMENT.

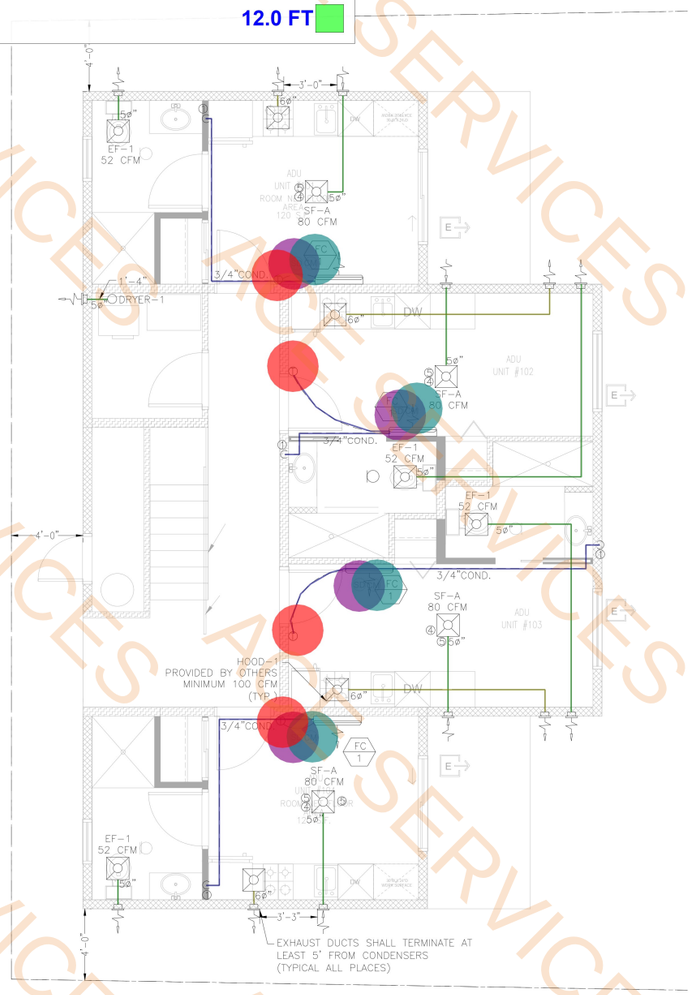
⑤ BROAN MODEL# AER80 IAQ FAN (TYP.) (80 CFM) SHALL RUN CONTINUOUSLY IAQ FAN SHALL HAVE MAX 1 SONE NOISE CONTINUOUS EXHAUST SYSTEMS REQUIRE HERS BLOWER DOOR TESTING TO SHOW NO MORE THAN 0.3 CFM/SQ. FT. LEAKAGE BASE UPON THE ENVELOPE SURFACE AREA. MECHANICAL PERMIT WILL BE PLACED ON TIER 3 HOLDING. HERS BLOWER DOOR TESTING SHALL BE PERFORMED PRIOR TO REMOVING TIER 3 HOLDING AND FINAL INSPECTION

APARTMENT UNITS OSA VENTILATION
AS PER ASHRAE 62.2 AND TITLE 24 SEC. 150.0 BEES.

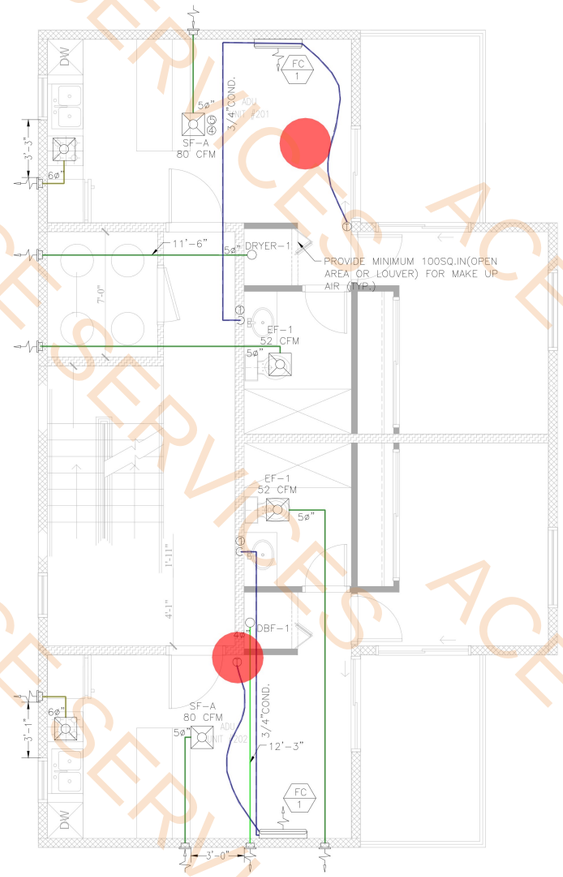
APARTMENT UNIT	0.03*FLOOR AREA + 7.5*(# BEDROOMS + 1) = CFM	OSA REQUIREMENT	OSA BEING SUPPLIED (SF-A) (WHOLE HOUSE FAN)
ADU 1	0.03*216+7.5(1+1) = 21.48 CFM	21.48 CFM	80 CFM
ADU 2	0.03*214+7.5(1+1) = 21.42 CFM	21.42 CFM	80 CFM
ADU 3	0.03*214+7.5(1+1) = 21.42 CFM	21.42 CFM	80 CFM
ADU 4	0.03*216+7.5(1+1) = 21.48 CFM	21.48 CFM	80 CFM
ADU 5	0.03*416+7.5(1+1) = 27.48 CFM	27.48 CFM	80 CFM
ADU 6	0.03*416+7.5(1+1) = 27.48 CFM	27.48 CFM	80 CFM

GENERAL PLAN CHECK NOTES :

1. IAQ FAN SHALL RUN CONTINUOUSLY AND HAS MAX 1 SONE NOISE LEVEL. CONTINUOUS EXHAUST SYSTEMS REQUIRE HERS BLOWER DOOR TESTING TO SHOW NO MORE THAN 0.3 CMF/SQ.FT. LEAKAGE BASE UPON THE ENVELOPE SURFACE AREA. MECHANICAL PERMIT WILL BE PLACED ON TIER 3 HOLDING. HERS BLOWER DOOR TESTING SHALL BE PERFORMED PRIOR TO REMOVING TIER 3 HOLDING AND FINAL INSPECTION.



1 FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4"=1'-0"

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 10/01/2024

MECHANICAL PLANS

SHEET:
M2.0

REGISTERED PROFESSIONAL ENGINEER
SANJEEM B. AZIZ
No. C91279
Exp. 6/30/2026
CIVIL
STATE OF CALIFORNIA

R:\2325 Comstock\CAD\Mech\M2.0.dwg 9/6/24 3:57 AM

ACE SERVICES

SHEET NOTES:

1. A) OUTSIDE AIR INTAKE SHALL NOT BE OBTAINED FROM THE FOLLOWING: CLOSER THAN 10 FT. FROM A PLUMBING DRAINAGE SYSTEM VENT OR FROM AN EXHAUST SYSTEM OUTLET. UNLESS THE OUTLET IS 3 FT. ABOVE THE OUTSIDE AIR INLET. CMC 2022 OUTSIDE AIR SHALL NOT BE TAKEN FROM LESS THAN 10 FEET ABOVE THE SURFACE OF A ABUTTING PUBLIC WAY, DRIVEWAY, SIDEWALK, STREET AND ALLEY.

   B) ALL ENVIRONMENTAL EXHAUST TERMINATION
   EXHAUST SHALL TERMINATE
   AT LEAST 3 FEET FROM PROPERTY LINE, 3 FEE
   OPENINGS INTO ANY
   BUILDING AND 10 FEET FROM MECHANICAL AIR
   (CMC 2022 502.2.1)

2. DUCTING SHALL BE FLEX ROUND DUCT PER (C
   BE IN ACCORDANCE TO 2022 C.M.C. AND SMAC
   EXHAUST / DRYER EXHAUST OR BE USED IN C

3. MANUAL CONTROL DAMPERS SHALL BE INSTALLE
   REGISTERS. MANUAL CONTROL DAMPERS SHALL
   PROPER AIR BALANCING.

4. HVAC SHALL BE INSTALLED AND PROGRAMMED
   BE INSTALLED W / CONTROLS THAT COMPLY W

5. EACH CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3" ABOVE ADJOINING GROUND LEVEL (SEC 1105.2) CMC.

6. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 1002.2 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.

7. EACH VENT PIPE SHALL HAVE ITS INVERT TAKEN OFF ABOVE THE DRAINAGE CENTERLINE OF SUCH PIPE DOWNSTREAM OF THE TRAP BEING SERVED.

8. BACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 710.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL.

9. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER SEC.504.1.1 CMC.

4" Dia Flexible Duct	12.0 FT
5" Dia Flexible Duct	56.4 FT
6" Dia Flexible Duct	5.0 FT
3/4" Dia Condensate Pipe	58.9 FT
Thermostat	2.0 EA

KEY NOTES:

① 3/4" CONDENSATION LINE DOWN WALL AND DRAIN TO LAVATORY TAIL PIECE.

② "ALL DUCTS NOT SHOWN IN SOFFIT SHALL RUN BETWEEN THE JOIST"

③ HALLWAYS, TOILET ROOMS, CLOSETS, AND BATHROOMS THAT HAVE DUCTS THAT NEED TO CROSS JOISTS MUST HAVE A DROP CEILING OR SOFFIT.

④ 2022 CALIFORNIA TITLE 24, PART 6 MERV 13 FILTER INSTALLATION REQUIREMENT.

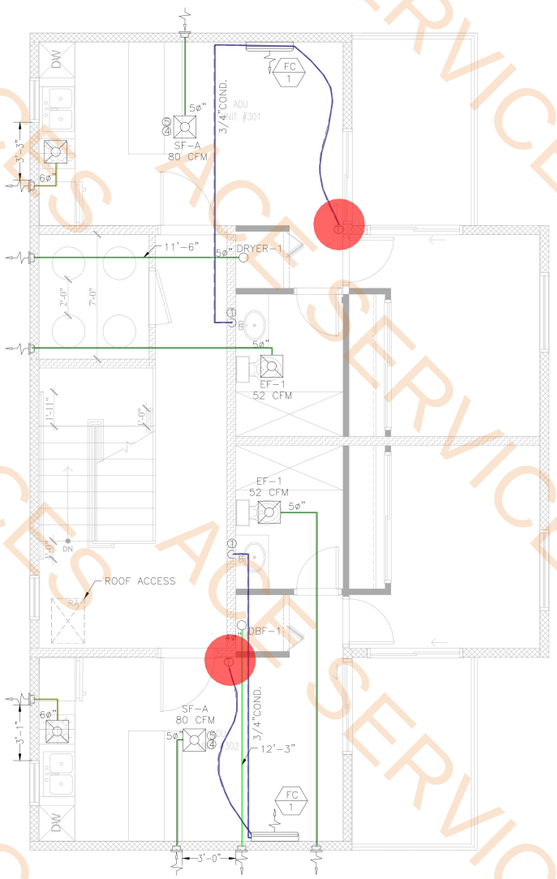
⑤ BROAN MODEL# AER80 IAQ FAN (TYP.) (80 CFM) SHALL RUN CONTINUOUSLY IAQ FAN SHALL HAVE MAX 1 SONE NOISE CONTINUOUS EXHAUST SYSTEMS REQUIRE HERS BLOWER DOOR TESTING TO SHOW NO MORE THAN 0.3 CFM/SQ. FT. LEAKAGE BASE UPON THE ENVELOPE SURFACE AREA. MECHANICAL PERMIT WILL BE PLACED ON TIER 3 HOLDING. HERS BLOWER DOOR TESTING SHALL BE PERFORMED PRIOR TO REMOVING TIER 3 HOLDING AND FINAL INSPECTION

APARTMENT UNITS OSA VENTILATION
AS PER ASHRAE 62.2 AND TITLE 24 SEC. 150.0 BEES.

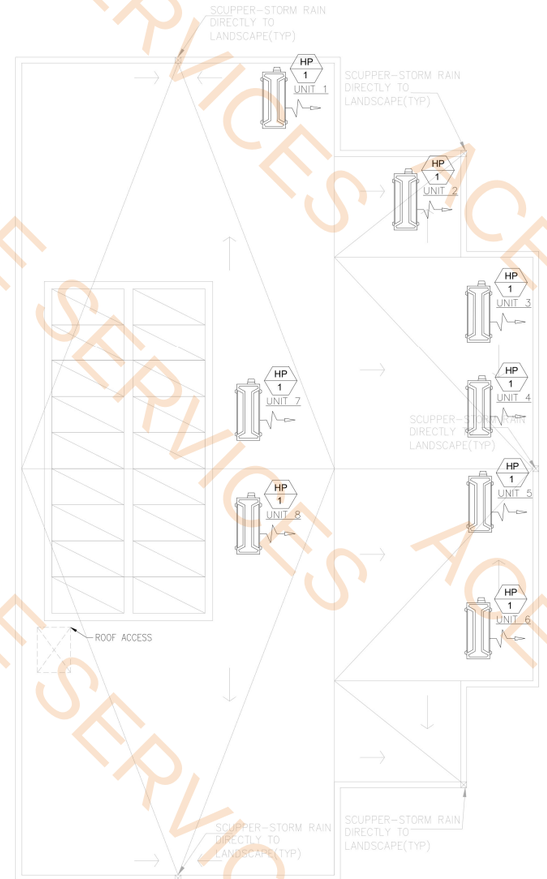
APARTMENT UNIT	0.03*FLOOR AREA + 7.5*(# 1 + 1) = CFM	OSA REQUIREMENT	OSA BEING SUPPLIED (SF-A) (WHOLE HOUSE FAN)
ADU 7	0.03*416+7.5(1+1) = 27.48 CFM	27.48 CFM	80 CFM
ADU 8	0.03*416+7.5(1+1) = 27.48 CFM	27.48 CFM	80 CFM

GENERAL PLAN CHECK NOTES :

1. IAQ FAN SHALL RUN CONTINUOUSLY AND HAS MAX 1 SONE NOISE LEVEL. CONTINUOUS EXHAUST SYSTEMS REQUIRE HERS BLOWER DOOR TESTING TO SHOW NO MORE THAN 0.3 CMF/SQ.FT. LEAKAGE BASE UPON THE ENVELOPE SURFACE AREA. MECHANICAL PERMIT WILL BE PLACED ON TIER 3 HOLDING. HERS BLOWER DOOR TESTING SHALL BE PERFORMED PRIOR TO REMOVING TIER 3 HOLDING AND FINAL INSPECTION.



1 THIRD FLOOR MECHANICAL PLAN
SCALE: 1/4"=1'-0"



2 ROOF MECHANICAL PLAN
SCALE: 1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
SANJEEM B. AZIZ
No. C91279
Exp. 6/30/2026
CIVIL
STATE OF CALIFORNIA

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK
2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 10/01/2024

MECHANICAL PLANS

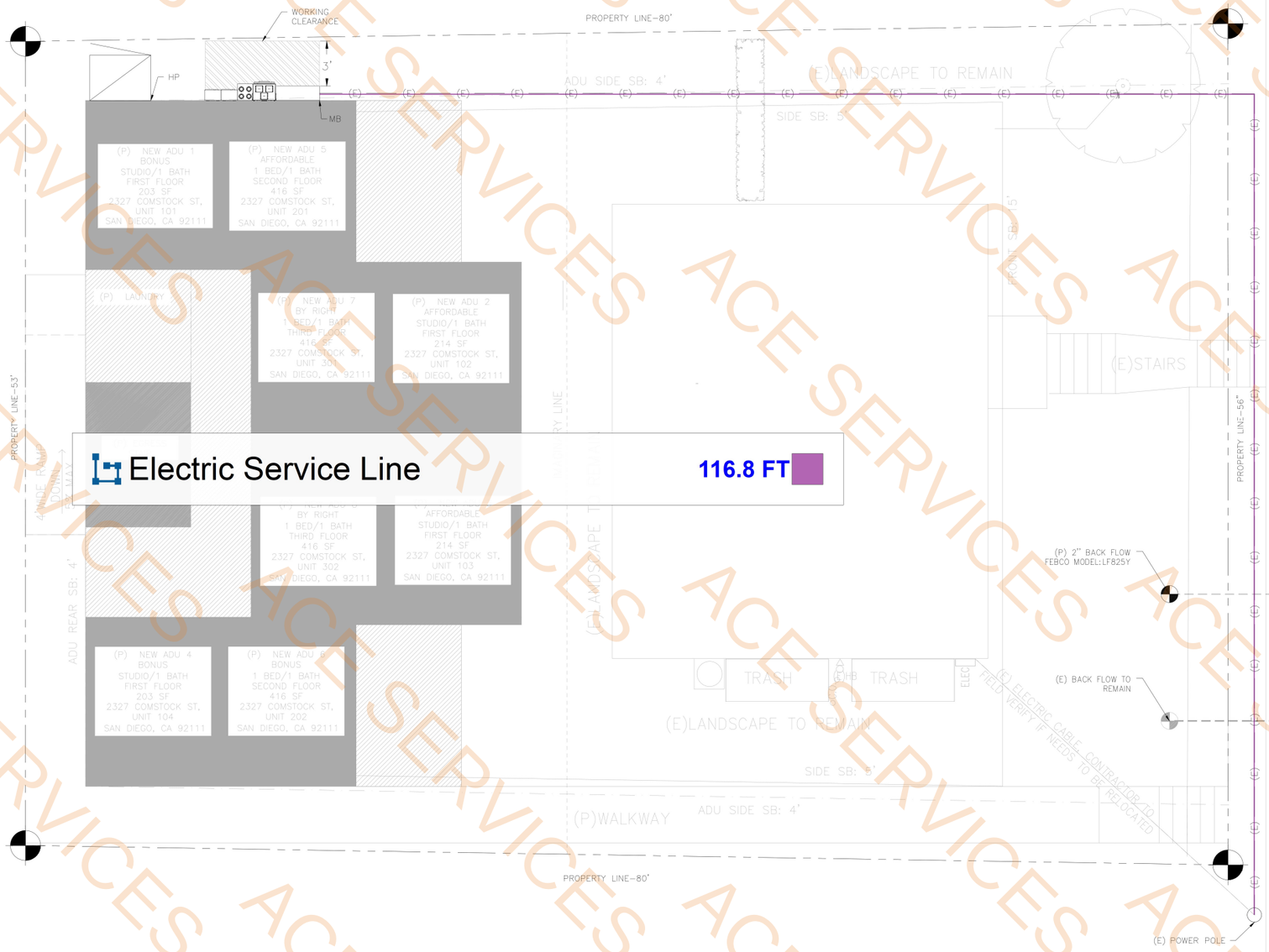
SHEET:
M2.1

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ACE SERVICES

GENERAL NOTES

1. IF SWITCHBOARDS, PANEL BOARDS AND OTHER ELECTRICAL EQUIPMENT ARE SUBJECT TO PHYSICAL DAMAGE, PROVIDE PROTECTION OF EQUIPMENT PER 110.27(B).



1 ELECTRICAL SITE PLAN
SCALE: 1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
KHWAJA S. AFRIN
No. E22800
Exp. 6/30/2025
ELECTRICAL
STATE OF CALIFORNIA

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 09/03/2024

ELECTRICAL SITE PLAN

SHEET:

E0.7

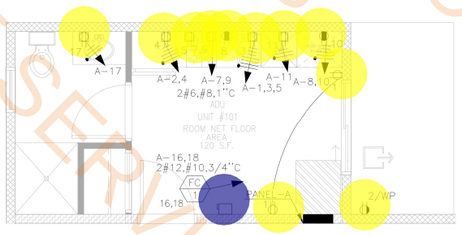
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ACE SERVICES

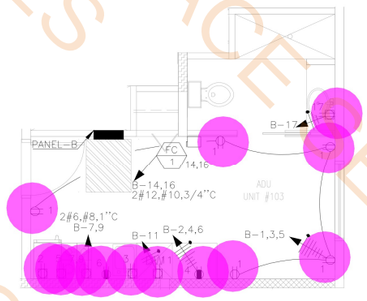
GENERAL NOTES:

1. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) PER SECT.210.12(A). 210.12(A). PROVIDE AFCI PROTECTION FOR THE APPLICABLE CIRCUITS
2. ALL 15- AND 20-AMPERE, 125 RECEPTACLES INSTALLED IN DWE BE LISTED TAMPER-RESISTANT TAMPER-PROOF RECEPTACLES I AREAS.

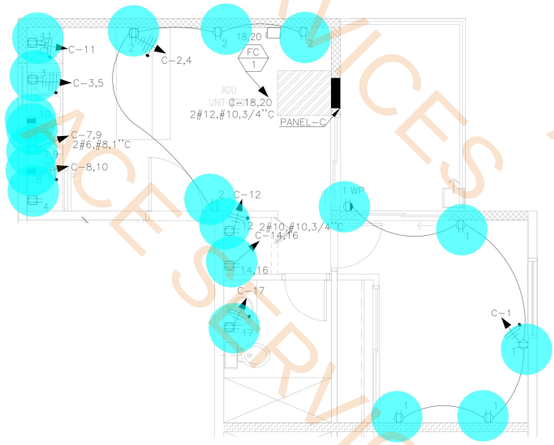
- Duplex Receptacle (Unit A 2 Nos.) — 11.0 EA
- Duplex Receptacle (Unit B 2 Nos.) — 13.0 EA
- Duplex Receptacle (Unit C 4 Nos.) — 19.0 EA
- 30A/2P Nema-3R @ All Units (8) — 1.0 EA



TYPICAL UNITS "A" POWER PLAN
1 SCALE: 1/4"=1'-0"



TYPICAL UNITS "B" POWER PLAN
2 SCALE: 1/4"=1'-0"



TYPICAL UNITS "C" POWER PLAN
3 SCALE: 1/4"=1'-0"

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 09/04/2024

TYPICAL UNITS POWER PLANS

SHEET:
E1.1

REGISTERED PROFESSIONAL ENGINEER
KHWAJA S. AFRIN
No. E22800
Exp. 6/30/2025
ELECTRICAL
STATE OF CALIFORNIA

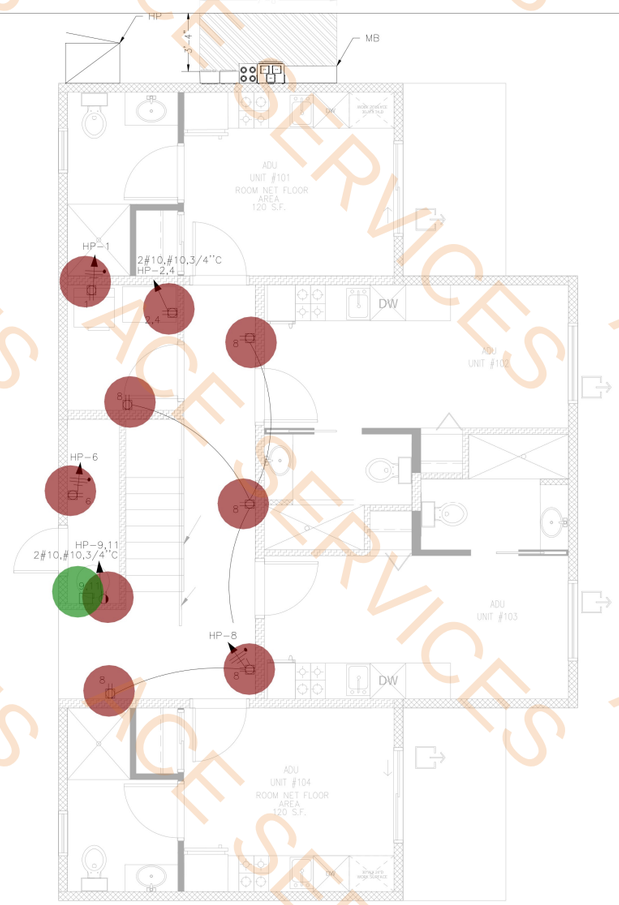
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ACE SERVICES

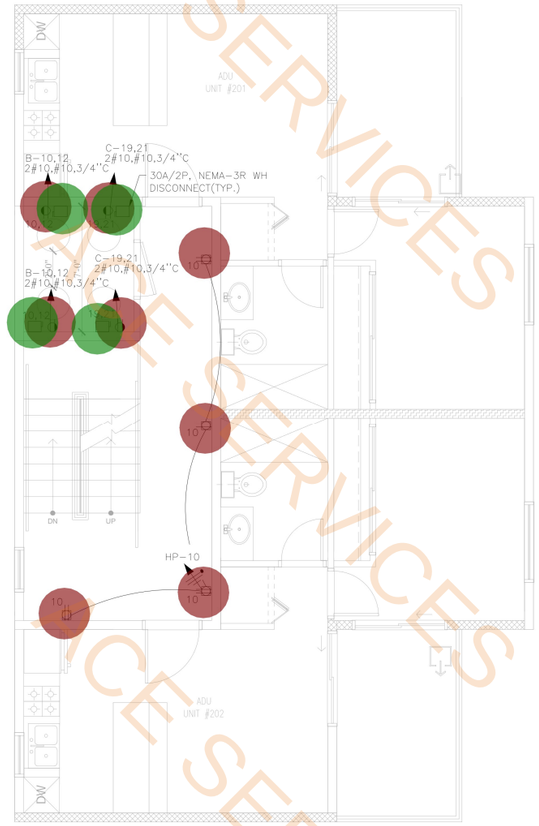
GENERAL NOTES:

1. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) PER SECT.210.12(A). 210.12(A). PROVIDE AFCI PROTECTION FOR THE APPLICABLE CIRCUITS ON THE PLANS.
2. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING TYPE RECEPTACLES INSTALLED IN DWELLING UNITS AREAS FROM SECT 210.52 SHALL BE LISTED TAMPER-RESISTANT TYP[illegible] TAMPER-PROOF RECEPTACLES INST[illegible] AREAS.

Duplex Receptacle — 17.0 EA
30A/2P Nema-3R — 5.0 EA



1 FIRST FLOOR POWER PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR POWER PLAN
SCALE: 1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
KHWAJA S. AFRIN
No. E22800
Exp. 6/30/2025
ELECTRICAL
STATE OF CALIFORNIA

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 09/04/2024

FIRST & SECOND FLOOR POWER PLANS

SHEET:

E1.2

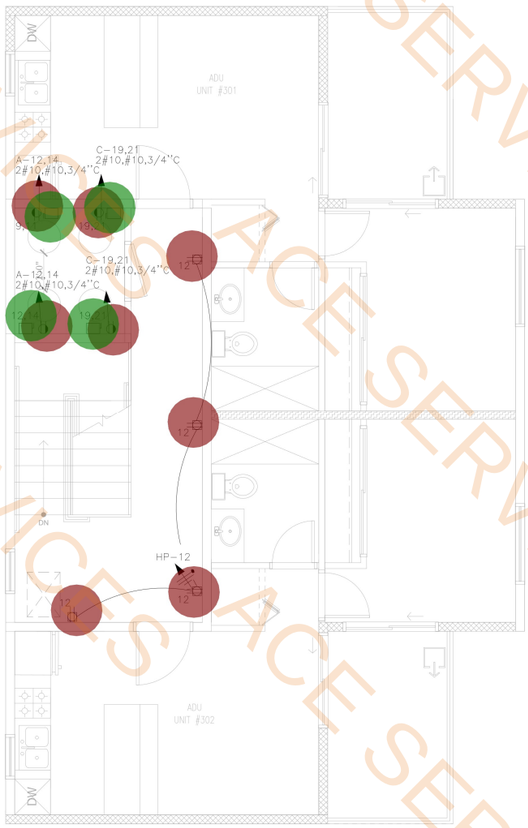
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ACE SERVICES

GENERAL NOTES:

1. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) PER SECT 210.12(A), 210.12(A). PROVIDE AFCI PROTECTION FOR THE APPLICABLE
2. ALL 15- AND 20-AM RECEPTACLES INSTALL BE LISTED TAMPER-R TAMPER-PROOF RECE AREAS.

- Duplex Receptacle — 8.0 EA
- 30A/2P Nema-3R — 12.0 EA
- Weather Resistant Duplex Receptacle — 4.0 EA



1 THIRD FLOOR POWER PLAN
SCALE: 1/4"=1'-0"



2 ROOF FLOOR POWER PLAN
SCALE: 1/4"=1'-0"

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 09/04/2024

THIRD FLOOR & ROOF POWER PLANS

SHEET:

E1.3

REGISTERED PROFESSIONAL ENGINEER
KHWAJA S. AFRIN
No. E22800
Exp. 6/30/2025
ELECTRICAL
STATE OF CALIFORNIA

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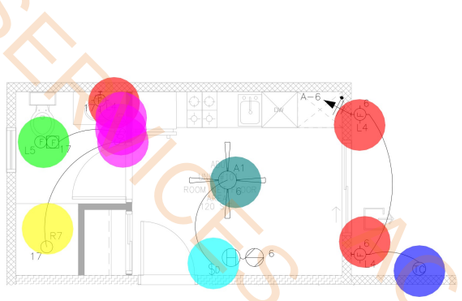
ACE SERVICES

GENERAL NOTES:

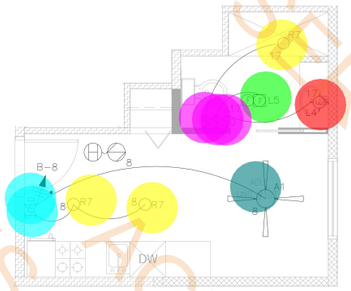
OUTDOOR LIGHTING FOR EACH RESIDENTIAL UNIT SHALL COMPLY WITH THE REQUIREMENTS OF SECT. 150.0(K)(3)(A). LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING:

1. A PHOTOCELL AND EITHER A MOTION SENSOR OR AUTOMATIC TIME SWITCH CONTROL; OR
2. AN ASTRONOMICAL TIME CLOCK CONTROL
3. OUTDOOR LIGHTING SHOWN TO BE CONTROLLED MOTION

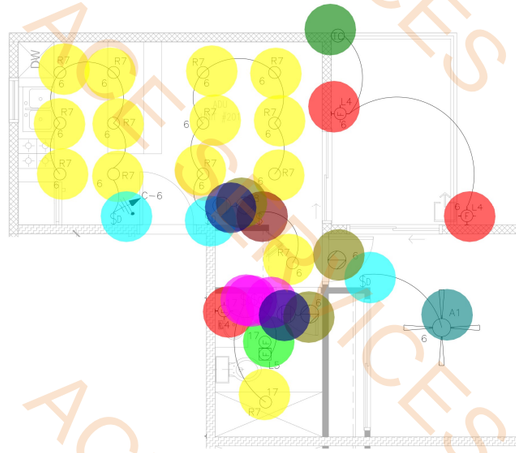
Tag A1	1.0 EA
Tag A1	1.0 EA
Tag A1	1.0 EA
L4	3.0 EA
L5	1.0 EA
L4	1.0 EA
L5	1.0 EA
Wall Mount Occupancy Sensor	3.0 EA
L4	3.0 EA
L5	1.0 EA
Wall Mount Occupancy Sensor	3.0 EA
R7	14.0 EA
Dimmer Switch	3.0 EA
R7	3.0 EA
Dimmer Switch	2.0 EA
R7	1.0 EA
Time Clock	1.0 EA
Wall Mount Occupancy Sensor	3.0 EA
Dimmer Switch	1.0 EA
Single Pole Switch	1.0 EA
Time Clock	1.0 EA
Smoke Detector	3.0 EA
Carbon Monoxide Alarm	2.0 EA



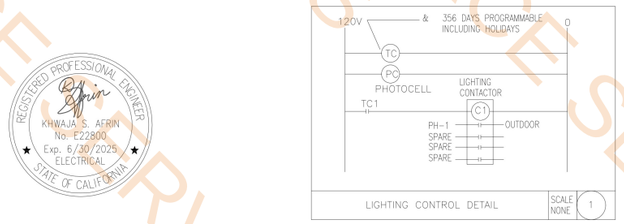
1 TYPICAL UNITS "A" LIGHTING PLAN
SCALE: 1/4"=1'-0"



2 TYPICAL UNITS "B" LIGHTING PLAN
SCALE: 1/4"=1'-0"



3 TYPICAL UNITS "C" LIGHTING PLAN
SCALE: 1/4"=1'-0"



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PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

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PROJECT NUMBER:
PRJ-1074771

DATE: 09/04/2024

TYPICAL UNITS LIGHTING PLANS

SHEET:

E2.1

ACE SERVICES

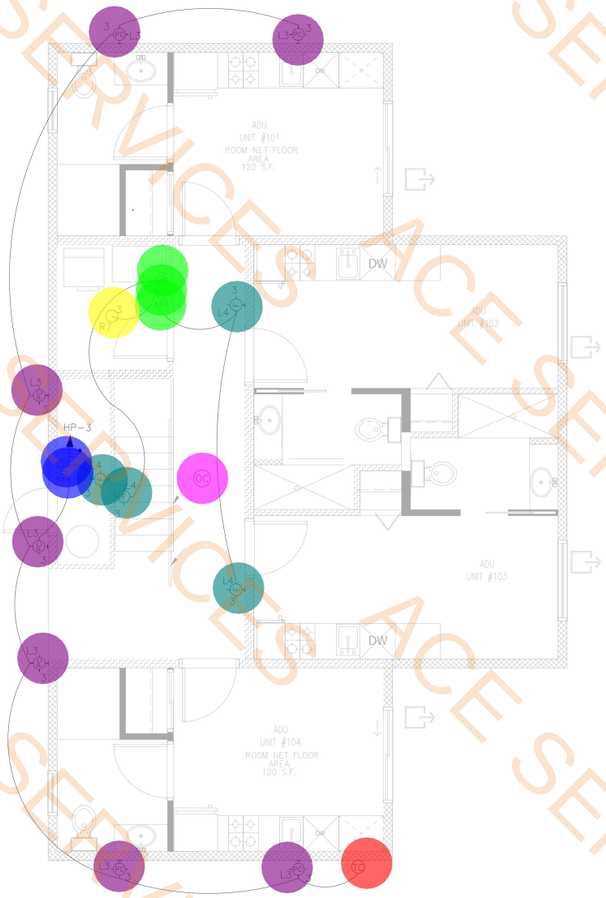
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GENERAL NOTES:

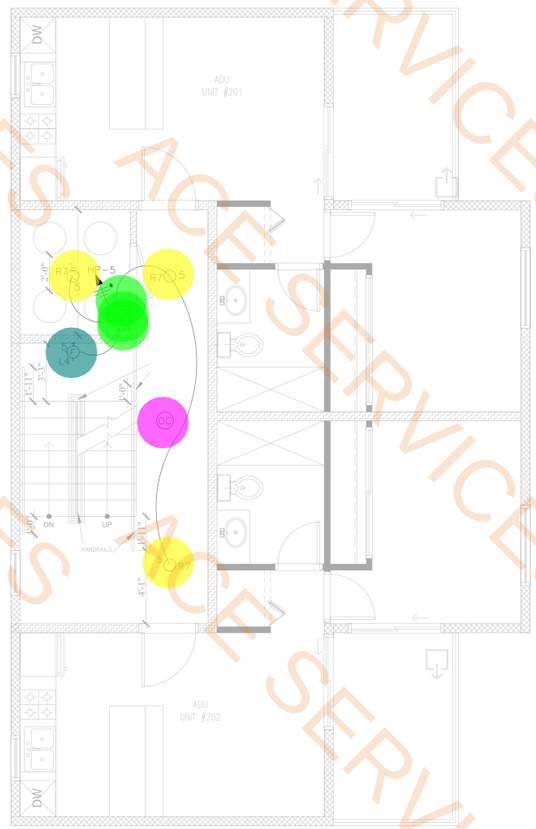
OUTDOOR LIGHTING FOR EACH RESIDENTIAL UNIT SHALL COMPLY WITH THE REQUIREMENTS OF SECT. 150.0(K)(3)(A). LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING:

1. A PHOTOCELL AND EITHER A MOTION SENSOR OR AUTOMATIC TIME SWITCH CONTROL; OR
2. AN ASTRONOMICAL TIME CLOCK CONTROL
3. OUTDOOR LIGHTING SHOWN TO BE CONTROLLED MOTION SENSOR.

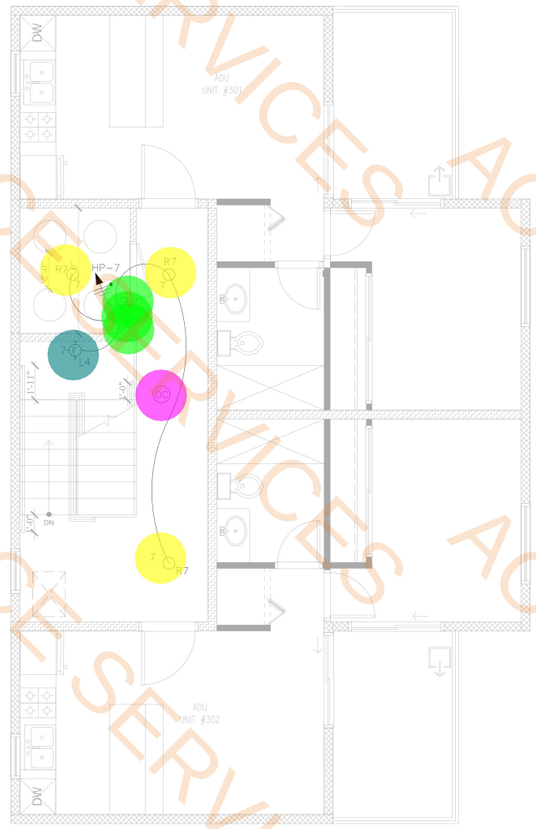
L3 Light	7.0 EA
L4 Light	6.0 EA
Time Clock	1.0 EA
Wall Mounted Occupancy Sensor	9.0 EA
R7 Light	7.0 EA
Dimmer Switch	2.0 EA
Ceiling Mounted Occupancy Sensor	3.0 EA



1 FIRST FLOOR LIGHTING PLAN
SCALE: 1/4"=1'-0"

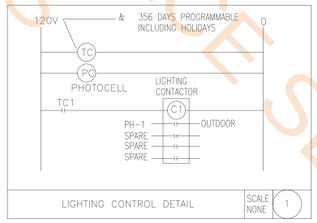


2 SECOND FLOOR LIGHTING PLAN
SCALE: 1/4"=1'-0"



3 THIRD FLOOR LIGHTING PLAN
SCALE: 1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
KHWAJA S. AFRIN
No. E22800
Exp. 6/30/2025
ELECTRICAL
STATE OF CALIFORNIA



ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

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PROJECT NUMBER:
PRJ-1074771

DATE: 09/04/2024

FIRST, SECOND & THIRD FLOOR LIGHTING PLANS

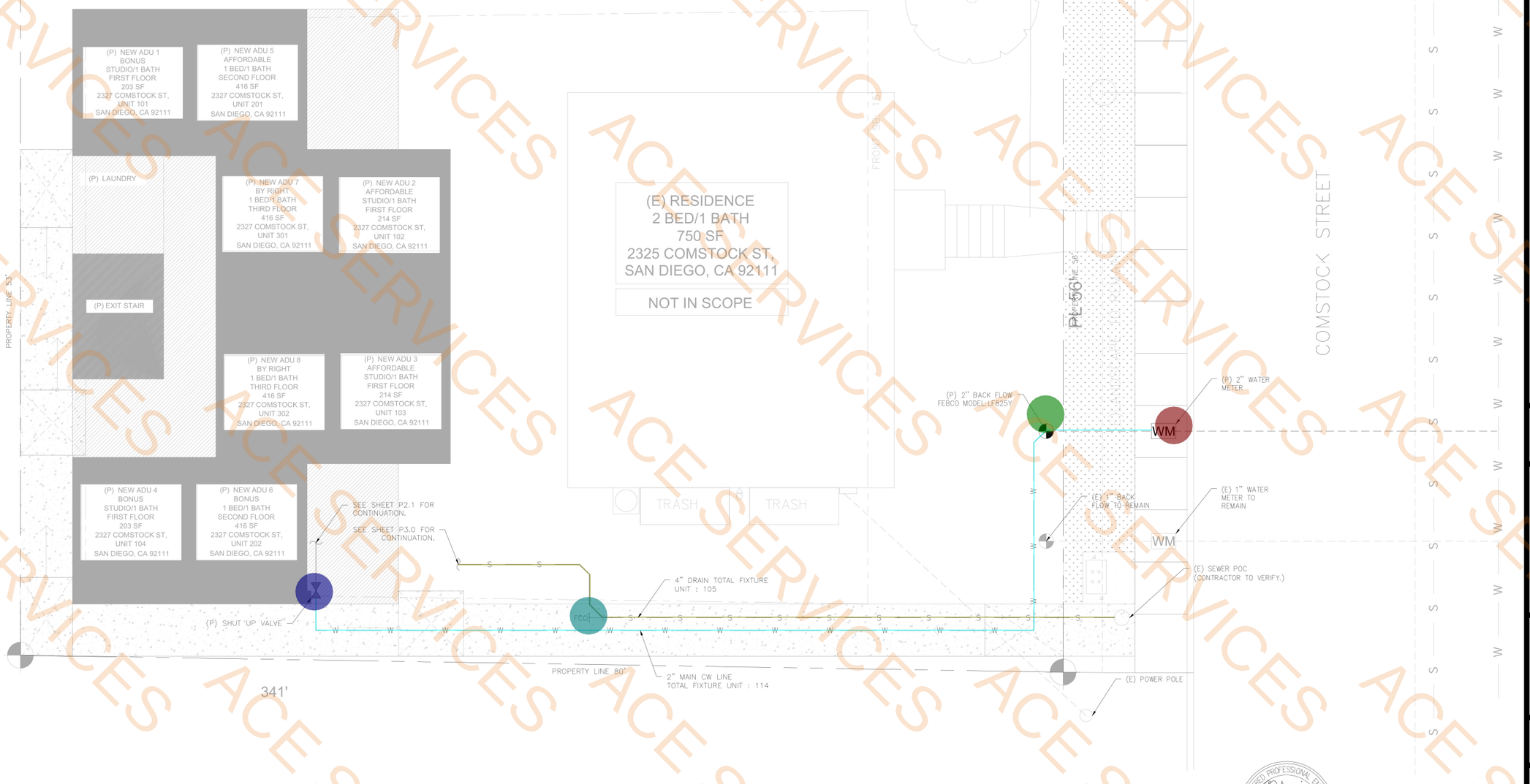
SHEET:

E2.2

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ACE SERVICES

2" Dia Cold Water Pipe	81.1 FT
2" Water Meter	1.0 EA
2" Backflow Preventor	1.0 EA
4" Dia Drain Waste Pipe	53.3 FT
Shut Up Valve	1.0 EA
Floor Cleanout	1.0 EA



1 PLUMBING SITE PLAN
SCALE: 1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
SANJEEM B AZIZ
No. C91279
Exp. 6/30/2026
CIVIL
STATE OF CALIFORNIA

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 10/01/2024

PLUMBING SITE PLAN

SHEET:
P2.0

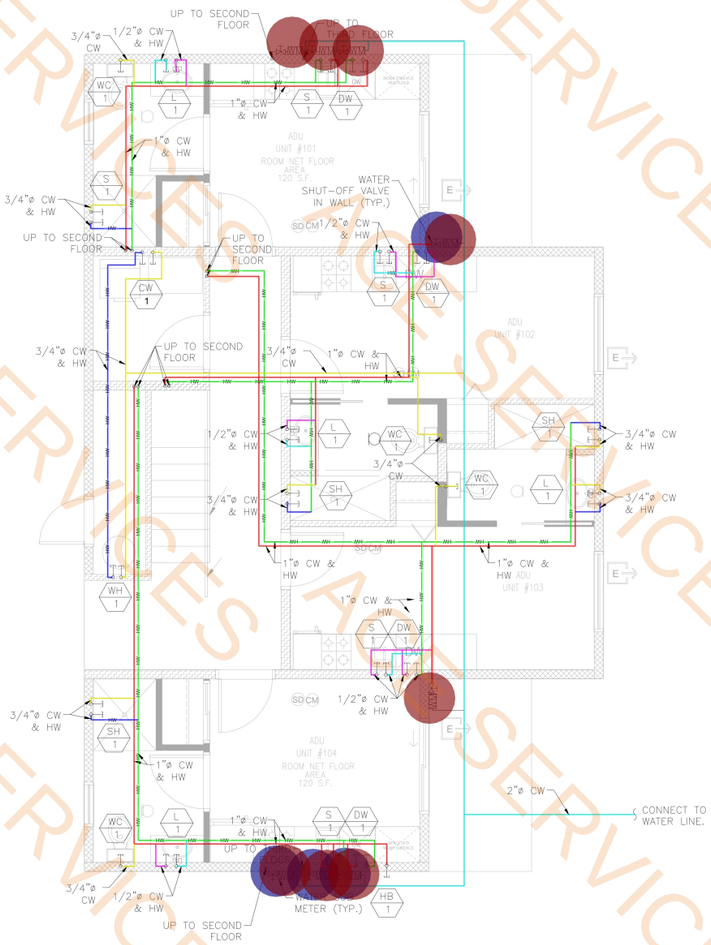
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ACE SERVICES

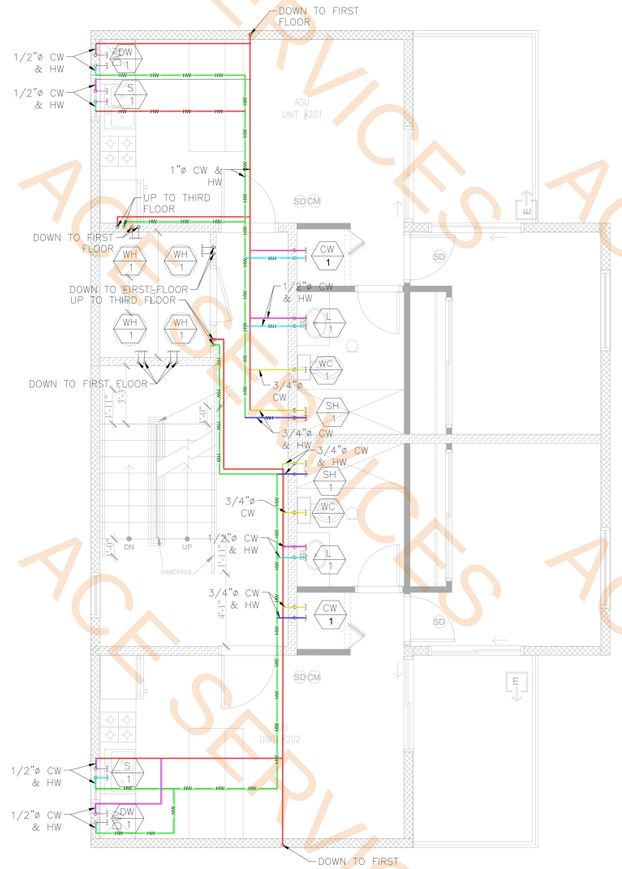
SHEET NOTES:

1. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 1002.2 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.
2. EACH VENT PIPE SHALL … CENTERLINE OF SUCH …
3. BUILDING DRAIN AND VE… 701.0 AND 903.0 OF T… INSTALLATIONS ARE LIMI… RESIDENTIAL ACCOMMOD…
4. ALL SANITARY SYSTEM … AGENCY.
5. EACH VENT SHALL RISE … INCHES ABOVE THE FLO… OFFSETTING HORIZONTAL… (SEC. 905.3 CPC).
6. BACKWATER VALVE SHAL… FIXTURES THAT ARE LO… NEXT UPSTREAM MANHO… PER SECTION 710.1 CPC …
7. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL HOSE BIBBS.
8. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103).
9. DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC.
10. EACH LAVATORY FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.2 GPM.
11. EACH KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM."
12. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER SECTION 408.3CPC.
13. EACH SHOWERHEAD SHALL NOT EXCEED A WATER FLOW OF 2.0 GPM.
14. PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE PER SECTION 608.3 CPC.
15. EACH WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 507.2 CPC.
16. A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC.
17. THE PRIMARY ROOF DRAINS SHALL CONNECT TO THE BUILDING STORM WATER THAT CONNECTS TO AN UNDERGROUND PUBLIC STORM SYSTEM. THE SECONDARY ROOF DRAINS SHALL DISCHARGE ABOVE GRADE, IN A LOCATION OBSERVABLE BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL
18. FLOOR DRAINS OR SIMILAR TRAPS DIRECTIY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.

1" Dia Cold Water Pipe	238.1 FT
1" Dia Hot Water Pipe	225.6 FT
3/4" Dia Cold Water Pipe	75.4 FT
3/4" Dia Hot Water Pipe	38.5 FT
2" Dia Cold Water Pipe	78.0 FT
1/2" Dia Cold Water Pipe	35.2 FT
1/2" Dia Hot Water Pipe	24.3 FT
Water Sub Meter	8.0 EA
Shut Up Valve	4.0 EA



1 FIRST FLOOR WATER SUPPLY PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR WATER SUPPLY PLAN
SCALE: 1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
SANJEEM B. AZIZ
No. C91279
Exp. 6/30/2026
CIVIL
STATE OF CALIFORNIA

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK
2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 10/01/2024

WATER SUPPLY PLANS

SHEET:
P2.1

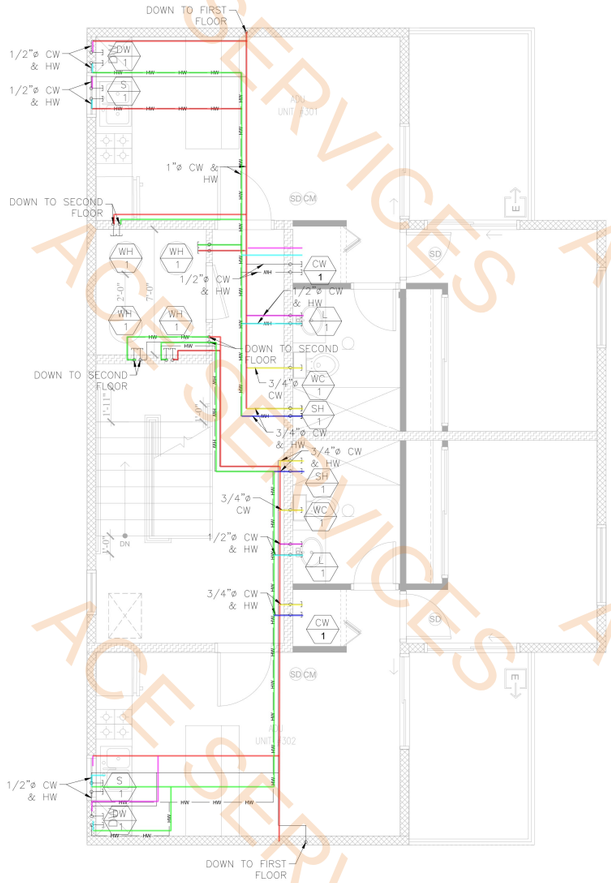
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ACE SERVICES

SHEET NOTES:

1. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 1002.2 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.
2. EACH VENT PIPE SHALL HAVE ITS INVERT TAKEN OFF ABOVE THE DRAINAGE CENTERLINE OF SUCH PIPE DOWNSTREAM OF THE TRAP BEING SERVED
3. BUILDING 701.0 AN INSTALLAT RESIDENT
4. ALL SANI AGENCY.
5. EACH VE INCHES A OFFSETTIN (SEC. 90
6. BACKWATE FIXTURES NEXT UPS PER SECT
7. PERMANE
8. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103).
9. DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC.
10. EACH LAVATORY FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.2 GPM.
11. EACH KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM."
12. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER SECTION 408.3CPC.
13. EACH SHOWERHEAD SHALL NOT EXCEED A WATER FLOW OF 2.0 GPM.
14. PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE PER SECTION 608.3 CPC.
15. EACH WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 507.2 CPC.
16. A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC.
17. THE PRIMARY ROOF DRAINS SHALL CONNECT TO THE BUILDING STORM WATER THAT CONNECTS TO AN UNDERGROUND PUBLIC STORM SYSTEM. THE SECONDARY ROOF DRAINS SHALL DISCHARGE ABOVE GRADE, IN A LOCATION OBSERVABLE BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL
18. FLOOR DRAINS OR SIMILAR TRAPS DIRECTIY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.

1" Dia Cold Water Pipe	94.4 FT
1" Dia Hot Water Pipe	92.8 FT
3/4" Dia Cold Water Pipe	10.6 FT
3/4" Dia Hot Water Pipe	6.7 FT
1/2" Dia Cold Water Pipe	16.2 FT
1/2" Dia Hot Water Pipe	11.4 FT



1 THIRD FLOOR WATER SUPPLY PLAN
SCALE: 1/4"=1'-0"

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

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PROJECT NUMBER:
PRJ-1074771

DATE: 10/01/2024

WATER SUPPLY PLAN

SHEET:
P2.2

REGISTERED PROFESSIONAL ENGINEER
SANJEEM B. AZIZ
No. C91279
Exp. 6/30/2026
CIVIL
STATE OF CALIFORNIA

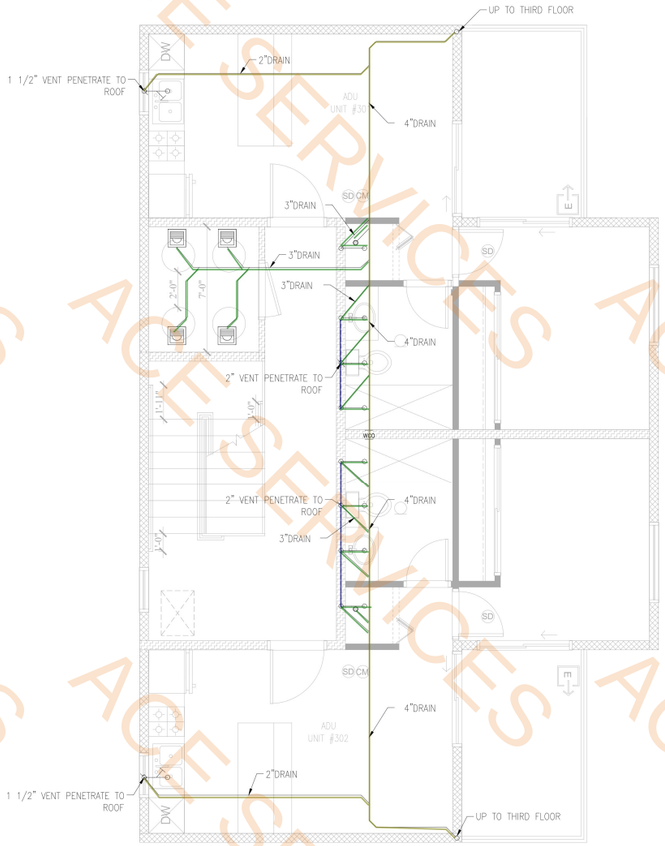
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ACE SERVICES

SHEET NOTES:

1. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VEN... WITHIN THE DISTANCE GIVEN IN TABLE 1002.2 CPC, BUT IN NO ...
2. EACH VENT PIPE ... CENTERLINE OF S...
3. BUILDING DRAIN A... 701.0 AND 903.0 ... INSTALLATIONS AR... RESIDENTIAL ACCO...
4. ALL SANITARY SYS... AGENCY.
5. EACH VENT SHALL ... INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT. (SEC. 905.3 CPC).
6. BACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 710.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL.
7. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL HOSE BIBBS.
8. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103).
9. DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC.
10. EACH LAVATORY FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.2 GPM.
11. EACH KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM."
12. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER SECTION 408.3CPC.
13. EACH SHOWERHEAD SHALL NOT EXCEED A WATER FLOW OF 2.0 GPM.
14. PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE PER SECTION 608.3 CPC.
15. EACH WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 507.2 CPC.
16. A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC.
17. THE PRIMARY ROOF DRAINS SHALL CONNECT TO THE BUILDING STORM WATER THAT CONNECTS TO AN UNDERGROUND PUBLIC STORM SYSTEM. THE SECONDARY ROOF DRAINS SHALL DISCHARGE ABOVE GRADE, IN A LOCATION OBSERVABLE BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL
18. FLOOR DRAINS OR SIMILAR TRAPS DIRECTIY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
19. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
20. MINIMUM SLOPE OF DRAINAGE LINE SHALL BE 1/4" PER FOOT.
21. BACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE UPST REAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 701.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL.
22. TOILETS SHALL BE ULTRA-LOWFLUSH TYPE(1.28 GPF).
23. NO DOMESTIC DISHWASHER SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING (SECTION 807.3 CPC).

4" Dia Drain Waste Pipe	53.4 FT
3" Dia Drain Waste Pipe	53.2 FT
2" Dia Drain Waste Pipe	26.4 FT
2" Dia Vent Pipe	13.1 FT



1 THIRD FLOOR DRAIN WASTE & VENT PLAN
SCALE: 1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
SANJEEM B AZIZ
No. C91279
Exp. 6/30/2026
CIVIL
STATE OF CALIFORNIA

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK
2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 10/01/2024

DRAIN WASTE & VENT PLAN

SHEET:
P3.2

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ACE SERVICES

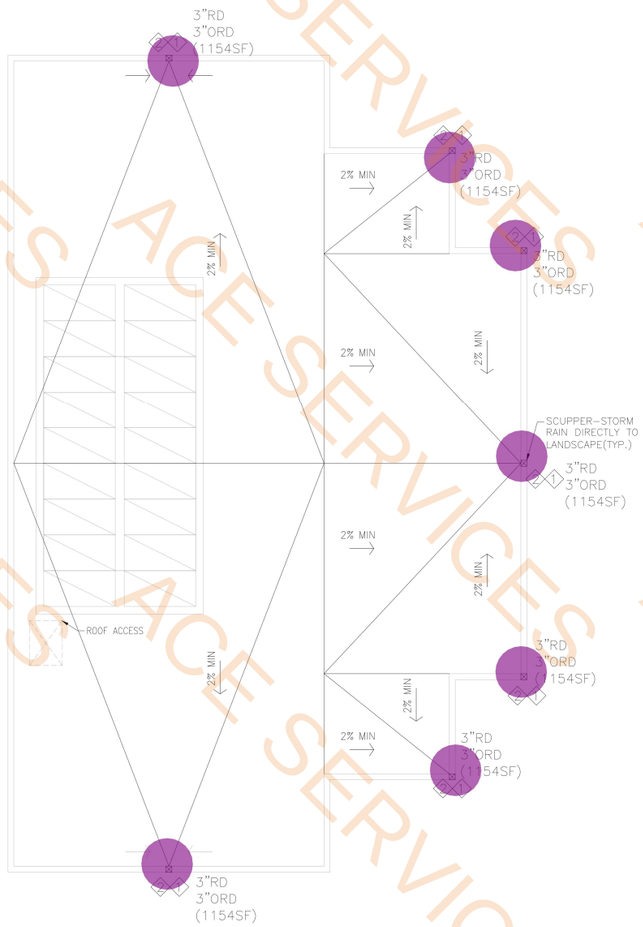
GENERAL NOTES :

1. BACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 701.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL. BACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 701.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL.
2. THE PLUMBING CONTRACTOR MUST PREPARE SHOP DRAWINGS TO COORDINATE WITH STRUCTURAL ENGINEER BEFORE INSTALLING AND GUARANTEE THE WATER, SEWER AND STORM LINE DO NOT RUN ALONG WITH THE BEAM AND SLAB.

KEYED NOTES:

1. 3" ROOF DRAIN RISER
2. 3" OVERFLOW DRAIN RISER

● ●	3" Roof Dian W/ 3" Overflow Roof Drain	7.0 EA



1 ROOF DRAIN & WASTE PLAN
SCALE: 1/4"=1'-0"

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 10/01/2024

DRAIN WASTE & VENT PLAN

SHEET:

P3.3

REGISTERED PROFESSIONAL ENGINEER
SANJEEM B. AZIZ
No. C91279
Exp. 6/30/2026
CIVIL
STATE OF CALIFORNIA

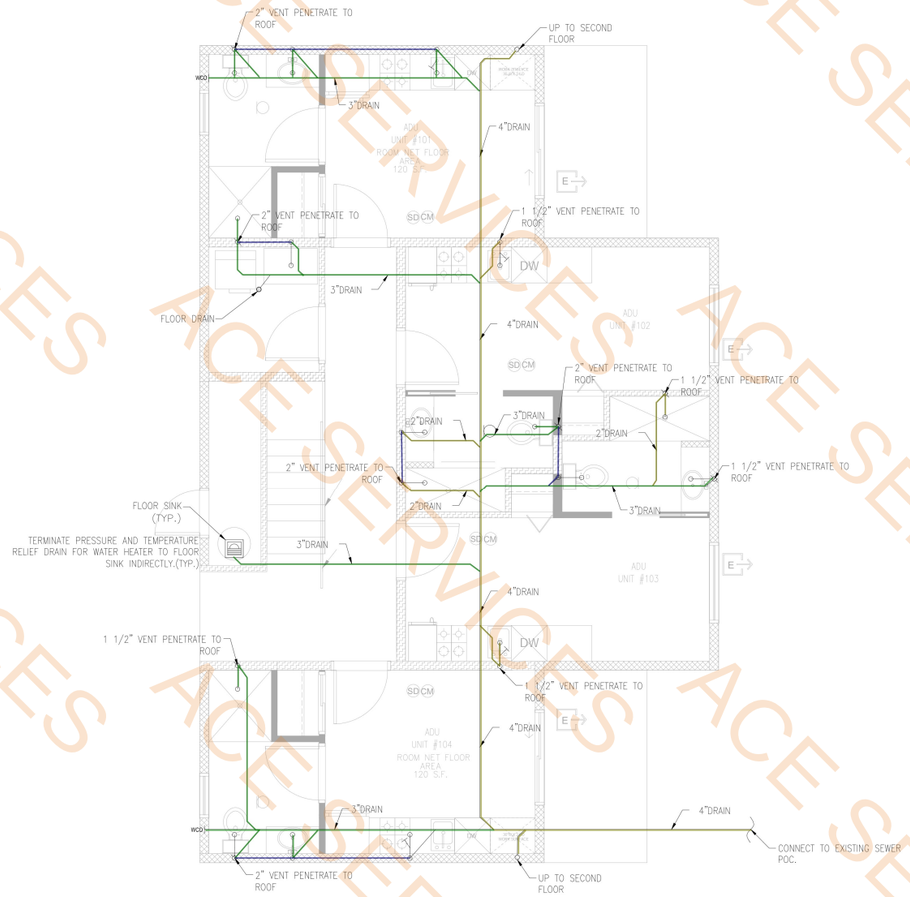
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ACE SERVICES

SHEET NOTES:

1. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 1002.2 CPC, BUT IN NO
2. EACH VENT PIPE CENTERLINE OF S
3. BUILDING DRAIN A 701.0 AND 903.0 INSTALLATIONS AR RESIDENTIAL ACCO
4. ALL SANITARY SYS AGENCY.
5. EACH VENT SHALL INCHES ABOVE TH OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT. (SEC. 905.3 CPC).
6. BACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 710.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL.
7. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL HOSE BIBBS.
8. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103).
9. DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC.
10. EACH LAVATORY FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.2 GPM.
11. EACH KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM."
12. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER SECTION 408.3CPC.
13. EACH SHOWERHEAD SHALL NOT EXCEED A WATER FLOW OF 2.0 GPM.
14. PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE PER SECTION 608.3 CPC.
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3" Dia Drain Waste Pipe	111.4 FT
2" Dia Drain Waste Pipe	16.0 FT
2" Dia Vent Pipe	30.5 FT



1 FIRST FLOOR
DRAIN WASTE & VENT PLAN
SCALE: 1/4"=1'-0"

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 10/01/2024

DRAIN WASTE & VENT PLAN

SHEET:
P3.0

REGISTERED PROFESSIONAL ENGINEER
SANJEEM B AZIZ
No. C91279
Exp. 6/30/2026
CIVIL
STATE OF CALIFORNIA

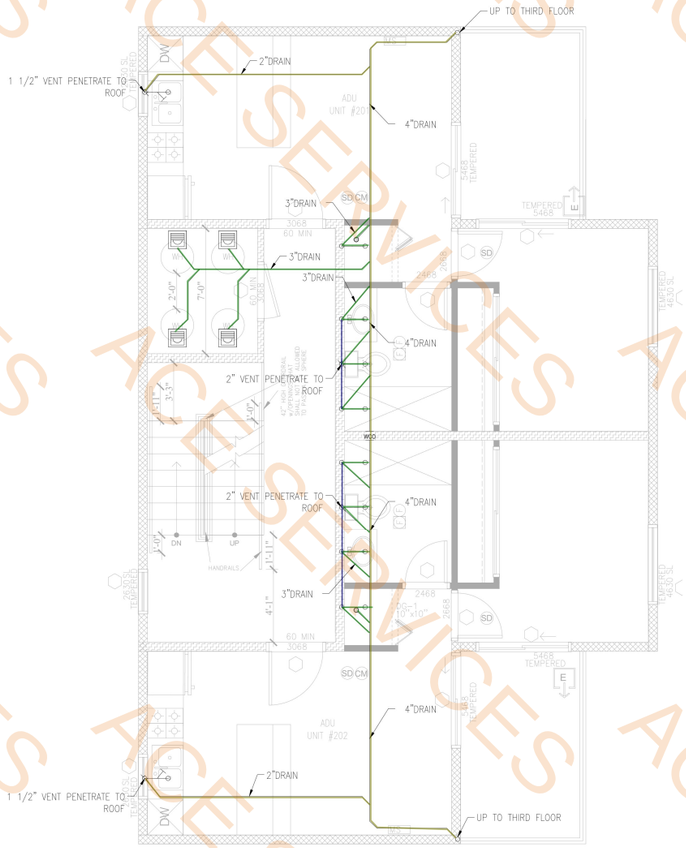
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ACE SERVICES

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2" Dia Drain Waste Pipe	26.4 FT
3" Dia Drain Waste Pipe	53.2 FT
2" Dia Vent Pipe	13.1 FT



1 SECOND FLOOR DRAIN WASTE & VENT PLAN

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

ADUGeeks
855-999-4335

PROJECT:

COMSTOCK

2325 COMSTOCK
SAN DIEGO, CA 92111

Revisions

Rev.	Date	By

PROJECT NUMBER:
PRJ-1074771

DATE: 10/01/2024

DRAIN WASTE & VENT PLAN

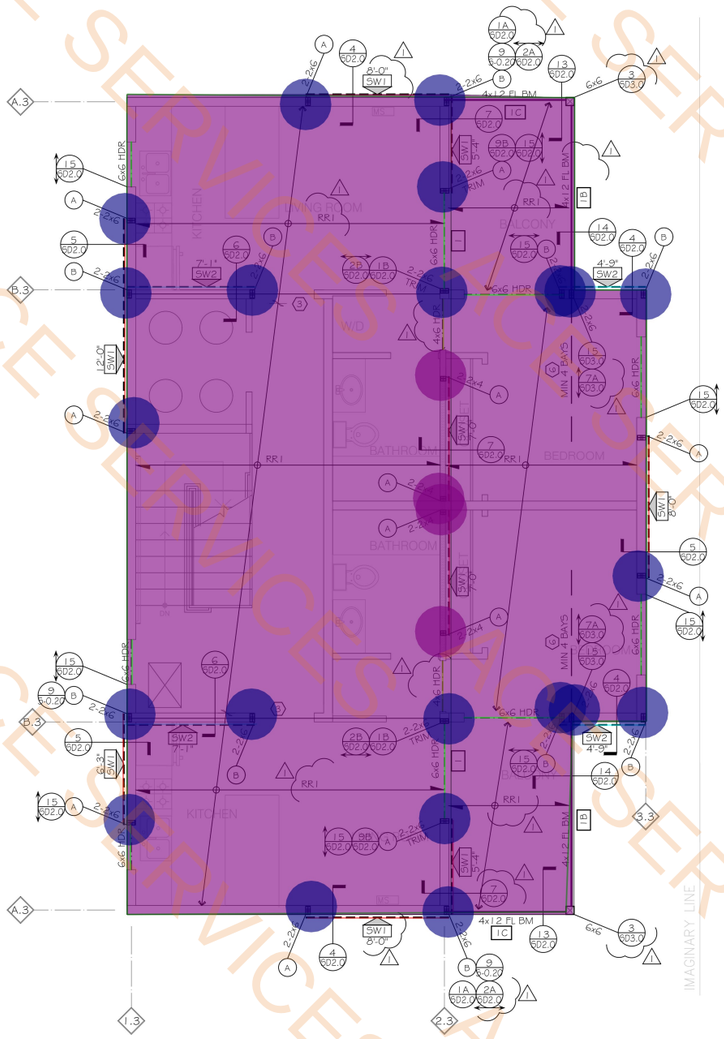
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REGISTERED PROFESSIONAL ENGINEER
SANJEEM B. AZIZ
No. C91279
Exp. 6/30/2026
CIVIL
STATE OF CALIFORNIA

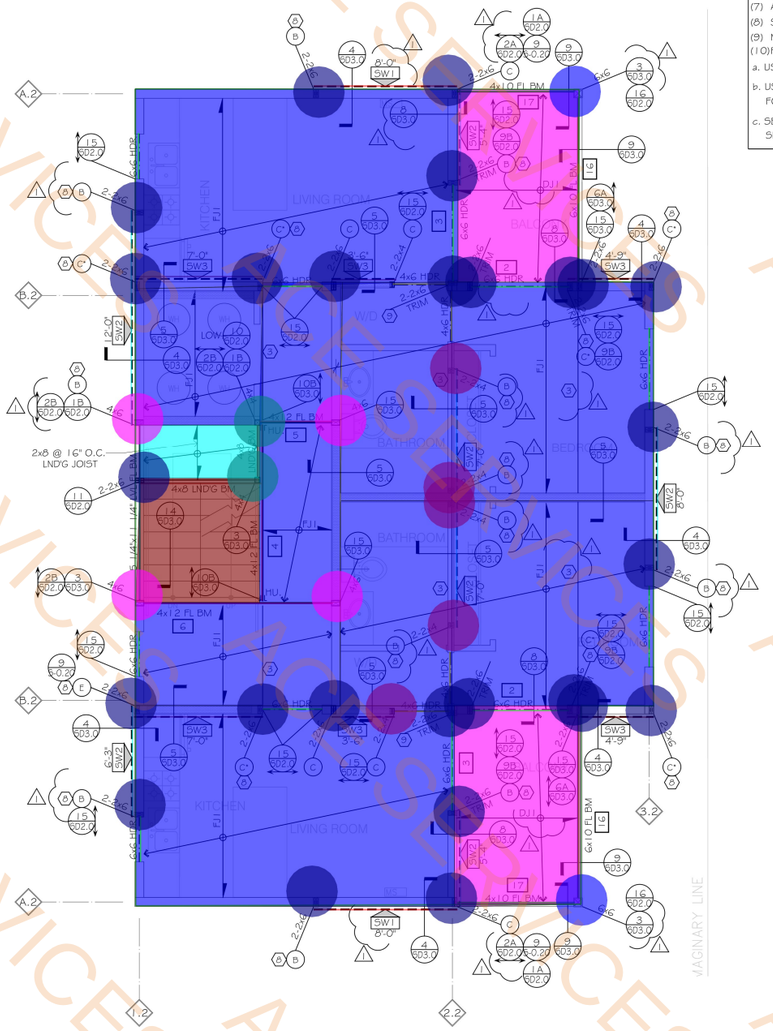
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ACE SERVICES



ROOF FRAMING PLAN

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



2ND FLOOR FRAMING PLAN

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

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE (1), (3)

SHEAR PANEL TYPE	SHEATHING (5)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION 16ds SINKER	SILL PLATE CONNECTION 1/4"Ø x 2.5" SDS SCREWS	SILL PLATE CONNECTION 5/8" Ø A.B. SPC'G 2X	FRAMING CLIPS A35's, LSSO's OR LTP4's (5), (6)
SW1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 / (1) 220	@ 6" O.C.	@ 16" O.C.	48"	@ 24" O.C.
SW2 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / (1) 320	@ 4" O.C.	@ 12" O.C.	42"	@ 16" O.C.
SW3 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / (1) 410	(10) @ 3" O.C.	(10) @ 8" O.C.	36"	(10) @ 8" O.C.
SW4 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / (1) 530	(10) @ 2" O.C.	(10) @ 6" O.C.	24"	(10) @ 8" O.C.
SW5 (4) (2)	15/32" APA rated, Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	(10) 2 ROWS STAGG. @ 3" O.C.	(10) @ 5" O.C.	18"	(10) @ 6" O.C.

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHE
(9) NAI
(10) FOR
a. USE
b. USE FOR
c. SEE SPAC

FRAMING NOTES

1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. USP CONNECTORS CAN BE USED IN LIEU OF SIMPSON STRONG TIE IN THIS PROJECT. CONTACT E.O.R. FOR CONVERSION TABLE OR SUBMIT SHOP DRAWINGS TO E.O.R. FOR REVIEW AND APPROVAL.
4. ALL BEAM HANGERS SHALL BE SIMPSON HU HANGERS, UNO. ON PLAN OR DETAIL.
5. USE ST6224 STRAP FOR THE TOP PLATES SPLICE AT ROOF FRAMING LEVELS (3B/SD2.0), UNO ON PLANS.
6. USE ST22 STRAP FOR LEDGER SPLICES, UNO.
7. USE (1)CS16 x 31'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 1 1/4" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
8. HEADER AT NON-BEARING WALLS, USE 2x4 FOR OPENINGS UP TO 3'-0" MAX., (2)2x4 FOR OPENINGS UP TO 6'-0" MAX., 4x6 FOR OPENINGS UP TO 12'-0" MAX., (UNO). USE 4x4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS.
9. WOOD HEADER OR POSTS MADE UP OF 2 OR MORE 2X'S SHALL BE SPIKED TOGETHER PER THE NAILING SCHEDULE.
10. SHEARWALL PANEL TO BE NAILED TO ALL MULTIPLE STUDS RECEIVING HOLDOWNS AND DO NOT BREAK AT PERPENDICULAR WALL LOCATIONS, UNO.
11. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUEDLAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL AND APPROVED BY THE CITY OF SAN DIEGO BUILDING OFFICIAL.

LEGEND

FJ-1 2 x12 Floor Joists @ 16" O.C	1012.2 SQ FT
4 x 10 Flush Beam	13.2 FT
6 x 10 Flush Beam	20.5 FT
DJ-1 2 x 10 Joists @ 16" O.C	151.5 SQ FT
4 x 12 Flush Beam	58.5 FT
2 x 8 Landing Joists @ 16" O.C	20.1 SQ FT
5-1/4" x 11-1/4" Flush LVL Beam	9.7 FT
2 x 16 Stringer @ 16" O.C (Multiply W/1.25)	47.0 SQ FT
6 x 6 Header	83.5 FT
6 x 6 Wood Posts	2.0 EA
4 x 6 Wood Posts	4.0 EA
4 x 6 Header	17.5 FT
4 x 8 Beam	9.7 FT
2 x 12 Rim Joist W/A35 @ 48" O.C	298.2 FT
(2) 2 x 6 Studs	49.0 EA
(2) 2 x 4 Studs	9.0 EA
4 x 4 Wood Posts	2.0 EA
Shear Wall SW2	75.5 FT
Shear Wall SW3	31.2 FT
Shear Wall SW1	82.4 FT
2 x 12 Roof Rafters @ 16" O.C	1241.9 SQ FT

DENOTES DROP BEAM FROM ABOVE

DENOTES FLUSH BEAM PER PLAN

DENOTES BEAM NUMBER, SEE SHEET S-0.0 FOR CALCULATIONS

DENOTES POST OR POINT LOAD FROM ABOVE

DENOTES DIRECTION OF FLOOR SPAN, SEE S-0.0 FOR FRAMING SCHEDULE

DENOTES BEAM PER SCHEDULE

DENOTES PANEL TYPE PER SHEAR WALL SCHEDULE

DENOTES KEY NOTE NUMBER

DENOTES DETAIL NUMBER

DENOTES DETAIL SHEET NUMBER

DENOTES ROOF SLOPE

DENOTES DRAG STRUT PER SCHEDULE IN DETAIL 1/SD3.0

DENOTES FRAMING CLIP

DENOTES SHEARWALL LOCATION

KEY NOTES

C LINE OF FULL HEIGHT BLKG W/E.N.

A ALIGN POST WITH UPPER FLOOR POST WITH SOLID BLOCKING BETWEEN FLOOR

3 PROVIDE SOLID BLOCKING WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAMS/HEADERS TO LOWER TOP PLATE.

BLOCKED FLOOR DIAPHRAGM — 10d's @ 6" B.N., 10d's @ 6" E.N., 10d's @ 12" F.N.

FRAMING SCHEDULE

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

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

REVISION	DESCRIPTION	DATE
	1ST PLAN CHECK	11/15/2023

REGISTERED PROFESSIONAL ENGINEER — REZA BANAN — NO. C84964 — CIVIL — STATE OF CALIFORNIA
THIS IS ELECTRONIC SIGNATURE

Project Name: NEW ADU
Project Adress: 2325 COMSTOCK ST, SAN DIEGO, CA 92111

DATE: 10/28/2024
PROJECT MANAGER: P.P.

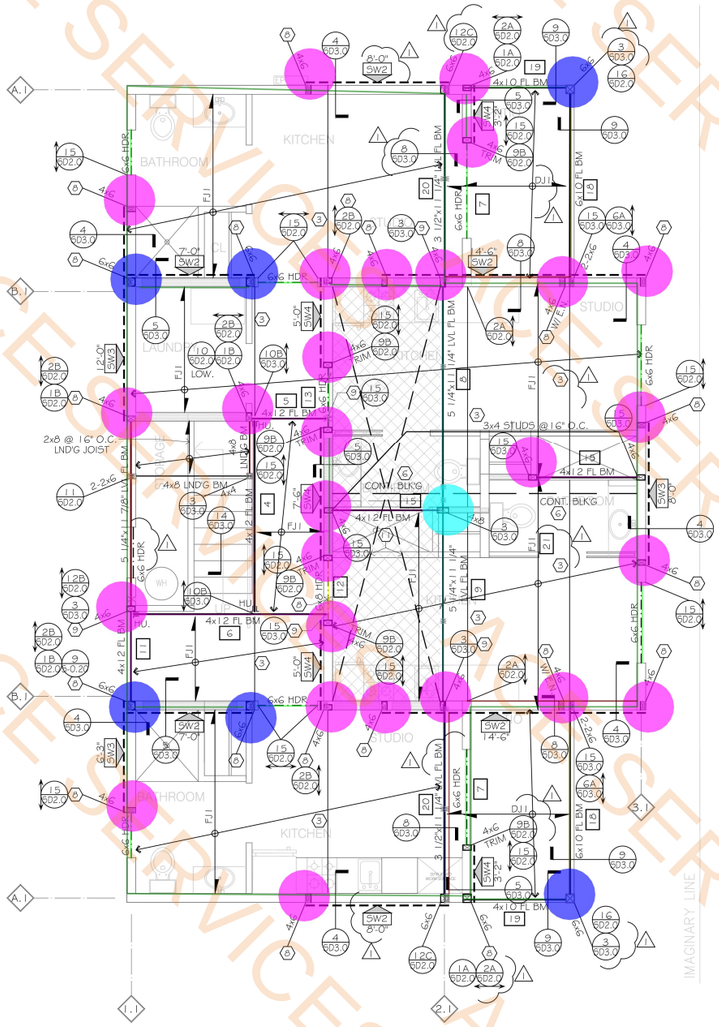
2ND FLOOR & ROOF FRAMING PLAN

JOB NO.: 220966
SHEET NO.:

S-2.0

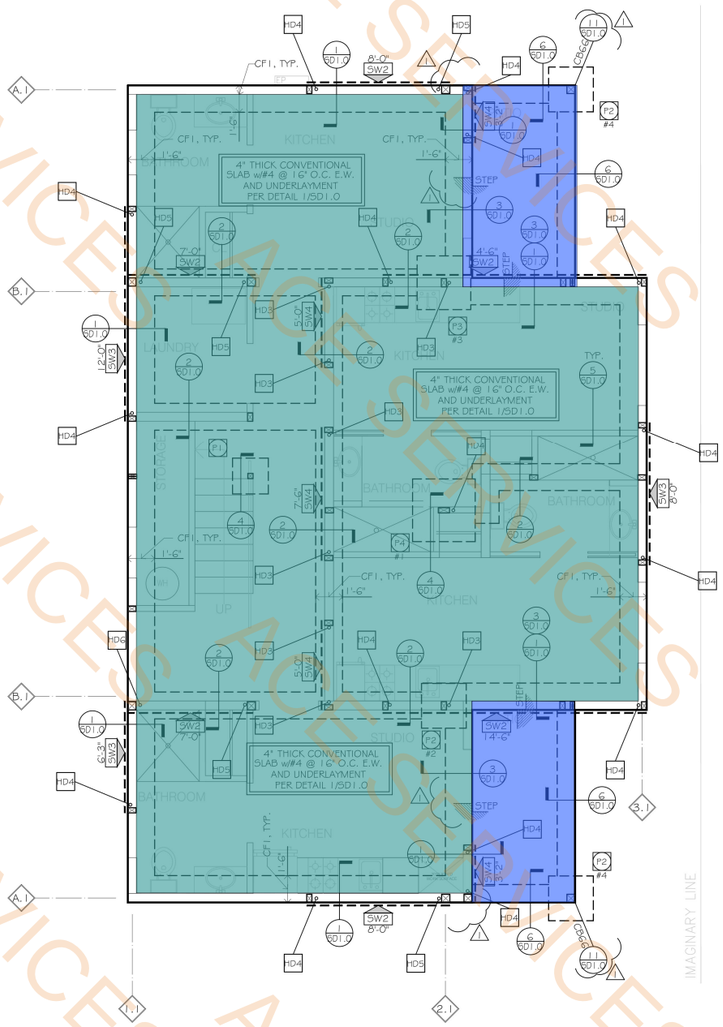
ACE SERVICES

NOTE:
- A SOILS SPECIAL INSPECTION REPORT (SIGNED,STAMPED AND DATED BY THE SOILS ENGINEER OR GEOTECHNICAL ENGINEER OF RECORD) SHALL BE SUBMITTED TO, AND APPROVED BY THE CITY'S BUILDING INSPECTOR VERIFYING SOILS SPECIAL INSPECTION ITEMS IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS PRIOR TO FOUNDATION CONCRETE PLACEMENT.
- SOILS SPECIAL INSPECTIONS SHALL BE PERFORMED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (SOIL ENGINEER OR GEOTECHNICAL ENGINEER OF RECORD), WHO HAS PREPARED THE APPROVED GEOTECHNICAL INVESTIGATION REPORT.



1ST FLOOR FRAMING PLAN

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



FOUNDATION PLAN

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

FOUNDATION NOTES

1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. TOP OF ALL EXTERIOR FOOTING, GRADE BEAM FOOTING, PAD FOOTING, OR FLAG POLE FOOTING TO BE MIN. 6" BELOW FINISH GRADE.
4. FOR NON-SHEAR WALLS, MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS WITH END DISTANCE OF 4" MIN. PER ESR #2555.
5. FOR DOUBLE SHEAR PANEL TYPES SW3, SW4, SW5 USE MIN. 3X6 SILL PLATES U.N.O.
6. SEE DETAIL 9/SD1.0 AND 10/SD1.0 FOR HOLDOWN INSTALLATION

LEGEND

- DENOTES FOOTING
- DENOTES PAD
- X / #X — DENOTES PAD NUMBER PER SCHEDULE / DENOTES PAD NUMBER IN CALCULATIONS
- X / 50X — DENOTES DETAIL NUMBER / DENOTES DETAIL SHEET NUMBER
- X — DENOTES HOLDOWN PER SCHEDULE
- X'-X" / X — DENOTES SHEAR PANEL LENGTH / DENOTES PANEL TYPE, REFER TO SHEARWALL SCHEDULE
- STEP — DENOTES SLAB STEP PER ARCH. (VERIFY PRIOR TO CONSTRUCTION)

SYMBOL	
P1	
P2	
P3	
P4	
CF1	

SYMBOL	SIMPS
HD3	
HD4	
HD5	
HD6	

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1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
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3. USP CONNECTORS CAN BE USED IN LIEU OF SIMPSON STRONG TIE IN THIS PROJECT. CONTACT E.O.R. FOR CONVERSION TABLE OR SUBMIT SHOP DRAWINGS TO E.O.R. FOR REVIEW AND APPROVAL.
4. ALL BEAM HANGERS SHALL BE SIMPSON HU HANGERS, UNO. ON PLAN OR DETAIL.
5. USE ST6224 STRAP FOR THE TOP PLATES SPLICE AT ROOF FRAMING LEVELS (3B/SD2.0), UNO ON PLANS.
6. USE ST22 STRAP FOR LEDGER SPLICES, UNO.
7. USE (1)CS16 x 3'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 1 1/4" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
8. HEADER AT NON-BEARING WALLS, USE 2x4 FOR OPENINGS UP TO 3'-0" MAX., (2)2x4 FOR OPENINGS UP TO 6'-0" MAX., 4x6 FOR OPENINGS UP TO 12'-0" MAX., (UNO). USE 4x4 FOR OPENINGS LESS THAN 1'6" AT BEARING WALLS WITHOUT POINT LOADS.
9. WOOD HEADER OR POSTS MADE UP OF 2 OR MORE 2X'S SHALL BE SPIKED TOGETHER PER THE NAILING SCHEDULE.
10. SHEARWALL PANEL TO BE NAILED TO ALL MULTIPLE STUDS RECEIVING HOLDOWNS AND DO NOT BREAK AT PERPENDICULAR WALL LOCATIONS, UNO.
11. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUEDLAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL AND APPROVED BY THE CITY OF SAN DIEGO BUILDING OFFICIAL.

LEGEND

- DENOTES DROP BEAM OR HEADER PER PLAN
- DENOTES FLUSH BEAM PER PLAN
- X — DENOTES BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- DENOTES POST OR TRIMMER AS NOTED

4" Thk Concrete Slab W/#4 @ 16" O.C E.W Ov...	1047.3 SQ FT
Porch Slab	136.2 SQ FT
4 x 10 Flush Beam	11.2 FT
6 x 10 Flush Beam	20.6 FT
3-1/2" x 11-1/4" Flush LVL Beam	20.9 FT
4 x 12 Flush Beam	42.6 FT
5-1/4" x 11-1/4" Flush LVL Beam	22.9 FT
5-1/4" x 11-7/8" Flush LVL Beam	10.3 FT
6 x 6 Header	35.2 FT
6 x 8 Header	3.3 FT
6 x 6 Wood Posts	6.0 EA
4 x 6 Wood Posts	27.0 EA
4 x 8 Wood Post	1.0 EA
4 x 8 Beam	3.0 FT
2 x 12 Rim Joist W/A35 @ 48" O.C	147.0 FT
SD3.0/8	26.8 FT
SD3.0/5	27.4 FT

FRAMING SCHEDULE

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

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE (1), (3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON) (9)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION: 16d's SINKER	SILL PLATE CONNECTION: 1/4"Ø x 3.25" SDS SCREWS	SILL PLATE CONNECTION: 5/8" Ø A.B. @ "C"C 2X	FRAMING CLIPS A35's, LS50's OR LTP4's (5), (6)
SW1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 / 220	(7) @ 6" O.C.	@ 16" O.C.	48"	@ 24" O.C.
SW2 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / 320	(7) @ 4" O.C.	@ 12" O.C.	42"	@ 16" O.C.
SW3 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / 410	(10) @ 3" O.C.	(10) @ 8" O.C.	36"	(10) @ 8" O.C.
SW4 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / 530	(10) @ 2" O.C.	@ 6" O.C.	24"	(10) @ 8" O.C.
SW5 (4) (2)	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	(10) 2 ROWS STAGG. @ 3" O.C.	(10) @ 5" O.C.	18"	(10) @ 6" O.C.

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

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REVISION	DESCRIPTION	DATE
	1ST PLAN CHECK	1/1/5/2023

REGISTERED PROFESSIONAL ENGINEER — REZA BANAN — NO. C84964 — CIVIL — STATE OF CALIFORNIA
THIS IS ELECTRONIC SIGNATURE

Project Name: NEW ADU
Project Adress: 2325 COMSTOCK ST, SAN DIEGO, CA 92111

DATE: 10/28/2024
PROJECT MANAGER: P.P.

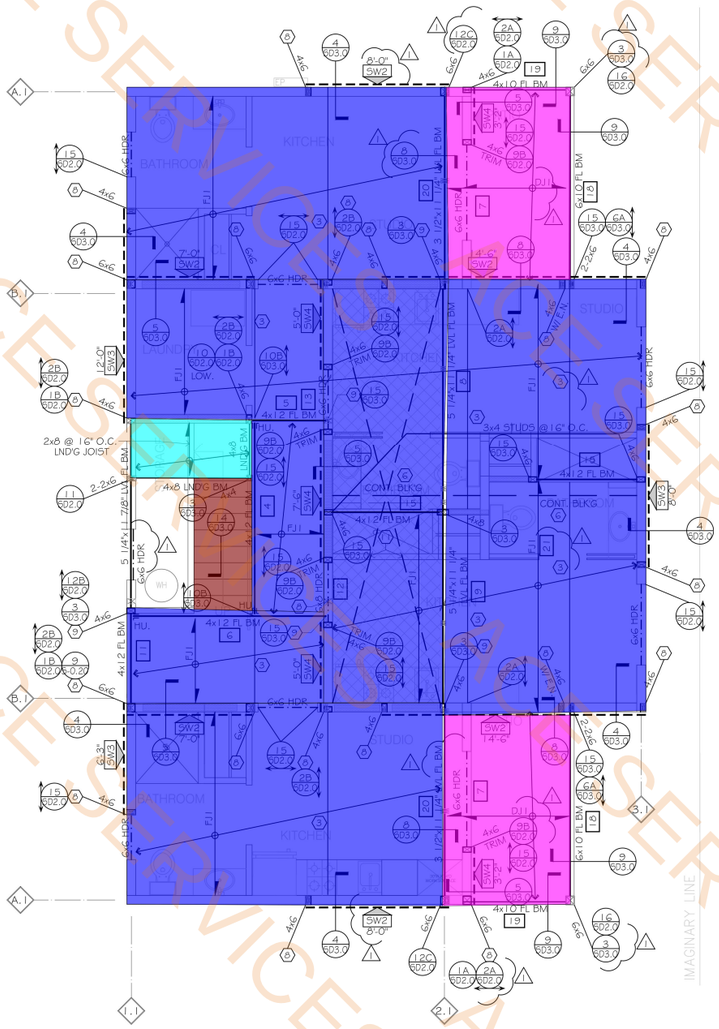
FOUNDATION & 1ST FLOOR FRAMING PLAN

JOB NO.: 220966
SHEET NO.:

S-1.0

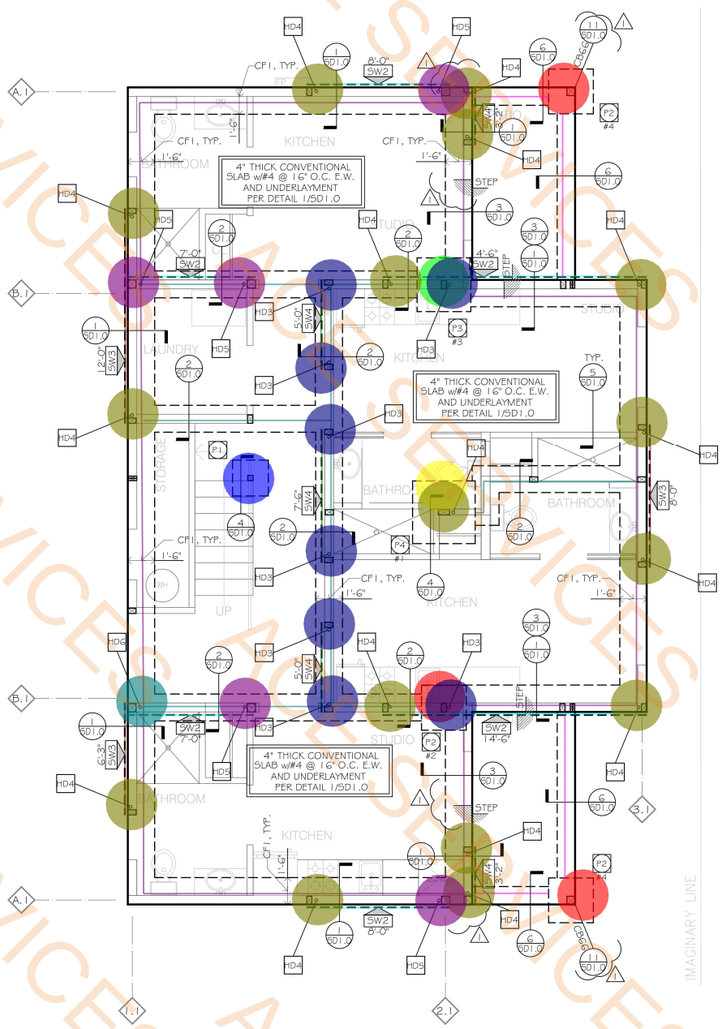
ACE SERVICES

NOTE:
- A SOILS SPECIAL INSPECTION REPORT (SIGNED,STAMPED AND DATED BY THE SOILS ENGINEER OR GEOTECHNICAL ENGINEER OF RECORD) SHALL BE SUBMITTED TO, AND APPROVED BY THE CITY'S BUILDING INSPECTOR VERIFYING SOILS SPECIAL INSPECTION ITEMS IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS PRIOR TO FOUNDATION CONCRETE PLACEMENT.
- SOILS SPECIAL INSPECTIONS SHALL BE PERFORMED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (SOIL ENGINEER OR GEOTECHNICAL ENGINEER OF RECORD), WHO HAS PREPARED THE APPROVED GEOTECHNICAL INVESTIGATION REPORT.



1ST FLOOR FRAMING PLAN

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



FOUNDATION PLAN

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

FOUNDATION NOTES

1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. TOP OF ALL EXTERIOR FOOTING, GRADE BEAM FOOTING, PAD FOOTING, OR FLAG POLE FOOTING TO BE MIN. 6" BELOW FINISH GRADE.
4. FOR NON-SHEAR WALLS, MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS WITH END DISTANCE OF 4" MIN. PER ESR #2555.
5. FOR DOUBLE SHEAR PANEL TYPES SW3, SW4, SW5 USE MIN. 3XG SILL PLATES U.N.O.
6. SEE DETAIL 9/SD1.0 AND 10/SD1.0 FOR HOLDOWN INSTALLATION

LEGEND

DENOTES FOOTING

DENOTES PAD

X #X

X 50X

X

X'-X"

STEP

CF-1 18" W x 24" D Cont. Footing	139.6 FT
CF-1 18" W x 24" D Cont. Footing (SD1.0/2)	75.8 FT
Tag P2 Pad Footing	3.0 EA
Tag P3 Pad Footing	1.0 EA
Tag P4 Pad Footing	1.0 EA
Tag P1 Pad Footing	1.0 EA
12" W x 12" D Tie Beam (SD1.0/6)	26.7 FT
Shear Wall SW2	59.8 FT
Shear Wall SW3	26.2 FT
Shear Wall SW4	24.1 FT
HD4	16.0 EA
HD3	8.0 EA
HD5	5.0 EA
HD6	1.0 EA
FJ-1 2 x12 Floor Joists @ 16" O.C	1007.9 SQ FT
DJ-1 2 x 10 Joists @ 16" O.C	149.4 SQ FT
2 x 8 Landing Joists @ 16" O.C	22.4 SQ FT
2 x 16 Stringer @ 16" O.C (Multiply W/1.25)	23.7 SQ FT

SYMBOL

P1
P2
P3
P4
CF1

HOLDOWN SCHEDULE

SYMBOL	SIMPSON HOLDOWN	USP HOLDOWN	NOTES
HD3	HTT5	HTT22	REFER TO DETAIL 10/SD1.0
HD4	HDU8	PHD8	
HD5	HDU11	UPHD11	
HD6	HDU14	UPHD14	

FRAMING NOTES

1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. USP CONNECTORS CAN BE USED IN LIEU OF SIMPSON STRONG TIE IN THIS PROJECT. CONTACT E.O.R. FOR CONVERSION TABLE OR SUBMIT SHOP DRAWINGS TO E.O.R. FOR REVIEW AND APPROVAL.
4. ALL BEAM HANGERS SHALL BE SIMPSON HU HANGERS, UNO. ON PLAN OR DETAIL.
5. USE ST6224 STRAP FOR THE TOP PLATES SPLICE AT ROOF FRAMING LEVELS (3B/SD2.0), UNO ON PLANS.
6. USE ST22 STRAP FOR LEDGER SPLICES, UNO.
7. USE (1)CS16 x 3'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 1¼" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
8. HEADER AT NON-BEARING WALLS, USE 2x4 FOR OPENINGS UP TO 3'-0" MAX., (2)2x4 FOR OPENINGS UP TO 6'-0" MAX., 4x6 FOR OPENINGS UP TO 12'-0" MAX., (UNO). USE 4x4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS.
9. WOOD HEADER OR POSTS MADE UP OF 2 OR MORE 2X'S SHALL BE SPIKED TOGETHER PER THE NAILING SCHEDULE.
10. SHEARWALL PANEL TO BE NAILED TO ALL MULTIPLE STUDS RECEIVING HOLDOWNS AND DO NOT BREAK AT PERPENDICULAR WALL LOCATIONS, UNO.
11. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE [illegible] NISTS ARE NOT [illegible] ERS [illegible] ERATIONS ARE [illegible] BY A REGISTERED [illegible] N DIEGO BUILDING [illegible]

LEGEND

[illegible] DENOTES DROP BEAM OR HEADER [illegible]
[illegible] DENOTES FLUSH BEAM PER PLAN [illegible]
[illegible] DENOTES BEAM NUMBER, REFER TO [illegible] [illegible] ONS
[illegible] DENOTES POST OR TRIMMER PER PLAN [illegible]
[illegible] DENOTES DIRECTION OF FRAMING [illegible] NG SCHEDULE
[illegible] DENOTES BEAM PANEL REFER TO [illegible] [illegible] E
[illegible] DENOTES KEY NOTE NUMBER [illegible]
[illegible] DENOTES DETAIL NUMBER [illegible]
[illegible] DENOTES DETAIL SHEET NUMBER [illegible] IN DETAIL 1/SD3.0
[illegible] DENOTES ROOF SLOPE [illegible]
[illegible] DENOTES DRAG STRUT [illegible]
[illegible] DENOTES FRAMING CLIPS [illegible]
[illegible] DENOTES SHEARWALL [illegible]

KEY NOTES

3 CONTINUOUS JOIST W/E.N.
C LINE OF FULL HEIGHT BLKG W/E.N.
A ALIGN POST WITH UPPER FLOOR POST WITH SOLID BLOCKING BETWEEN FLOOR
9 PROVIDE SOLID BLOCKING WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAMS/HEADERS TO LOWER TOP PLATE.

BLOCKED FLOOR DIAPHRAGM (1) 10d's @ 6" B.N. 10d's @ 6" E.N. 10d's @ 12" F.N.

FRAMING SCHEDULE

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

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE (1), (3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON) (9)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION: 16d's SINKER	SILL PLATE CONNECTION: 1/4"@6" SDS SCREWS	SILL PLATE CONNECTION: 5/8" @ A.B. @ 2X	FRAMING CLIPS A35's, L550's OR LTP4's (5), (6)
SW1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 / 220 (7)	@ 6" O.C.	@ 16" O.C.	48"	@ 24" O.C.
SW2 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / 320 (7)	@ 4" O.C.	@ 12" O.C.	42"	@ 16" O.C.
SW3 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / 410 (7)	(10) @ 3" O.C.	(10) @ 8" O.C.	36"	(10) @ 8" O.C.
SW4 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / 530 (7)	(10) @ 2" O.C.	(10) @ 6" O.C.	24"	(10) @ 8" O.C.
SW5 (4) (2)	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	(10) 2 ROWS STAGG. @ 3" O.C.	(10) @ 5" O.C.	18"	(10) @ 6" O.C.

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
(10) FOR DOUBLE SIDED SHEAR PANELS:
a. USE HALF THE SPACING OF SILL PLATE ANCHOR BOLTS FOR TYPES SW3, SW4 & SW5
b. USE ONLY 1/4"Øx6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES SW4 & SW5.
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND HALF THE SPACING, FOR TYPES SW3, SW4 & SW5.

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REVISION	DESCRIPTION	DATE
	1ST PLAN CHECK	11/15/2023

REGISTERED PROFESSIONAL ENGINEER REZA BANAN NO. C84964 CIVIL STATE OF CALIFORNIA
THIS IS ELECTRONIC SIGNATURE

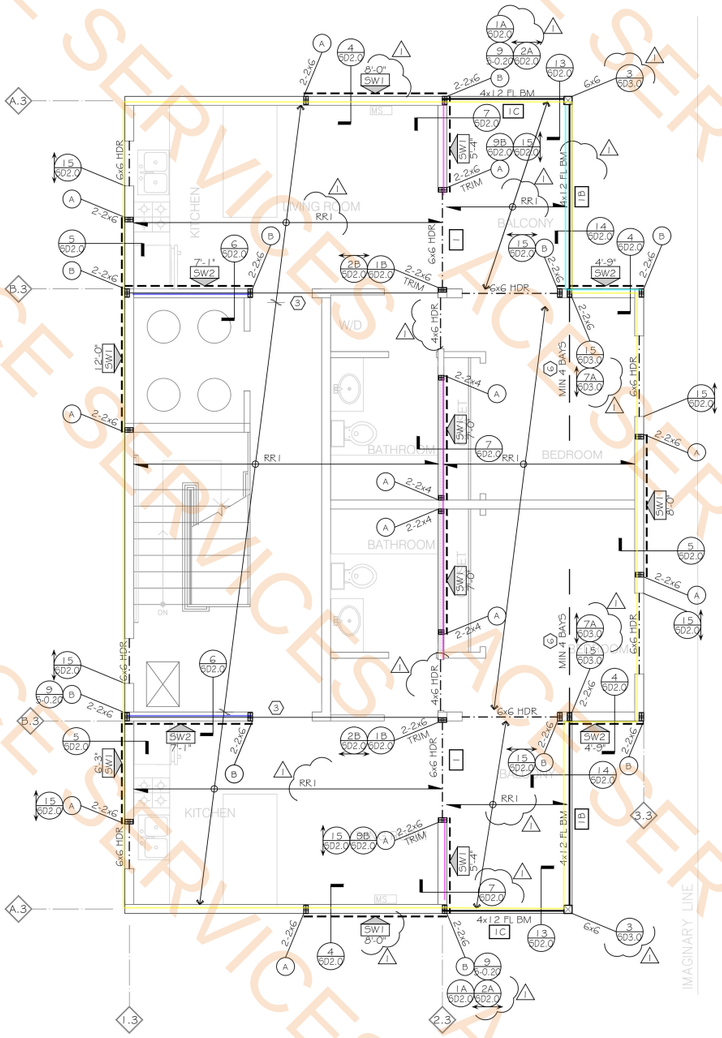
Project Name: NEW ADU
Project Adress: 2325 COMSTOCK ST, SAN DIEGO, CA 92111

DATE: 10/28/2024
PROJECT MANAGER: P.P.

FOUNDATION & 1ST FLOOR FRAMING PLAN

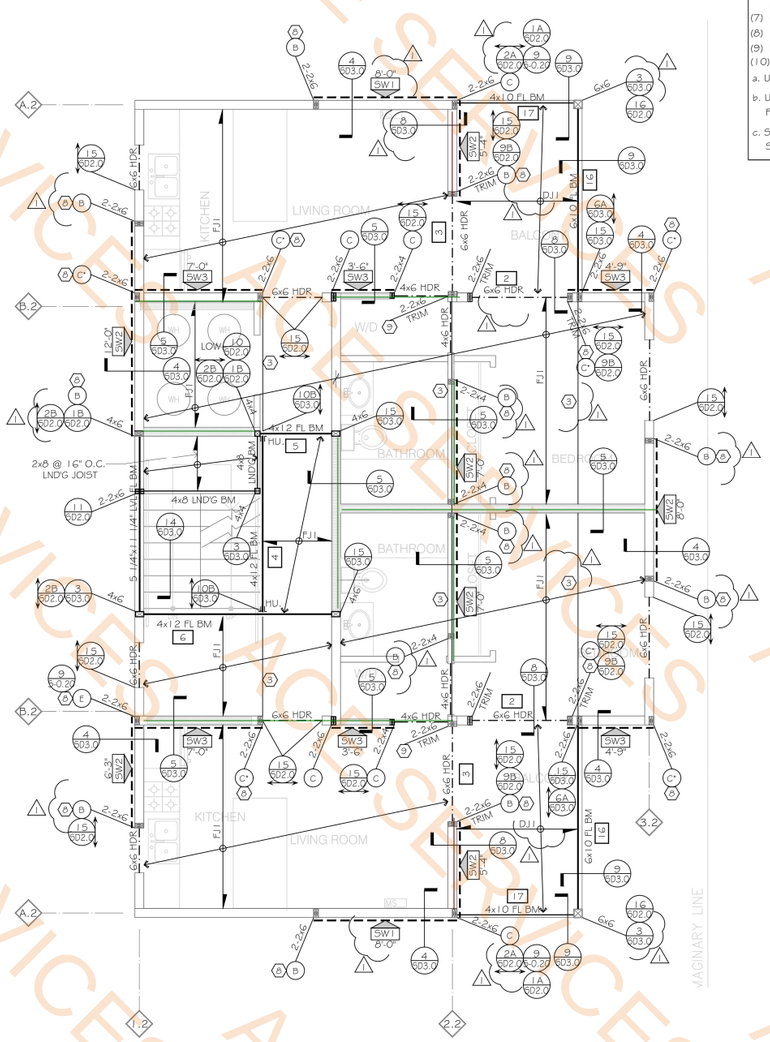
JOB NO.: 220966
SHEET NO.: S-1.0

ACE SERVICES



ROOF FRAMING PLAN

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



2ND FLOOR FRAMING PLAN

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

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE (1), (3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION 16d's SINKER	SILL PLATE CONNECTION 1/4"x3 1/2" SDS SCREWS	SILL PLATE CONNECTION 5/8" Ø A.B. SPC'G 2X	FRAMING CLIPS A35's, LSSO's OR LTP4's (5), (6)
SW1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260	@ 6" O.C.	@ 16" O.C.	48"	@ 24" O.C.
SW2 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / 220	@ 4" O.C.	@ 12" O.C.	42"	@ 16" O.C.
SW3 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / 320	(10) @ 3" O.C.	(10) @ 8" O.C.	36"	(10) @ 8" O.C.
SW4 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / 410	(10) @ 2" O.C.	(10) @ 6" O.C.	24"	(10) @ 8" O.C.
SW5 (4) (2)	15/32" APA rated, Structural 1	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	(10) 2 ROWS STAGG. @ 3" O.C.	(10) @ 5" O.C.	18"	(10) @ 6" O.C.

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

Section SD2.0/4 147.5 FT
SD2.0/6 13.4 FT
SD2.0/7 25.6 FT
SD2.0/14 14.5 FT
SD3.0/8 9.9 FT
SD3.0/5 80.0 FT

FRAMING NOTES

1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. USP CONNECTORS CAN BE USED IN LIEU OF SIMPSON STRONG TIE IN THIS PROJECT. CONTACT E.O.R. FOR CONVERSION TABLE OR SUBMIT SHOP DRAWINGS TO E.O.R. FOR REVIEW AND APPROVAL.
4. ALL BEAM HANGERS SHALL BE SIMPSON HU HANGERS, UNO. ON PLAN OR DETAIL.
5. USE ST6224 STRAP FOR THE TOP PLATES SPLICE AT ROOF FRAMING LEVELS (3B/SD2.0), UNO ON PLANS.
6. USE ST22 STRAP FOR LEDGER SPLICES, UNO.
7. USE (1)CS16 x 31'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 1 1/4" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
8. HEADER AT NON-BEARING WALLS, USE 2x4 FOR OPENINGS UP TO 3'-0" MAX., (2)2x4 FOR OPENINGS UP TO 6'-0" MAX., 4x6 FOR OPENINGS UP TO 12'-0" MAX., (UNO). USE 4x4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS.
9. WOOD HEADER OR POSTS MADE UP OF 2 OR MORE 2X'S SHALL BE SPIKED TOGETHER PER THE NAILING SCHEDULE.
10. SHEARWALL PANEL TO BE NAILED TO ALL MULTIPLE STUDS RECEIVING HOLDOWNS AND DO NOT BREAK AT PERPENDICULAR WALL LOCATIONS, UNO.
11. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUEDLAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL AND APPROVED BY THE CITY OF SAN DIEGO BUILDING OFFICIAL.

LEGEND

- DENOTES DROP BEAM OR HEADER PER PLAN
- DENOTES FLUSH BEAM PER PLAN
- DENOTES BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- DENOTES FRAMING ZONE DIVISION
- DENOTES SHEARWALL LINE IN CALCULATIONS

KEY NOTES

- (3) CONTINUOUS JOIST W/E.N.
- (C) LINE OF FULL HEIGHT BLKG W/E.N.
- (A) ALIGN POST WITH UPPER FLOOR POST WITH SOLID BLOCKING BETWEEN FLOOR
- (9) PROVIDE SOLID BLOCKING WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAMS/HEADERS TO LOWER TOP PLATE.

BLOCKED FLOOR DIAPHRAGM — 10d's @ 6" B.N., 10d's @ 6" E.N., 10d's @ 12" F.N.

FRAMING SCHEDULE

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

BANAN
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SAN DIEGO, CA 92101
619-756-2939
info@bananinc.com

REVISION	DESCRIPTION	DATE
	1ST PLAN CHECK	11/15/2023

REGISTERED PROFESSIONAL ENGINEER — NEZA BANAN — NO. C84964 — CIVIL — STATE OF CALIFORNIA
THIS IS ELECTRONIC SIGNATURE

Project Name: NEW ADU
Project Adress: 2325 COMSTOCK ST, SAN DIEGO, CA 92111

DATE: 10/28/2024
PROJECT MANAGER: P.P.

2ND FLOOR & ROOF FRAMING PLAN

JOB NO.: 220966
SHEET NO.: S-2.0

ACE SERVICES