DEFERRED ITEMS

1. NFPA 13D FIRE SPRINKLER SYSTEM

2. TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION. A FRAMING/ROUGHINSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS.

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

4. 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).

VMT REDUCTION MEASURES TABLE

	POINTS
BICYCLE REPAIR STATION:	1.5
SHORT TERM BICYCLE PARKING SPACES:	1.5
INFORMATION KIOSK:	2
TOTAL:	**5**

CONTRACTOR'S NOTES

1. PLEASE RECYCLE DEMOLITION AND CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES.

2. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.

3. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.

4. ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED. SHOWING THE U-VALUE.

ENVIRONMENTAL HEALTH NOTES

1. SEWAGE DISPOSAL SHALL CONFORM TO COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH, DIVISION OF SANITATION REQUIREMENTS AND DETAILS FOR INDIVIDUAL HOMES.

2. HOMES ARE LOCATED IN THE "SAN DIEGO" WATER DISTRICT.

PLUMBING NOTES

1. ALL PLUMBING TO CONFORM TO THE CALIFORNIA PLUMBING CODE AND LOCAL AND OSHA REQUIREMENTS.

2. PLUMBING SHOWN IS FOR LOCATION ONLY.

3. PLUMBER TO VERIFY LOCATION OF SEWER AND WATER LOCATIONS SHOWN.

4. ALL SEWER PIPES SHALL BE 3" MIN. DIAMETER UNDERGROUND AND TOILET: 1 1/2" DIAMETER FOR BASIN, BATHAND VENT PIPES - VERIFY SIZE AND MATERIAL TO COMPLY WITH ALL STATE AND LOCAL CODES.

5. ALL HOT AND COLD WATER SUPPLY SHALL BE MIN. 1/2" DIAMETER COPPER OR PEX.

ENERGY NOTES

1. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) ("CF2R") POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTILFORMS CF2R IS REVIEWED AND APPROVED.

2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED 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 REGISTRATIONNUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

UNITS PROPOSED PER INCOME

	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL DU'S
2251 DUNLOP ST #101 - ADU 1 (ONE BEDROOM)	0	0	0	1	0	1
2251 DUNLOP ST #201 - ADU 2 (ONE BEDROOM)	0	0	0	1	0	1
2253 DUNLOP ST #102 - ADU 3 (TWO BEDROOM)	0	0	0	1	0	1
2253 DUNLOP ST #202 - ADU 4 (TWO BEDROOM)	0	0	0	0	1	1
2255 DUNLOP ST #103 - ADU 5 (TWO BEDROOM)	0	0	0	0	1	1
2255 DUNLOP ST #203 - ADU 6 (TWO BEDROOM)	0	0	0	0	1	1
2257 DUNLOP ST #104 - ADU 7 (TWO BEDROOM)	0	0	0	0	1	1
2257 DUNLOP ST #204 - ADU 8 (TWO BEDROOM)	0	0	0	0	1	1

BUILDING DEPARTMENT NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND. DO NOT SCALE DRAWINGS.

2. ALL WORK SHALL COMPLY TO THE CALIFORNIA RESIDENTIAL CODE, 2022 EDITION.

3. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF IMPERIAL BEACH.

4. CONSTRUCTION LOAD (MATERIAL AND EQUIPMENT) SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURES HAVE NOT ATTAINED DESIGN STRENGTH.

5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK TO BE DONE THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

6. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITY SERVICES IN THE AREA TO BE EXCAVATED (ABOVE AND BELOW GRADE) PRIOR TO COMMENCING THE WORK TO BE DONE.

7. SHOULD ANY LOOSE FILL/EXPANSIVE SOIL/GROUND WATER OR OTHER DANGEROUS CONDITIONS BE ENCOUNTERED DURING SITE EXCAVATION THE GENERAL CONTRACTOR, OWNER AND ENGINEER SHALL BE NOTIFIED AND ALL WORK SHALL CEASE IMMEDIATELY.

8. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.

9. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM AND IN THE HALLWAY/AREA SERVING EACH SLEEPING AREA. BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION.

10. ALL UTILITIES TO BE UNDERGROUND.

11. 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.

12. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

13. 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.

14. 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 FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.

15. THE VOC CONTENT VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST.

16. 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 "

17. THE FORMALDEHYDE EMISSIONS VERIFICATION SHALL BE MADE AVAILABLE TO CITY STAFF UPON REQUEST.

18. EXISTING DUPLEX IS NOT SPRINKLERED.

19. PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.0310, 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 IS NOT LIMITED TO, STORM WATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.

20. 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.

21. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BERESPONSIBLE 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

---

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

DUNLOP ADUS

2249 DUNLOP ST
SAN DIEGO, CA 92111

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF (8) NEW ADUS BEHIND AN EXISTING DUPLEX TO REMAIN. THERE ARE FOUR (4) DETACHED 2-STORY STRUCTURES. (2) NEW BY-RIGHT ADUS, (3) DEED-RESTRICTED AFFORDABLE (MODERATE INCOME) BONUS ADUS, (3) UNRESTRICTED BONUS ADUS, AND 1 EXISTING DUPLEX.

PROJECT PROPOSES ASSUMED PROPERTY LINES.
NO WORK IS PROPOSED ON THE EXISTING RESIDENCE.

ADU DENSITY BONUS PROGRAM IS APPLIED AND THREE ADUS WILL BE INCOME RESTRICTED.
BONUS AND MODERATE INCOME ADUS ARE SPRINKLERED WITH NFPA 13D SYSTEM

ADU HOME DENSITY
BONUS PROGRAM COMMUNITY ENHANCEMENT FEE BASED ON THE GFA OF THE AFFORDABLE ADUS AND BONUS ADUS WILL BE PAID PER SDMC 141.0302(D)(9).

DEFERRED SUBMITTALS
NFPA 13D FIRE SPRINKLERS

PROJECT OWNER & FINANCIALLY RESPONSIBLE:
CHRISTIAN BALLOW - BALLOW CONSTRUCTION 2249 DUNLOP STREET
SAN DIEGO, CA 92111

PROJECT ADDRESS
2249 DUNLOP STREET
SAN DIEGO, CA 92111

ASSESSORS'S PARCEL NUMBER:
432-070-04-00

LEGAL DESCRIPTION
BLK 51*LOT 6* MAP 3256
LINDA VISTA UNIT#04 SUBDIVISION

ZONE
RM-2-5

LOT AREA:
15,189 SF

EXISTING USE:
EXISTING DUPLEX

PROPOSED OCCUPANCY:
EXISTING R-3
PROPOSED R-3

PROPOSED USE:
DUPLEX / SINGLE FAMILY

HEIGHT LIMIT:
ALLOWED =
30' AT SETBACK 60 DEGREE ANGLE TO 40'-0"

PROPOSED
MAXIMUM PLUMB HEIGHT = 28'-10"
MAXIMUM OVERALL HEIGHT = 33'-8"

DENSITY:
EXISTING (2) UNITS DUPLEX
PROPOSED (8) NEW ADUS (2 BY-RIGHT ADUS, 3 DEED-RESTRICTED AFFORDABLE (MODERATE INCOME) BONUS ADUS, AND 3 BONUS ADUS) + 2 (E) DUS TO REMAIN

TYPE OF CONSTRUCTION:
EXISTING DUPLEX
TYPE V-B NON-SPRINKLERED

MODERATE INCOME ADUS:
TYPE V-B SPRINKLERED NFPA 13D

BONUS ADUS:
TYPE V-B SPRINKLERED NFPA 13D

BY-RIGHT ADUS:
TYPE V-B NON-SPRINKLERED

YEAR OF CONSTRUCTION:
1941

REQUIRED PARKING:
NONE REQUIRED
(0) PROPOSED

FINANCIALLY RESPONSIBLE:
WATER & SEWER FEES:

CHRISTIAN BALLOW - BALLOW CONSTRUCTION 2249 DUNLOP STREET
SAN DIEGO, CA 92111

ALL WORK SHALL COMPLY WITH THESE APPLICABLE CODES:
CALIFORNIA RESIDENTIAL CODE, 2022 EDITION
CALIFORNIA PLUMBING CODE, 2022 EDITION
CALIFORNIA MECHANICAL CODE, 2022 EDITION
CALIFORNIA ELECTRICAL CODE, 2022 EDITION
CALIFORNIA FIRE CODE, 2022 EDITION
TITLE 24 ENERGY STANDARDS, 2022 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

FLOOR AREA RATIO:

BASE FAR = 1.35 X 15,189 =		20,505.15	SF
EXISTING DUPLEX =		1,248	SF
ADU 1 (MODERATE INCOME)	=	480	SF
ADU 2 (MODERATE INCOME)	=	480	SF
ADU 3 (MODERATE INCOME)	=	749	SF
ADU 4 =		749	SF
ADU 5 =		749	SF
ADU 6 =		749	SF
ADU 7 =		749	SF
ADU 8 =		749	SF
DECK/ PATIO/ STAIRS AREA =		392	SF

DECK / PATIO/ STAIRS AREA:

ADU 1 PORCH	=	16	SF
ADU 2 DECK	=	26	SF
ADU 2 STAIRS	=	66	SF
ADU 3 PORCH	=	16	SF
ADU 4 DECK	=	26	SF
ADU 4 STAIRS	=	46	SF
ADU 5 PORCH	=	16	SF
ADU 6 DECK	=	26	SF
ADU 6 STAIRS	=	46	SF
ADU 7 PORCH	=	16	SF
ADU 8 DECK	=	26	SF
ADU 8 STAIRS	=	66	SF

TOTAL
DECK/ PATIO/ STAIRS AREA = 392 SF

TOTAL 7,094 SF

PROVIDED = 7,094 SF
ALLOWED = 20,505.15 SF

OVERLAY ZONES:
• AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ) – MONTGOMERY FIELD

• ALUCP AIRPORT INFLUENCE AREA (AIA) – MONTGOMERY FIELD (REVIEW AREA 2.

• FAA PART 77 NOTICING AREA – MONTGOMERY FIELD NOTIFICATION THRESHOLD AT 542 FEET ABOVE MEAN SEA LEVEL (AMSL). SAN DIEGO INTERNATIONAL AIRPORT (SDIA) NOTIFICATION THRESHOLD AT 210 FEET AMSL

• ELEVATION: MIN. CONTOUR 330 FEET AMSL / MAX. CONTOUR 345 FEET AMSL

• CULTURAL SENSITIVITY AREA – MODERATE

• PALEONTOLOGICAL SENSITIVITY AREA – MODERATE

• BRUSH MANAGEMENT

• TRANSIT PRIORITY AREA (TPA)

ADU TYPES:

ADU 1: BONUS (MODERATE INCOME) - SPRINKLERED
ADU 2: BONUS (MODERATE INCOME) - SPRINKLERED
ADU 3: BONUS (MODERATE INCOME) - SPRINKLERED

ADU 4: BONUS - SPRINKLERED
ADU 5: BONUS - SPRINKLERED
ADU 6: BONUS - SPRINKLERED

ADU 7: BY-RIGHT - NONSPRINKLERED
ADU 8: BY-RIGHT - NONSPRINKLERED

UNIT MATRIX:

ADDRESS	UNIT #	FLOOR LEVEL
2251 DUNLOP ST	101	1ST
2251 DUNLOP ST	201	2ND
2253 DUNLOP ST	101	1ST
2253 DUNLOP ST	201	2ND
2255 DUNLOP ST	101	1ST
2255 DUNLOP ST	201	2ND
2257 DUNLOP ST	101	1ST
2257 DUNLOP ST	201	2ND

PROJECT TEAM

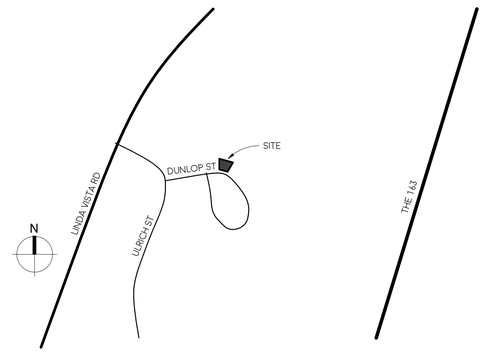
ARCHITECT:
SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916-8145

STRUCTURAL ENGINEER:
MORGAN STRUCTURAL ENGINEERING
460 E. 6TH AVENUE
ESCONDIDO, CA 92025
(760) 690-7454

SHEET INDEX

SHEET NO.	SHEET NAMES
1 GENERAL	
TS1.0	TITLE PAGE
TS2.0	NOTES
TS2.1	CALGREEN NOTES
TS2.2	CALGREEN NOTES
2 CIVIL	
C1	SURVEY
3 ARCHITECTURAL	
A0.10	ASSEMBLIES - FLOORS, CEILINGS, ROOFS
A0.11	ASSEMBLIES - EXTERIOR WALLS, INTERIOR PARTITIONS
A0.20	WINDOW SCHEDULE
A0.21	DOOR SCHEDULE
A1.10	SITE PLAN
A1.11	BMP PLAN
A1.12	FIRE ACCESS PLAN
A1.13	SITE DEMO PLAN
A2.10	FIRST LEVEL FLOOR PLANS
A2.11	SECOND LEVEL FLOOR PLANS
A2.12	ROOF PLAN
A3.10	EXTERIOR ELEVATIONS
A3.11	EXTERIOR ELEVATIONS
A4.10	BUILDING SECTIONS
A4.11	BUILDING SECTIONS
A5.10	FIRST LEVEL ELECTRICAL PLANS
A5.11	SECOND LEVEL ELECTRICAL PLANS
A7.20	DETAILS
A7.21	DETAILS
A7.31	DOOR AND WINDOW DETAILS
4 STRUCTURAL	
S1.0	GENERAL NOTES
S1.1	TYPICAL CONCRETE DETAILS
S1.2	TYPICAL WOOD FRAMING
S1.3	TYPICAL WOOD FRAMING
S2.0	FOUNDATION PLAN
S2.1	FLOOR FRAMING PLAN
S2.2	UPPER FLOOR FRAMING PLAN
S2.3	ROOF FRAMING PLAN
S3.0	STRUCTURAL DETAILS
S4.0	STRUCTURAL DETAILS
S4.1	STRUCTURAL DETAILS
6 TITLE 24	
T24-1	TITLE 24 ENERGY
T24-2	TITLE 24 ENERGY
T24-3	TITLE 24 ENERGY
T24-4	TITLE 24 ENERGY
T24-5	TITLE 24 ENERGY
T24-6	TITLE 24 ENERGY
T24-7	TITLE 24 ENERGY
T24-8	TITLE 24 ENERGY
T24-9	TITLE 24 ENERGY
T24-10	TITLE 24 ENERGY
T24-11	TITLE 24 ENERGY
T24-12	TITLE 24 ENERGY
T24-13	TITLE 24 ENERGY
T24-14	TITLE 24 ENERGY
T24-15	TITLE 24 ENERGY
7 LANDSCAPE	
L1	LANDSCAPE PLAN

VICINITY MAP



LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS
2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

TS1.0

TITLE PAGE

2/17/2026 12:26:22 PM

2511

Development Services

THE CITY OF SAN DIEGO

FORM
DS-560
September 2021

Stormwater Requirements Applicability Checklist

Project Address: 2248 Dunlop St **Project Number:**

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP)[1], administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A – Determine Construction Phase Stormwater Requirements

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
   - ○ Yes, SWPPP is required; skip questions 2-4. ◉ No; proceed to the next question.
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
   - ◉ Yes, WPCP is required; skip questions 3-4. ○ No; proceed to the next question.
3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
   - ○ Yes, WPCP is required; skip question 4. ◉ No; proceed to the next question.
4. Does the project only include the following Permit types listed below?
   - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
   - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
   - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.

     ☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

- ○ **If you checked "Yes" for question 1**, an SWPPP is REQUIRED – **continue to Part B**
- ◉ **If you checked "No" for question 1 and checked "Yes" for question 2 or 3**, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to Part B**
- ○ **If you check "No" for all questions 1-3 and checked "Yes" for question 4**, Part B does not apply, and no document is required. **Continue to Section 2.**

[1] More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandiego.gov/stormwater/regulations/index.shtml

CLEAR FORM

P1

PART B – Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

☐ **1. ASBS**

A. Projects located in the ASBS watershed.

☐ **2. High Priority**

A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

☐ **3. Medium Priority**

A. Projects that are not located in an ASBS watershed or designated as a High priority site.
B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

☑ **4. Low Priority**

A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C – Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- **If "yes" is checked for any number in Part C**: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- **If "no" is checked for all the numbers in Part C:** Continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
   ○ Yes ◉ No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
   ○ Yes ◉ No
3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
   ○ Yes ◉ No

CLEAR FORM

P2

PART D – PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- **If "yes" is checked for any questions in Part D**, continue to Part F and check the box labeled "PDP Exempt."
- **If "no" is checked for all questions in Part D**, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
   - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
   - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
   - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to next question
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to next question

PART E – Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- **If "yes" is checked for any number in Part E**, continue to Part F and check the box labeled "Priority Development Project."
- **If "no" is checked for every number in Part E**, continue to Part F and check the box labeled "Standard Development Project."

1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ◉ No
2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ◉ No
3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ○ Yes ◉ No
4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ○ Yes ◉ No
5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ○ Yes ◉ No
6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ○ Yes ◉ No

CLEAR FORM

P3

7. **New development or redevelopment discharging directly to an environmentally sensitive area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ○ Yes ◉ No
8. **New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ○ Yes ◉ No
9. **New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534 or 7536-7539. ○ Yes ◉ No
10. **Other Pollutant Generating Project.** These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ○ Yes ◉ No

PART F – Select the appropriate category based on the outcomes of Part C through Part E

1. The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS** ○ Yes ○ No
2. The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. ◉ Yes ○ No
3. The Project is **PDP EXEMPT**. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. ○ Yes ○ No
4. The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. ○ Yes ○ No

CHRIS SAWAYA (AGENT)	ARCHITECT
Name of Owner or Agent	**Title**
Signature	08/19/2025 **Date**

CLEAR FORM

P4

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

THE CITY OF SAN DIEGO

No FAA Notification Self-Certification Agreement

FORM DS-503 May 2013

This agreement is made by and between the City of San Diego, a Municipal Corporation [City] and the owner or owner's duly authorized representative of real property [Property Owner], located at

2249 Dunlop St
(Property Address)

and more particularly described as

BLK 51*LOT 6* MAP 3256 LINDA VISTA UNIT#04 SUBDIVISION — PRJ-1142312
(Legal Description) (Project Approval No.s)

in the City of San Diego, County of San Diego, State of California [Property].

Per Section 77.15 of Title 14 of the Code of Federal Regulations (CFR) Part 77, no person is required to notify the Federal Aviation Administration (FAA) for any object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height, and would be located in the congested area of a city, town, or settlement where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation.

The City will not require notification to the FAA if a professional, licensed by the state of California to prepare construction documents provides certification on their plans along with their signature and registration stamp that the structure(s) or modification to existing structure(s) shown on the plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.

In consideration of the grant of permission by the City of San Diego to allow the self certification of the determination of no requirement to notify FAA under section 77.15 of Title 14 of the Code of Federal Regulations CFR Part 77, the applicant covenants and agrees with the City of San Diego as follows:

1. Should it be subsequently determined by the City, Airport Land Use Commission, State, or the Federal Aviation Administration, or any other government agency that the proposed project is required to notify the Federal Aviation Administration under CFR Part 77, the City assumes no responsibility or liability for any changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination of No Hazard to Air Navigation.
2. The applicant certifies that said owner(s) acknowledges and accepts that the construction drawings and documents that are part of the ministerial approval application as well as the construction in the field may have to be revised as necessary to comply with the FAA Determination of Hazard to Air Navigation. The applicant also acknowledges that if a Determination of Presumed Hazard is made by the FAA, that the City will stop all construction until a Determination of No Hazard to Air Navigation is made by the FAA for the project or a permit from the California Department of Transportation is obtained in accordance with Public Utilities Code Section 21659. The applicant acknowledges that this may cost the applicant more money in permitting and construction costs, as well as delays in project construction.
3. Furthermore, the applicant certifies that said owner(s) acknowledges and accepts all responsibility for changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination. The applicant acknowledges and accepts that the City assumes no responsibility for said changes and the impacts that result to the development as a result. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents,

officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval or decision.

The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

4. Lastly, the applicant certifies that said owner acknowledges and accepts that additional plan review and inspection fees may be required if additional staff reviews of the revised drawings and documents or additional inspections are necessary to reflect the final design of the development to be consistent with a FAA Determination of Hazard to Air Navigation

(Signature)

CHRISTOPHER SAWAYA, ARCHITECT
(Print Name & Title)

SAWAYA ARCHITECTURAL CORPORATION
(Company Organization Name)

10-16-2025
(Date)

Clear Form

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

TS2.0

NOTES

2511

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #102 ADU 2
2253 DUNLOP ST #201 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #103 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

TS2.1

CALGREEN NOTES

2511

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems 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 - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUNLOP ADUS

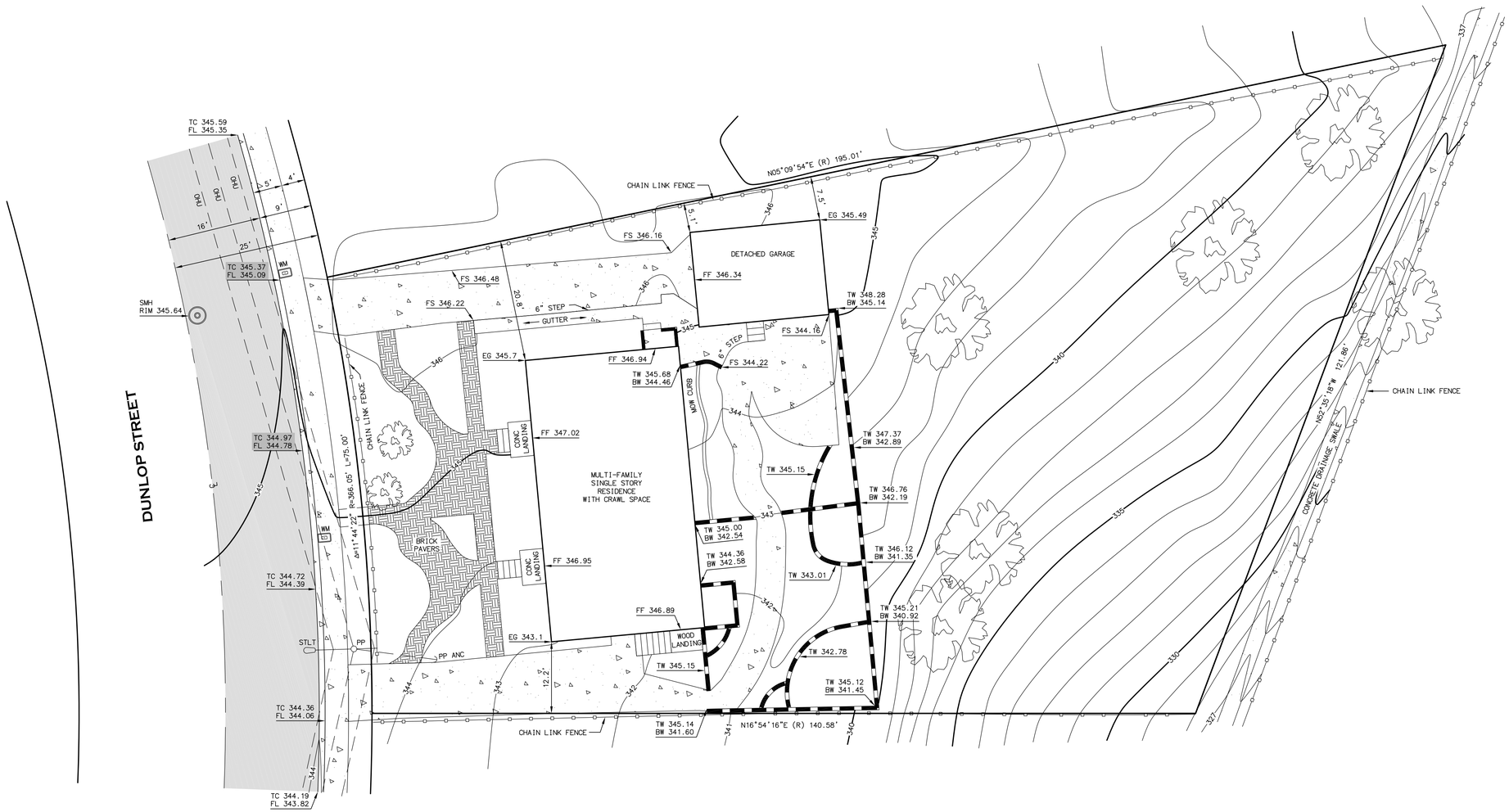
2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #102 ADU 2
2253 DUNLOP ST #201 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

TS2.2
CALGREEN NOTES



GRAPHIC SCALE

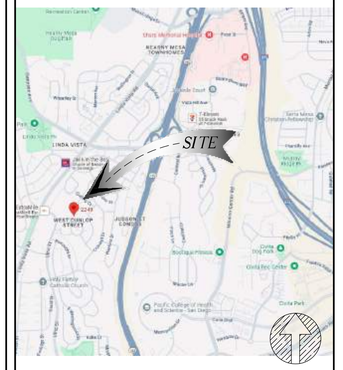
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

ANC --- ANCHOR
BW --- BOTTOM OF WALL
EG --- EXISTING GROUND
FF --- FINISH FLOOR
FS --- FINISH SURFACE
FL --- FLOW LINE
TC --- TOP OF CURB
TW --- TOP OF WALL
PP --- POWER POLE
SMH --- SEWER MAN HOLE
STLT --- STREET LIGHT
WM --- WATER METER

VICINITY MAP



BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG IN TOP OF CURB LOCATED AT THE EAST CORNER OF FULTON STREET AND HYATT STREET.

ELEVATION = 349.128 FEET (NGVD '29)

SITE INFORMATION

2249-51 DUNLOP STREET SAN DEIGO, CA 92111

LEGAL DESCRIPTION

LOT 6 IN BLOCK 51 OF LINDA VISTA UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3256, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 24, 1955, BEING DESCRIBED IN DOCUMENT NO. 2025-0026265, RECORDED JANUARY 31, 2025.

APN: 432-070-04-00
GROSS AREA - 0.349 ACRES
15,189.19 SQ. FT.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURES, CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.

PLAN PREPARED BY

ACCURATE
LAND SURVEYS
2514 ALPINE BLVD, SUITE #4, ALPINE, CA 91901
PH. 619-445-0110

SEAL

PROFESSIONAL LAND SURVEYOR
ROBERT J. RUSSELL
EXP. MAR 31 27
NO. 8211
STATE OF CALIFORNIA

SHEET TITLE

TOPOGRAPHIC MAP

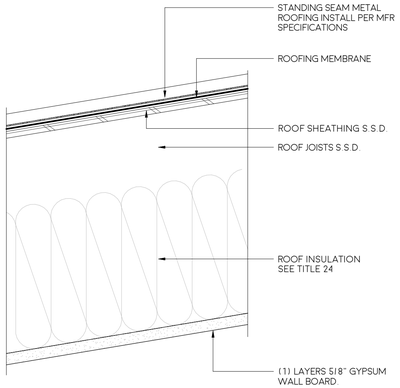
DATE

05/08/2025

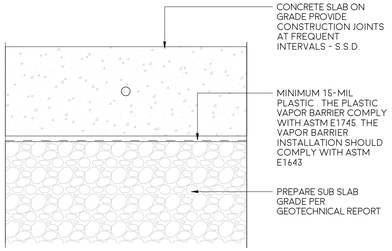
SHEET NUMBER

C1

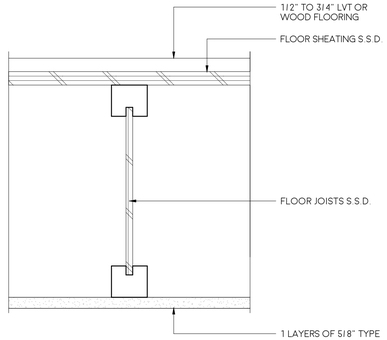
JOB NO. 254442 DUNLOP STREET



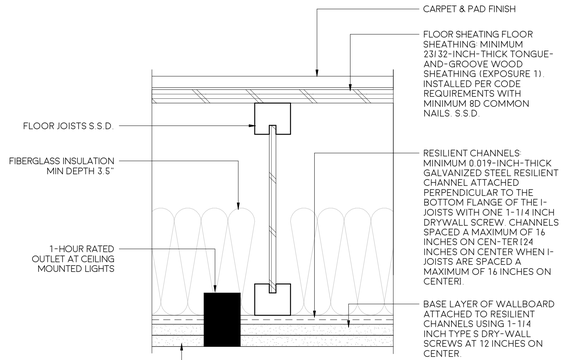
R1 ROOF ASSEMBLY



F1 CONCRETE SLAB ON GRADE

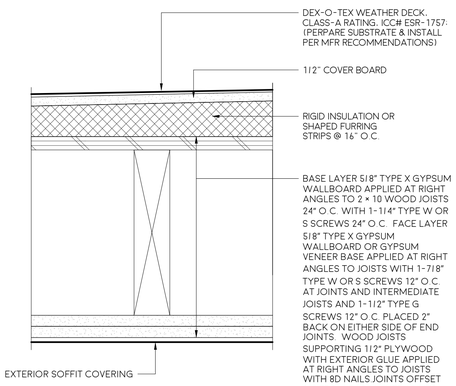


F2 TYPICAL FLOOR ASSEMBLY



FIRE RATING: 1 HOUR
STC RATING: 55
IIC RATING: 57
WJI-1.7 - ASTM E119 / NFPA 251: REPORT NO. A-4219.13.2
STC & IIC TESTING: AWC TECHNICAL REPORT 15 (TR15)

F3 TYPICAL 1-HR FLOOR ASSEMBLY



GA FILE NO. FC 5529
1 HOUR FIRE
FIRE TEST: FM FC 172. 2-25-72. ITS. 8-6-98

F4 DECK ASSEMBLY

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

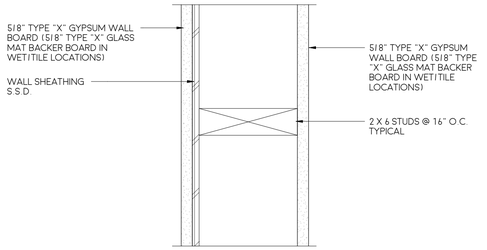
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

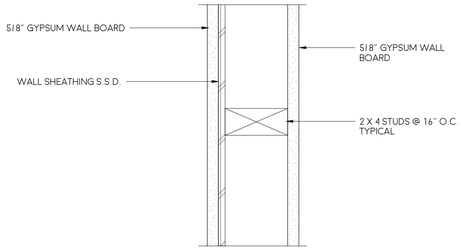
A0.10

ASSEMBLIES - FLOORS, CEILINGS, ROOFS

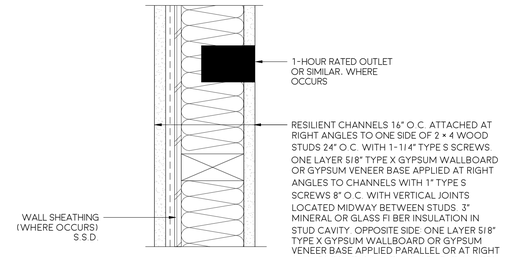
2511



P1 TYPICAL 2X6 INTERIOR WALL

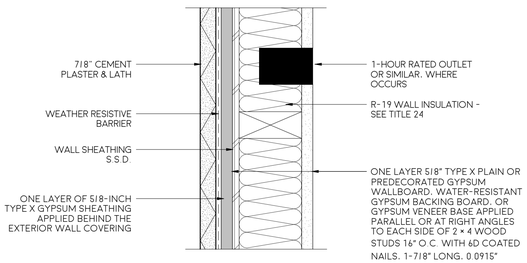


P2 TYPICAL 2X4 INTERIOR PARTITION



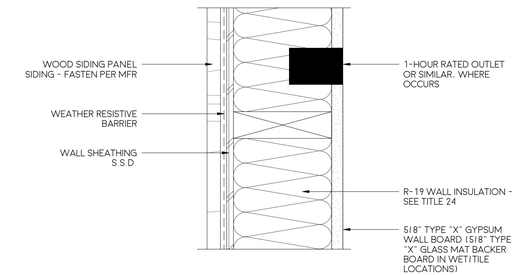
GA FILE NO. 3242
FIRE TEST: BASED ON UL R14196, 05NK05371, 2-15-05, UL DESIGN U309
SOUND TEST: NRCC TL-93-098, IRC-IR-761, 3-98
FIRE RATING: 1 HOUR
SOUND RATING: 50 - 54 STC

P4 1-HOUR INTERIOR LOAD BEARING WALL



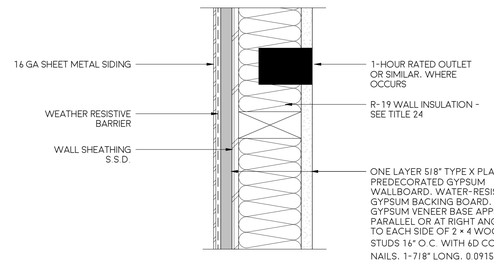
GA FILE NO. WP 3605
TESTING: UL R1319-4, -6, 6-17-52, UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL DESIGN U305, ULC DESIGN W301
FIRE RATINING: 1 HOUR

W1 EXTERIOR WALL - STUCCO



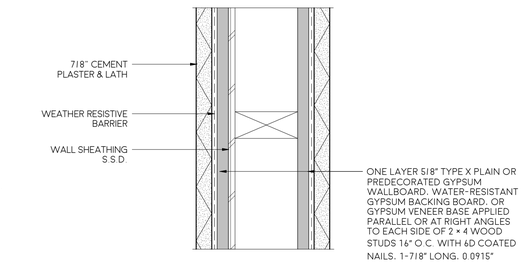
GA FILE NO. WP 3605
TESTING: UL R1319-4, -6, 6-17-52, UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL DESIGN U305, ULC DESIGN W301
FIRE RATINING: 1 HOUR

W2 1-HOUR EXTERIOR WALL - WOOD SIDING



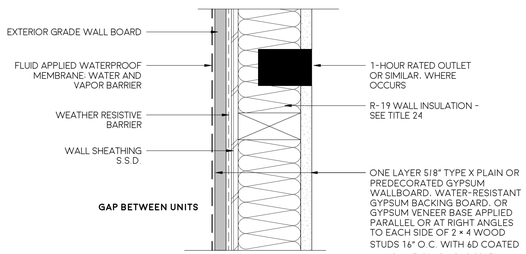
GA FILE NO. WP 3605
TESTING: UL R1319-4, -6, 6-17-52, UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL DESIGN U305, ULC DESIGN W301
FIRE RATINING: 1 HOUR

W3 EXTERIOR WALL - METAL SIDING



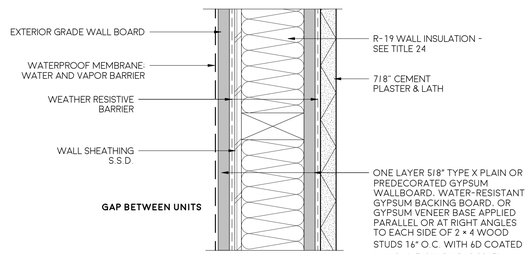
GA FILE NO. WP 3605
TESTING: UL R1319-4, -6, 6-17-52, UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL DESIGN U305, ULC DESIGN W301
FIRE RATINING: 1 HOUR

W4 EXTERIOR WALL - STUCCO (2) SIDES



GA FILE NO. WP 3605
TESTING: UL R1319-4, -6, 6-17-52, UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL DESIGN U305, ULC DESIGN W301
FIRE RATINING: 1 HOUR

W5 EXTERIOR WALL BETWEEN ADUS



GA FILE NO. WP 3605
TESTING: UL R1319-4, -6, 6-17-52, UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL DESIGN U305, ULC DESIGN W301
FIRE RATINING: 1 HOUR

W6 EXTERIOR WALL BETWEEN ADUS

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A0.11

ASSEMBLIES - EXTERIOR WALLS, INTERIOR PARTITIONS

WINDOW SCHEDULE

MARK	TYPE	WIDTH X HEIGHT	WINDOW OPERATION	FRAME MATERIAL	FINISH	U-VALUE	SHGC	EGRESS	TEMPERED	REMARKS
A	1	1'-0" X 6'-8"	FIXED	VINYL	BLACK	0.23	0.50	NO	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
B	2	4'-0" X 1'-8"	SLIDER	VINYL	BLACK	0.23	0.50	NO	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
C	3	1'-6" X 3'-4"	CASEMENT	VINYL	BLACK	0.23	0.50	NO	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
D	4	5'-0" X 3'-0"	SLIDER	VINYL	BLACK	0.23	0.50	YES	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
E	5	5'-0" X 3'-0"	FIXED	VINYL	BLACK	0.23	0.50	NO	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
F	6	1'-6" X 6'-8"	FIXED O/ FIXED	VINYL	BLACK	0.23	0.50	NO	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
H	5	4'-6" X 3'-0"	FIXED	VINYL	BLACK	0.23	0.50	NO	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
I	3	2'-6" X 3'-0"	CASEMENT	VINYL	BLACK	0.23	0.50	NO	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
K	4	6'-0" X 3'-0"	SLIDER	VINYL	BLACK	0.23	0.50	YES	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
L	5	6'-0" X 1'-8"	FIXED	VINYL	BLACK	0.23	0.50	NO	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE
M	3	3'-0" X 3'-0"	CASEMENT	VINYL	BLACK	0.23	0.50	NO	YES	MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE

A. VERIFY SIZE AND SPECIFICATIONS WITH MANUFACTURER PRIOR TO ORDERING MATERIALS AND BEGINNING OF CONSTRUCTION.

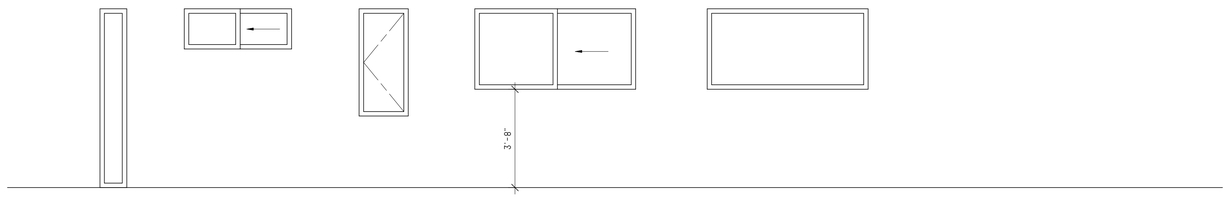
B. ALL WINDOWS SHALL BE DUAL-GLAZED LOW-E2.

C. HEAD HEIGHTS ARE AT 6'-8" AFF UNLESS NOTED OTHERWISE IN SCHEDULE OR ON BUILDING ELEVATIONS.

F. WINDOWS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 18" OF FLOOR SHALL BE SAFETY GLAZING. SEE FLOOR PLANS FOR LOCATIONS.

G. FOR TYPICAL WINDOW FRAMING, SEE DETAILS 11/A7.31, 5/A7.31, 9/A7.31

H. FOR WINDOW FLASHING DETAILS, SEE DETAIL 10/A7.31



TYPE 1 FIXED

TYPE 2 SLIDER

TYPE 3 CASEMENT

TYPE 4 SLIDER

TYPE 5 FIXED

1 WINDOW TYPES

SCALE: 3/8" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A0.20

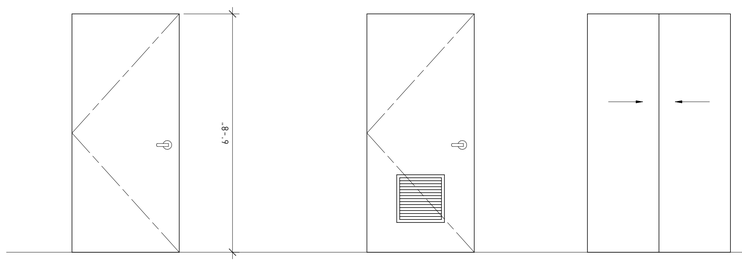
WINDOW SCHEDULE

DOOR SCHEDULE_

MARK	TYPE	OPERATION	DIMENSIONS WIDTH	DIMENSIONS HEIGHT	FRAME	U-FACTOR	SHGC	FIRE RATING	DOOR COMMENTS
101	1	SWING	3'-0"	6'-8"	WOOD	0.23	0.50		20 MIN FIRE RATED
102	1	SWING	2'-6"	6'-8"	WOOD				
103	2	SWING	2'-8"	6'-8"	WOOD				LOUVERED LAUNDRY DOOR
104	3	BI-PASS SLIDER	5'-0"	6'-8"	WOOD				
105	1	SWING	3'-0"	6'-8"	WOOD				
106	3	BI-PASS SLIDER	6'-0"	6'-8"	WOOD				PRE-HUNG
107	3	BI-PASS SLIDER	4'-0"	6'-8"	WOOD				PRE-HUNG

A. VERIFY SIZE AND SPECIFICATIONS WITH MANUFACTURER PRIOR TO ORDERING MATERIALS AND BEGINNING OF CONSTRUCTION.

B. FOR TYPICAL DOOR EXTERIOR DETAILS SEE DETAIL 2/A7.31, 6/A7.31



TYPE 1
SWING

TYPE 2
SWING
LOUVERED

TYPE 3
BI PASS

1 DOOR TYPES
SCALE: 1/2" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUNLOP ADUS

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A0.21

DOOR SCHEDULE

2511

GENERAL NOTES

1. SITE PLAN ACCURATELY DISPLAYS ALL POTENTIAL EASEMENT AND PUBLIC ROW ENCROACHMENTS RELATED TO THIS PROJECT.

2. 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.

3. 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 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.

4. 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 BUILDING OFFICIAL.

5. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.

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

7. LIGHTING IN BATHROOMS SHALL HAVE ONE HIGH EFFICACY LUMINAIRE AND ALL LOW EFFICACY LIGHTING MUST BE CONTROLLED BY VACANCY SENSORS.

8. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2013 CGBSC.

9. PER 2022 CGBSC SEC 4.303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.

10. PER 2022 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM THE BATHROOMS SHALL COMPLY WITH THE FOLLOWING
   1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
   2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

11. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

12. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC 906 AND THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.

13. WALL, FLOOR, AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.

14. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE 1 OR TYPE 2A STRUCTURE SEPARATED BY 10 FEET FROM SIMILARLY PROTECTED OR SEPARATED. CFC 304.3

15. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.

16. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

17. THE STRUCTURES WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.
ARCHITECT_____

18. THE SPECIAL INSPECTIONS IDENTIFIED ON THE PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.

19. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.

20. ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

21. THE APPLICANT WILL PAY AN ADU HOME DENSITY BONUS PROGRAM COMMUNITY ENHANCEMENT FEE BASED ON THE GFA OF THE AFFORDABLE ADUS AND BONUS ADUS.

FIRE NOTES

1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 14.

2. ADDRESSES SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CFC 901.4.4) PER FHPS POLICY P-00-6.

3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (CFC 804)

4. A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY EXCEEDS THAT OF THE HALLWAY BY 24 INCHES, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT AREA.

5. ALL FIRE ACCESS ROADS WILL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF AT LEAST 75,000 LBS AND WILL NOT EXCEED 10% OF GRADE. ALL FEATURES OF THE FIRE ACCESS ROADS INCLUDING TURNING RADIUS AND DEAD END DESIGN WILL BE IN ACCORDANCE WITH CFC 503 AND APPENDIX D.

DEFERRED ITEMS

1. NFPA 13D FIRE SPRINKLER SYSTEM

2. TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION. A FRAMING/ROUGHINSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS.

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

4. 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)

ENGINEERING NOTES

1. CUT QUANTITIES: 1452 CUYD
   FILL QUANTITIES: 0 CUYD
   IMPORT/EXPORT: 1452 CUYD EXPORT
   MAX CUT DEPTH: 2 FT
   MAX FILL DEPTH: 0 FT

2. TOTAL DISTURBANCE AREA: 3378 SF

3. PROPOSED AMOUNT OF IMPERVIOUS AREA: 3334 SF

4. THE PROJECT PROPOSES TO EXPORT 1056 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2021 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

PLAN CHECK NOTES

1. 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 _____

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

3. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS, AND EQUIPMENT.

4. OFFSITE FABRICATOR MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.

5. OFFSITE FABRICATOR SHALL SUBMIT AN "APPLICATION TO PERFORM OFFSITE FABRICATION" TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.

6. OFFSITE FABRICATOR SHALL SUBMIT A "CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.

7. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.

8. KITCHEN FAUCET CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. SELF CLOSING VALVES SHALL REMAIN OPEN FOR AT LEAST 10-SECONDS.

9. LAVATORY FAUCET CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. SELF CLOSING VALVES SHALL REMAIN OPEN FOR AT LEAST 10-SECONDS.

10. SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' 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 CBC.

11. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF FORCED AIR HEATING OR COOLING SYSTEM AND
SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS.

12. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.

13. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034. SMOKE ALARM SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CA CODE OF REGULATIONS TITLT 19 DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

14. AN ELEVATOR CAPABLE OF ACCOMMODATING AN AMBULANCE STRETCHER OR GURNEY IS REQUIRED AND SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF EMERGENCY MEDICAL SERVICES (STAR OF LIFE) SIGNAGE COMPLYING WITH CBC SECTION 3002.4.

15. THROUGH PENETRATIONS FROM EXIT STAIR ENCLOSURE IS PROHIBITED.

16. INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

17. THE MEANS OF EGRESS WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
18. THERE SHALL BE A MINIMUM BACKUP POWER OF NOT LESS THAN 90 MINUTES FOR EMERGENCY LIGHTING AND EXIT SIGNS.

19. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON COMBUSTIBLE MATERIALS.

20. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON COMBUSTIBLE.

21. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019" (NO 26 GALVANIZED SHEET GA.) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LATER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

22. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY AND SHALL NOT FREE SPIN IN BOTH DIRECTIONS.

23. 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.

24. TRANSFORMER FOUNDATION AND INSTALLATION UNDER SEPARATE PERMIT.

25. ELEC. AND GAS METERS TO BE MAX. 75LBS IF WALL MOUNTED AND MAX. 400 LBS IF FLOOR MOUNTED.

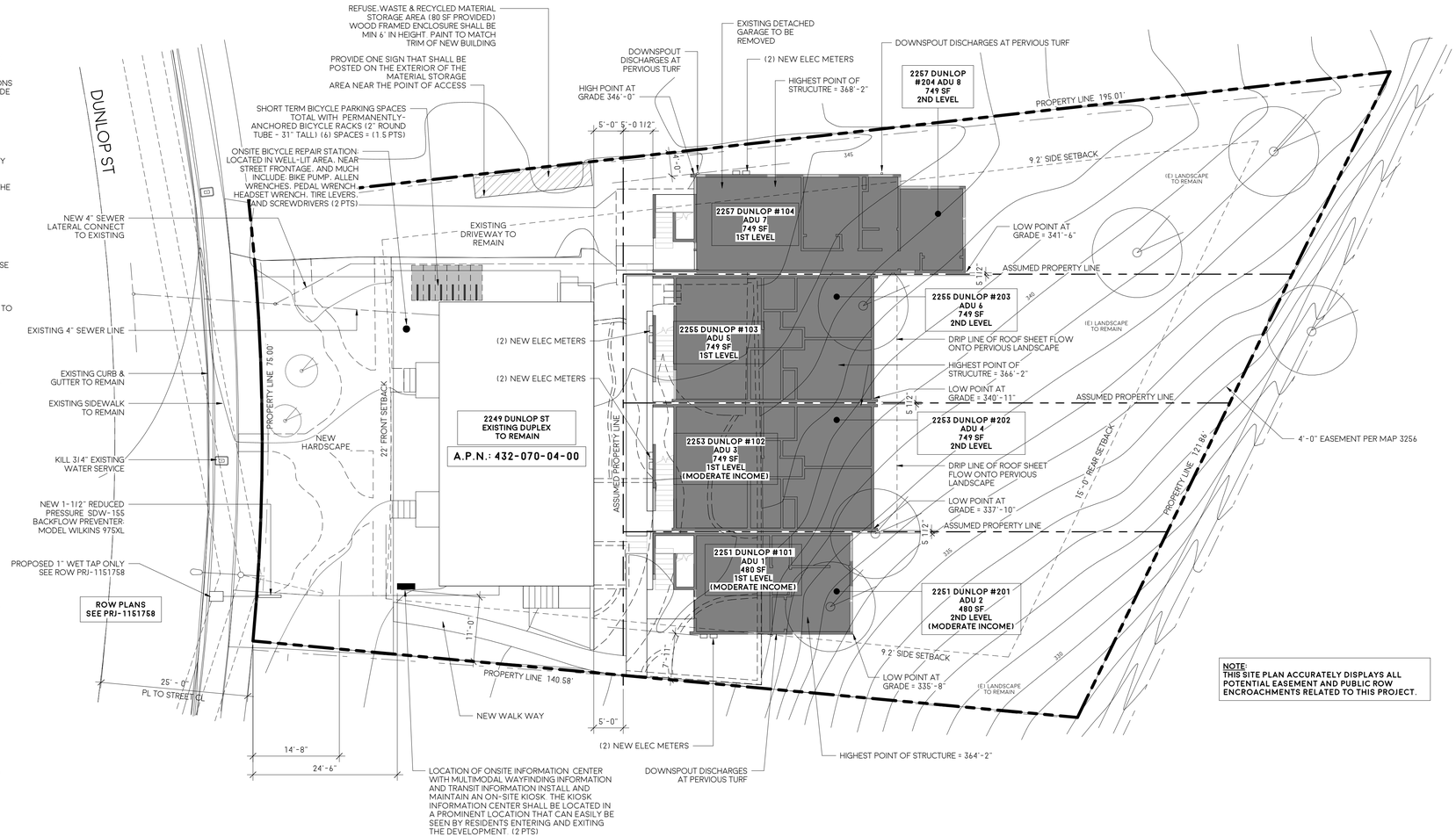
26. CONTINUOUS EXHAUST SYSTEMS FOR IAQ FAN REQUIRES HERS BLOWER DOOR TESTING TO SHOW NO MORE THAN 0.3 CFM/SF LEAKAGE BASED UPON THE ENVELOPE SURFACE AREA. MECH PERMIT TO BE PLACED ON TIER 3 HOLD. HERS BLOWER DOOR TESTING SHALL BE PERFORMED PRIOR TO REMOVING TIER 3 HOLD AND FINAL INSPECTION.

27. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS WITH MAY ENTER THE SYSTEM.

28. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.

29. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL, WHICH SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%.

30. PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 42.0310, 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 IS NOT LIMITED TO, STORM WATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.



1 SITE PLAN
SCALE: 3/32" = 1'-0"

N

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A1.10
SITE PLAN

2511

BMP LEGEND

BMP TYPES:

- SC-1: SILT FENCE
- SC-5: STRAW WATTLES
- WM-1: MATERIAL DELIVERY & STORAGE
- WM-5: SOLID WASTE MANAGEMENT
- WM-6: HAZARDOUS WASTE MANAGEMENT
- WM-8: CONCRETE WASTE MANAGEMENT
- WM-9: SANITARY/SEPTIC WASTE MANAGEMENT
- SC-7: STREET CLEANING & VACUUMING

BMP GENERAL NOTES

A. NEAREST DOWNSTREAM STORMWATER INLET TO BE SANDBAGGED AND PROTECTED DURING CONSTRUCTION ACCORDING TO RESIDENT ENGINEER'S REQUEST IF NEEDED.

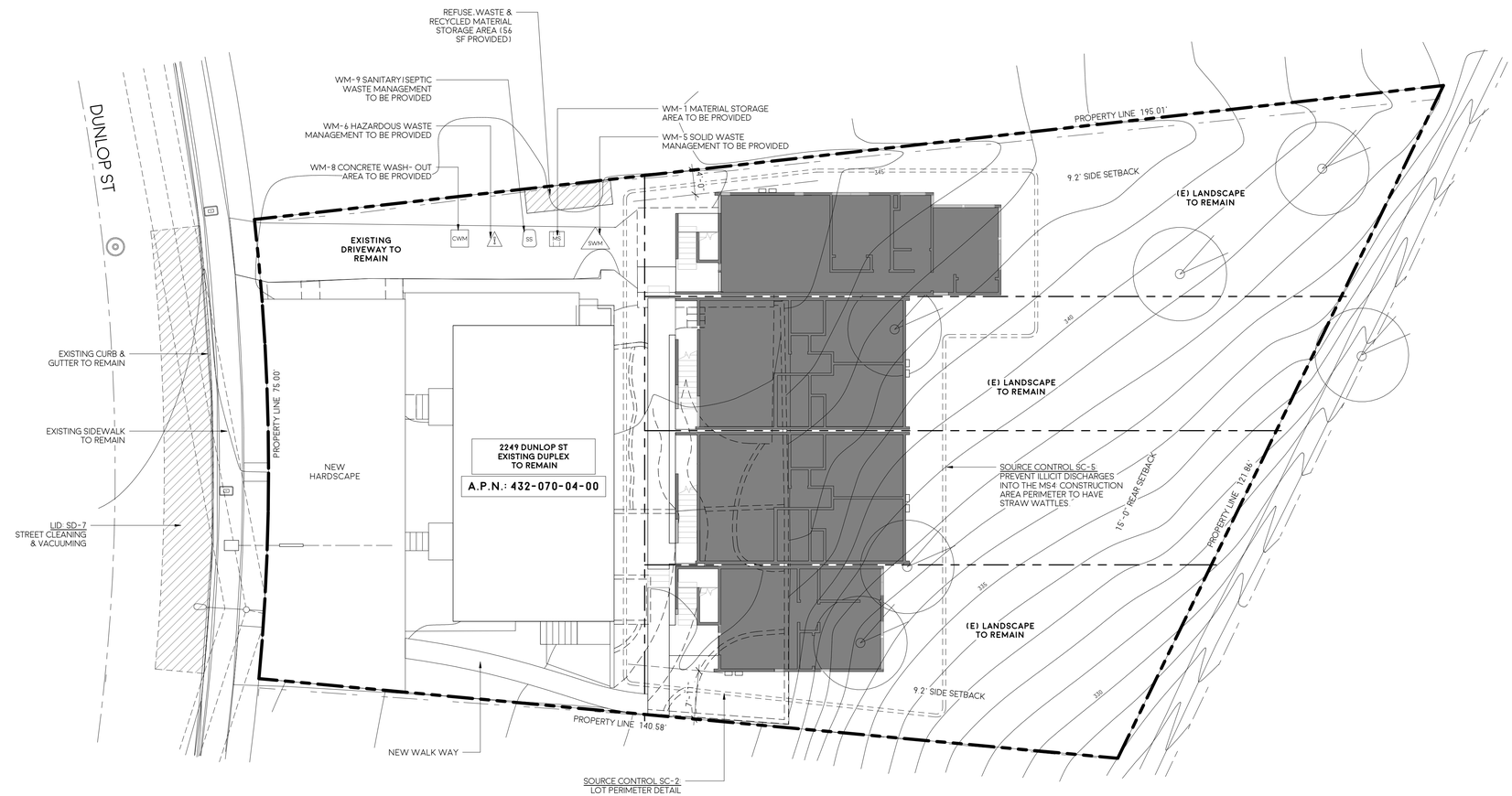
B KEEP PUBLIC ACCESS WAYS CLEAN AND FREE OF DEBRIS. STREET SWEEP DAILY WHEN NECESSARY. SET UP HOSEBIB STATION AT CONSTRUCTION ENTRANCE.

STORMWATER NOTES

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.

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPS.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN AND STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD OF GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



1 BMP PLAN
SCALE 3/32" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

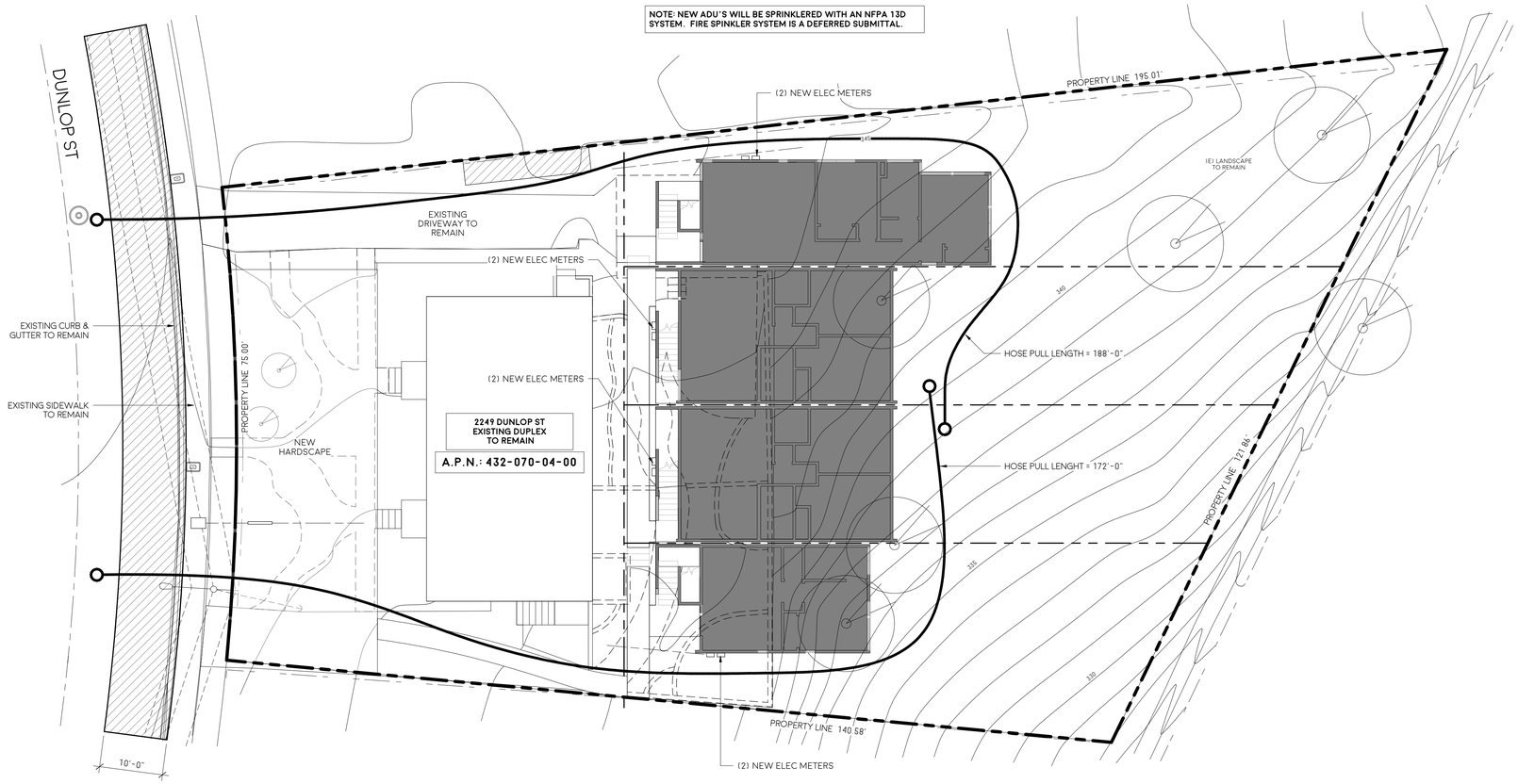
DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A1.11
BMP PLAN



1 FIRE ACCESS PLAN

SCALE: 3/32" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

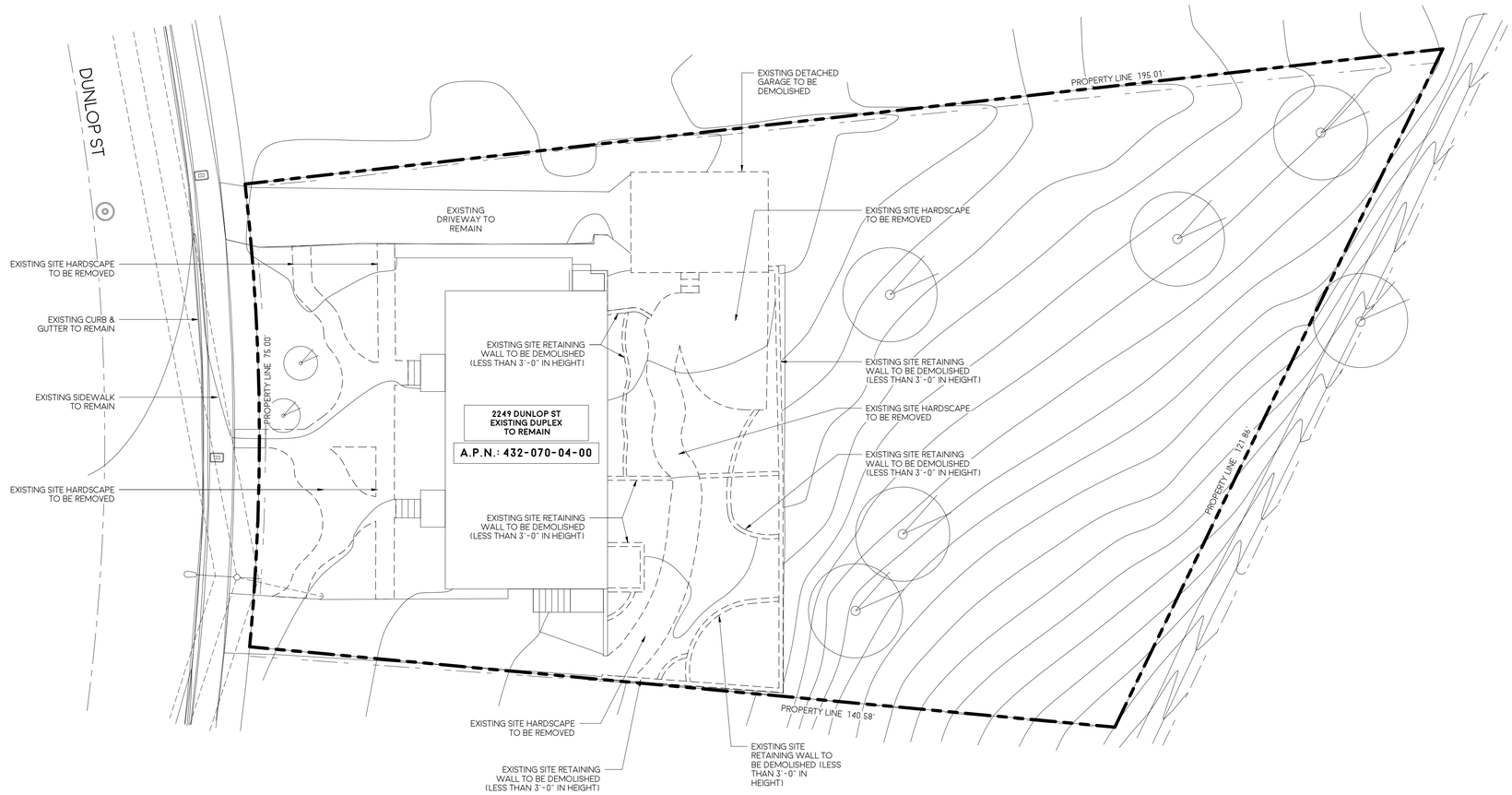
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A1.12

FIRE ACCESS PLAN

N



1 SITE DEMO PLAN

SCALE 3/32" = 1'-0"

N

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

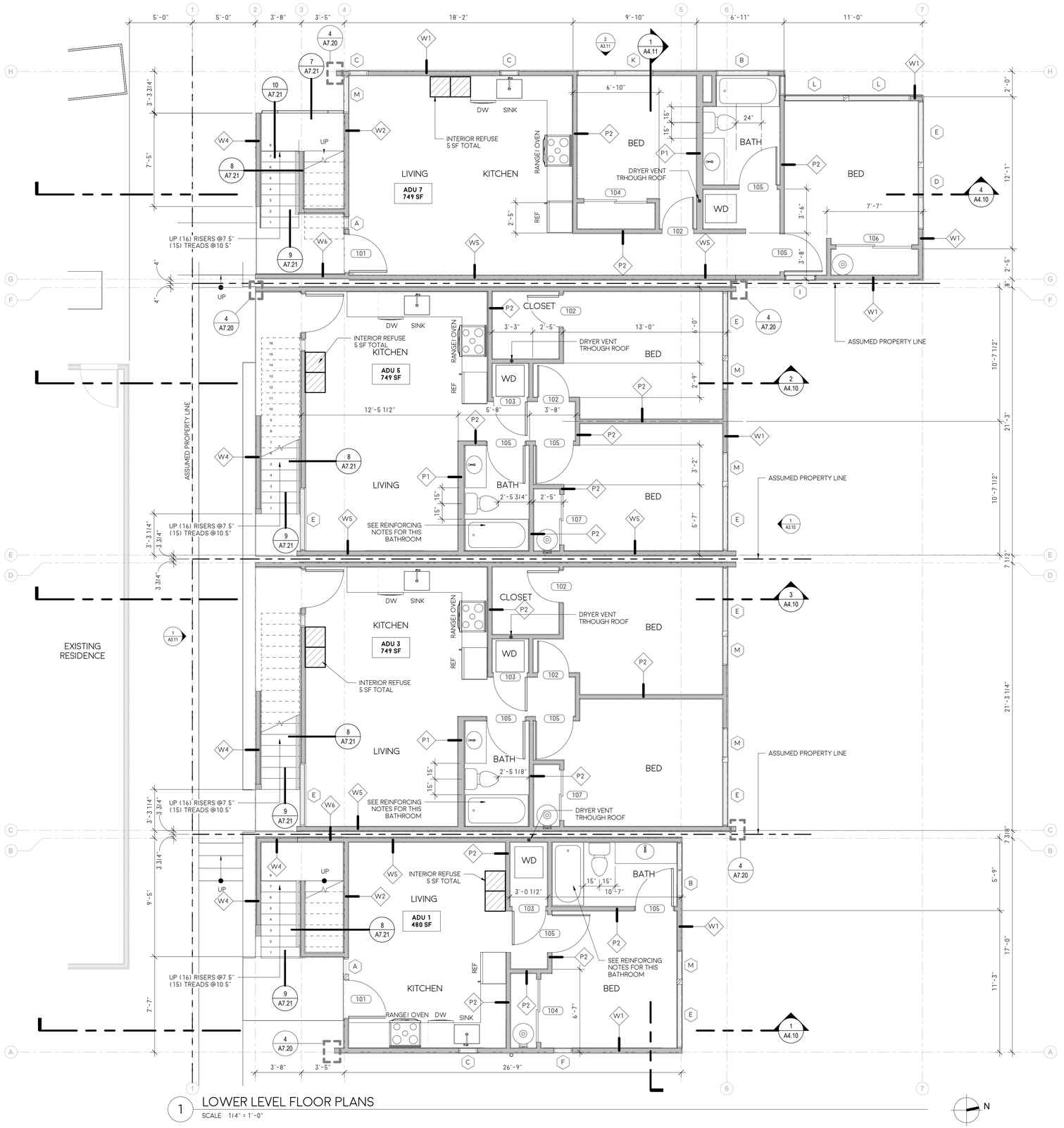
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A1.13

SITE DEMO PLAN

2511



1 LOWER LEVEL FLOOR PLANS

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

FLOOR PLAN LEGEND

- NEW WOOD FRAMED WALL
- EXISTING WOOD FRAMED WALL TO REMAIN
- NEW ONE HOUR WOOD FRAMED PARTY WALL
- X — ROOF - FLOOR - WALL ASSEMBLIES SEE SHEETS A0.10 & A0.11

FLOOR PLAN NOTES

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER APPROVED CONSTRUCTION MATERIALS.

2. REINFORCEMENT FOR GRAB BARS SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER 1.5 INCH BY 7.25 INCH ACTUAL DIMENSION) OR OTHER APPROVED CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY.

3. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39114 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

4. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.

5. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

6. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK ADDITIONALLY. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

7. 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 THE FLOOR.

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

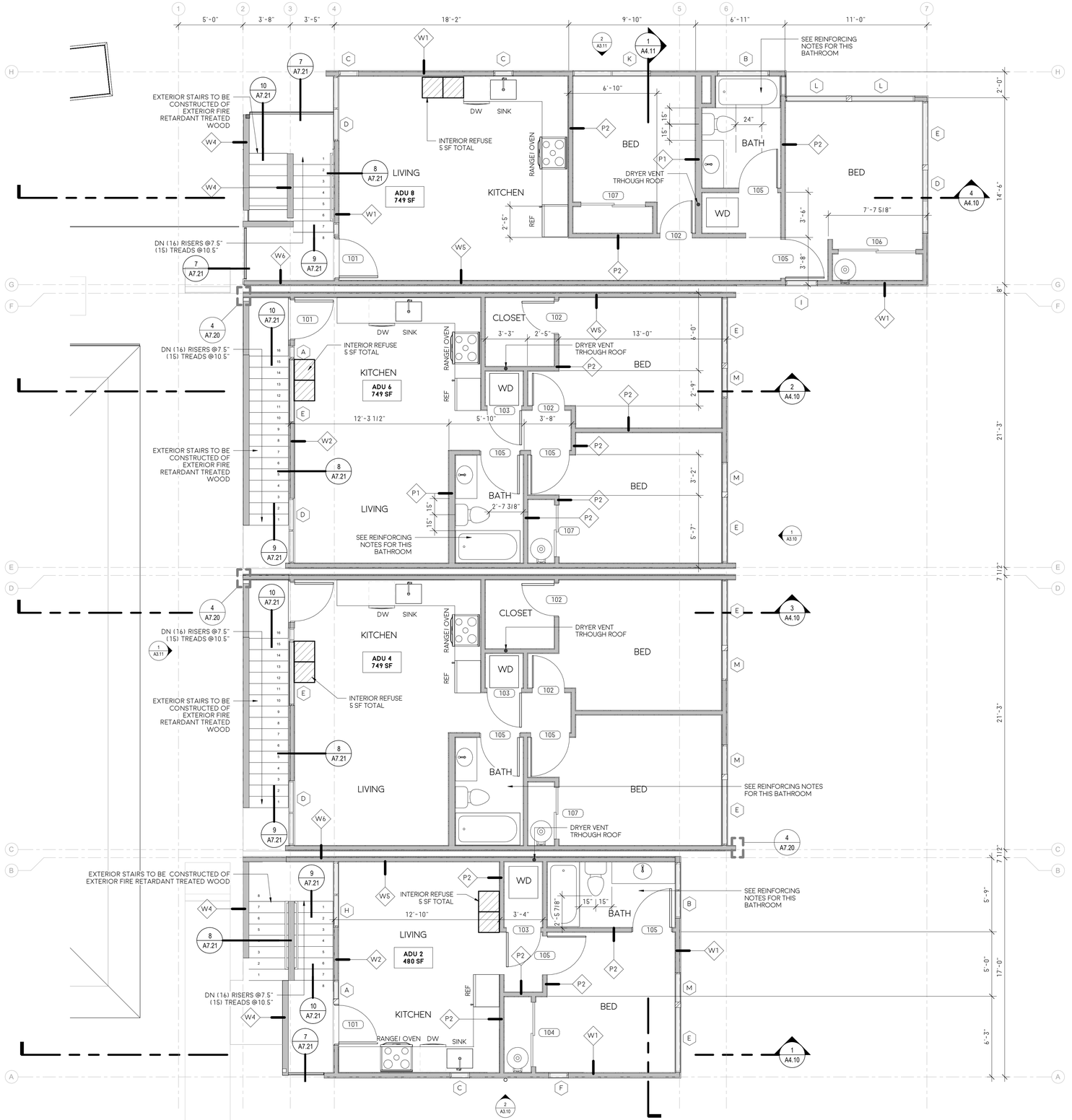
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A2.10

FIRST LEVEL FLOOR PLANS

2511



1 SECOND LEVEL FLOOR PLANS

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

FLOOR PLAN LEGEND

- NEW WOOD FRAMED WALL
- EXISTING WOOD FRAMED WALL TO REMAIN
- NEW ONE HOUR WOOD FRAMED PARTY WALL
- X — ROOF - FLOOR - WALL ASSEMBLIES SEE SHEETS A0.10 & A0.11

FLOOR PLAN NOTES

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER APPROVED CONSTRUCTION MATERIALS.

2. REINFORCEMENT FOR GRAB BARS SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER 1.5 INCH BY 7.25 INCH ACTUAL DIMENSION) OR OTHER APPROVED CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY.

3. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39114 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

4. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.

5. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

6. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK ADDITIONALLY. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

7. 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 THE FLOOR.

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

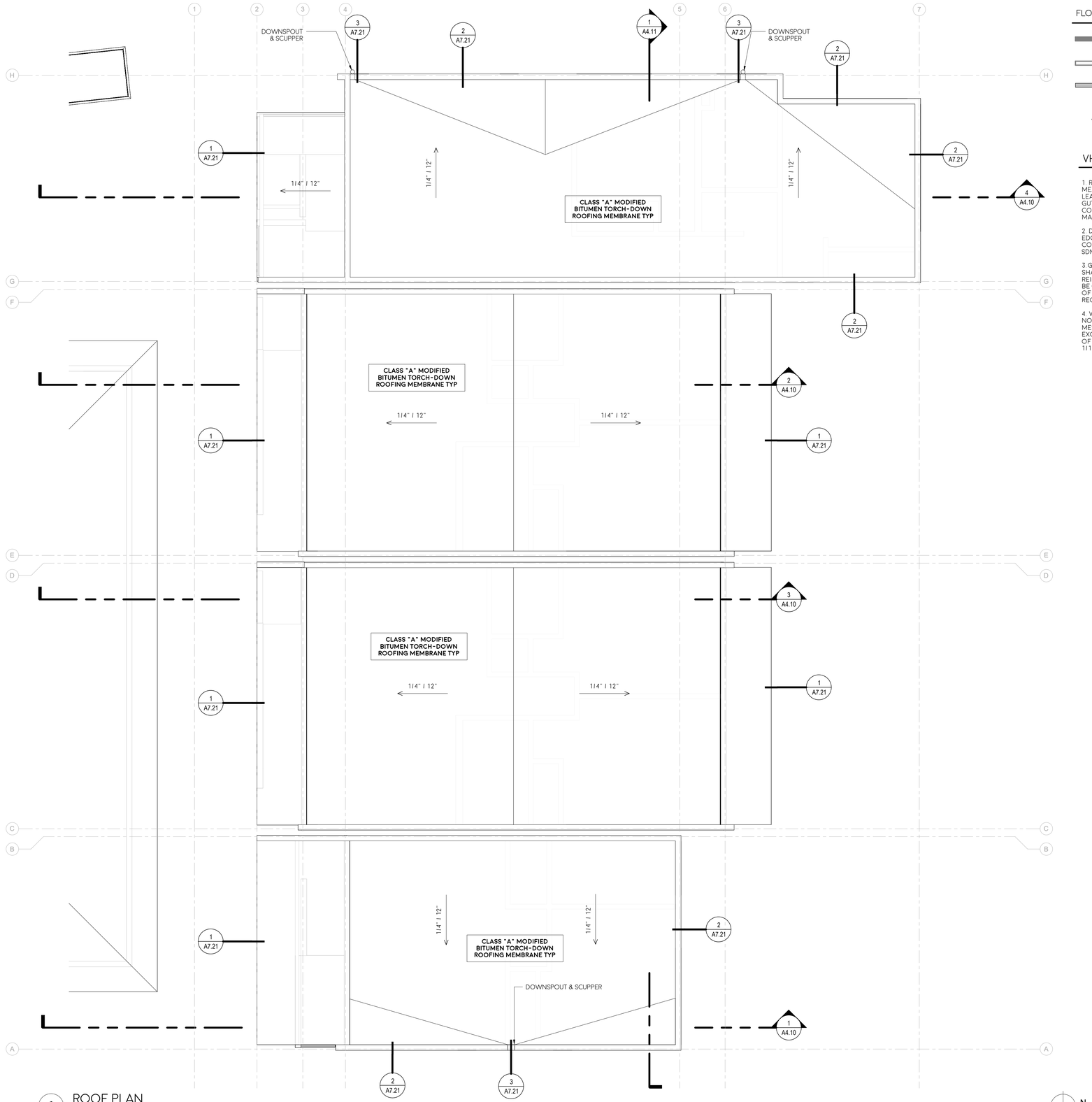
2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A2.11

SECOND LEVEL FLOOR PLANS



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

N

FLOOR PLAN LEGEND

- NEW WOOD FRAMED WALL
- EXISTING WOOD FRAMED WALL TO REMAIN
- NEW ONE HOUR WOOD FRAMED PARTY WALL
- X — ROOF - FLOOR - WALL ASSEMBLIES SEE SHEETS A0.10 & A0.11

VHFSZ NOTES

1. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. CRC R337 S 4/ SDMC 149.0327(E)

2. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE
SDMC 149.0327(E) 2

3. 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. SDMC 149.0327(G)1.

4. VENT OPENINGS ARE PROTECTED BY NONCOMBUSTIBLE, CORROSION RESISTANT MESH. INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

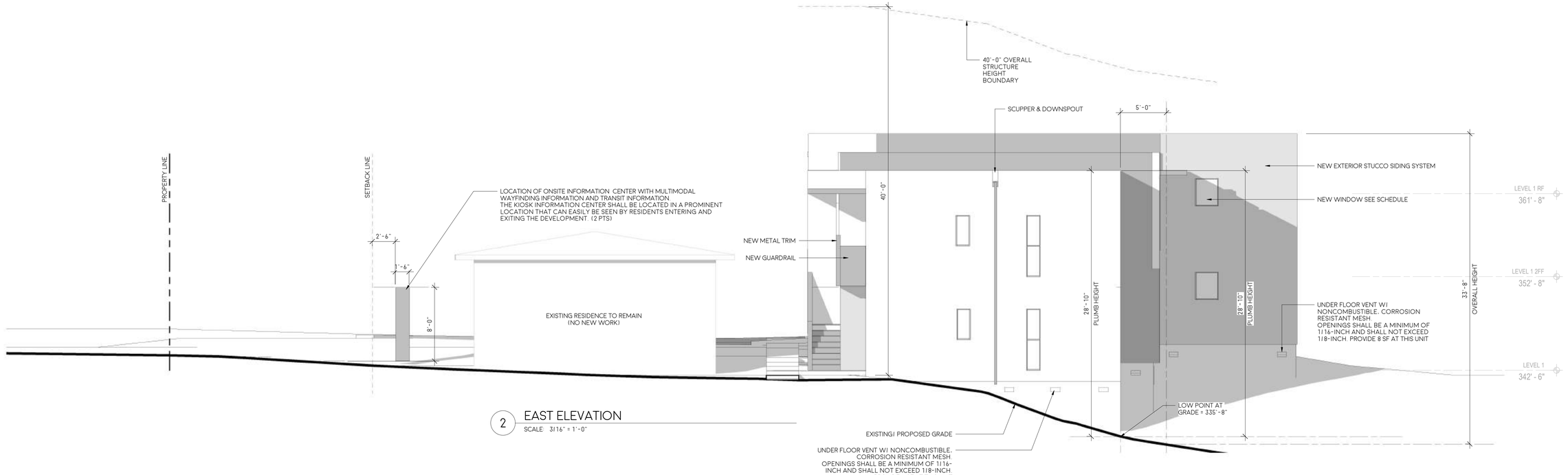
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A2.12

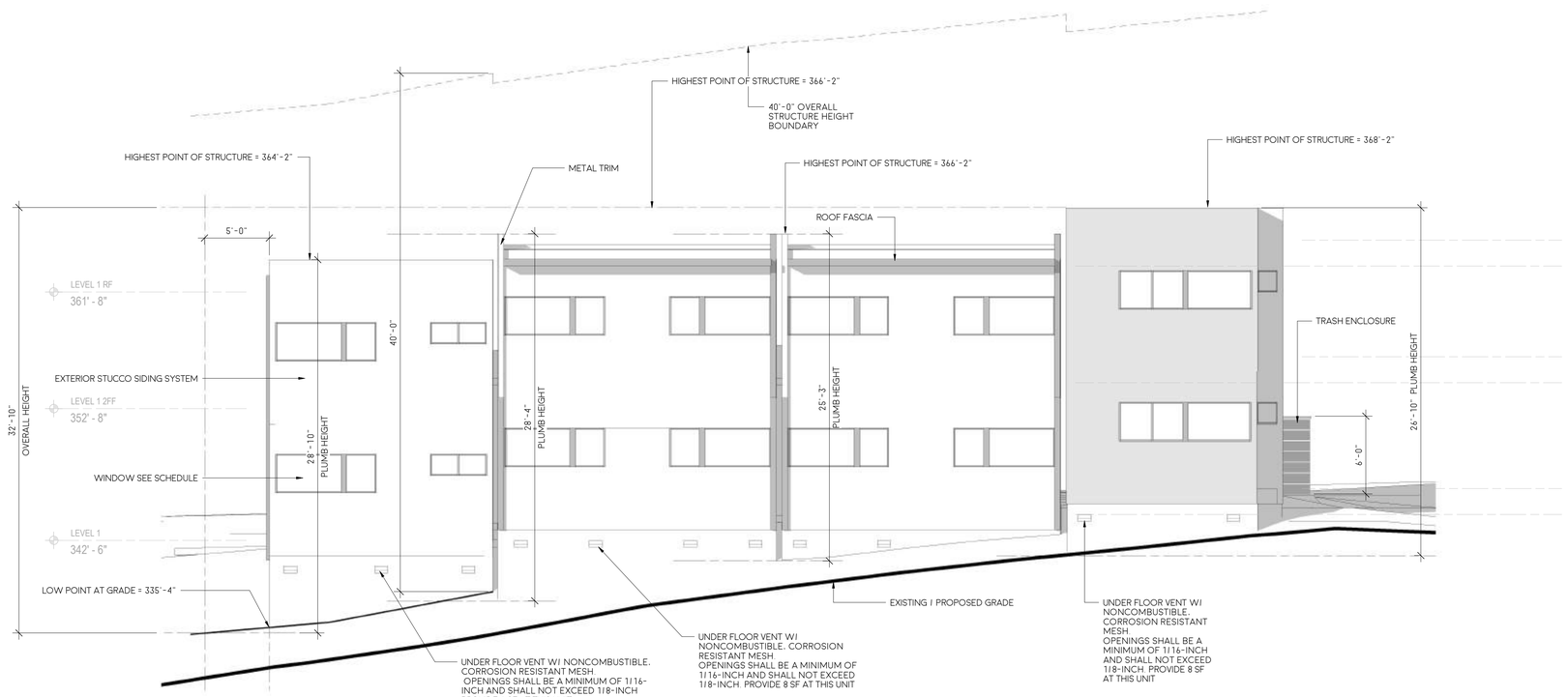
ROOF PLAN

2511



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

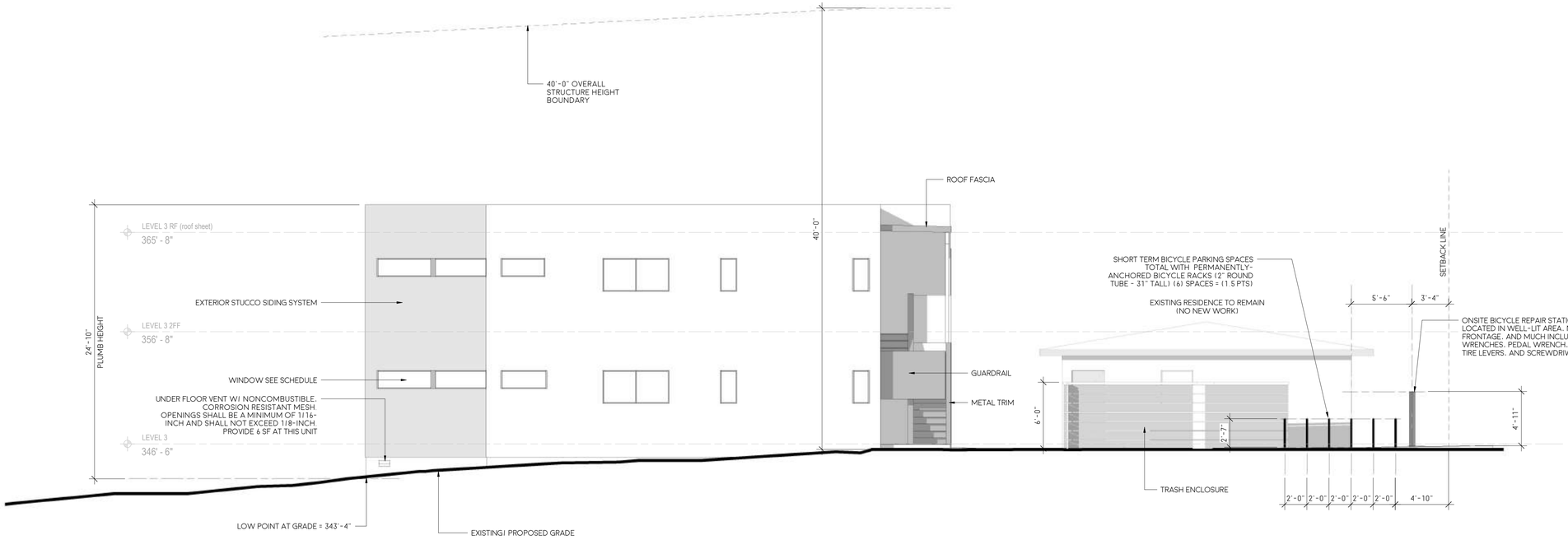
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A3.10

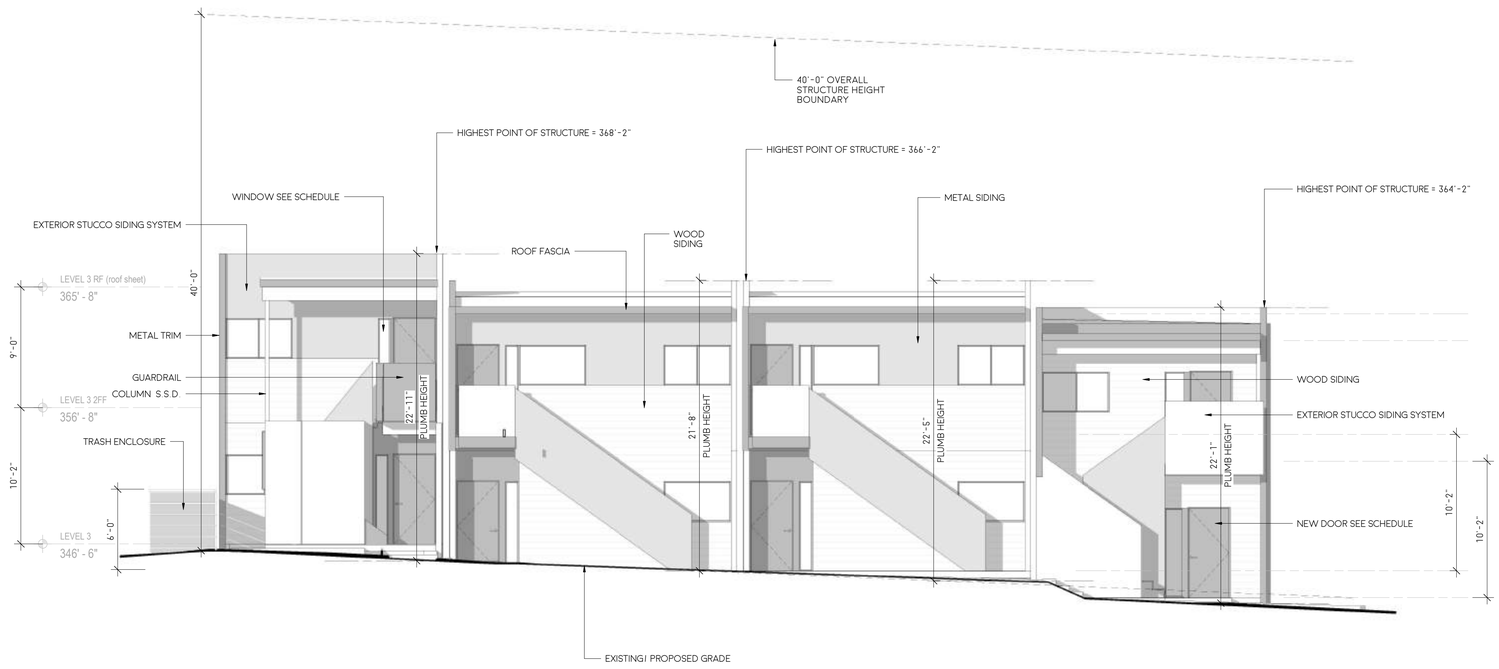
EXTERIOR ELEVATIONS

2511



2 WEST ELEVATION

SCALE 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE 3/16" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

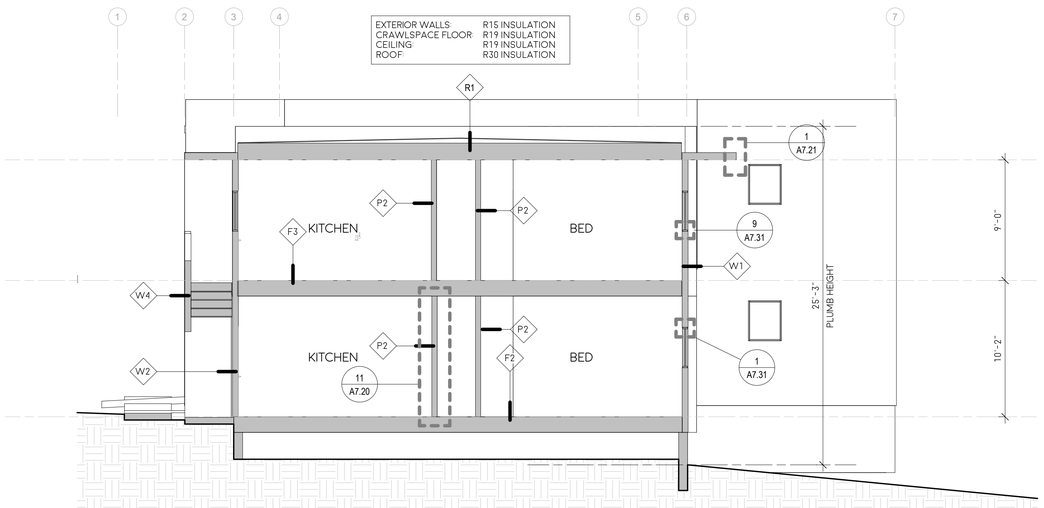
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

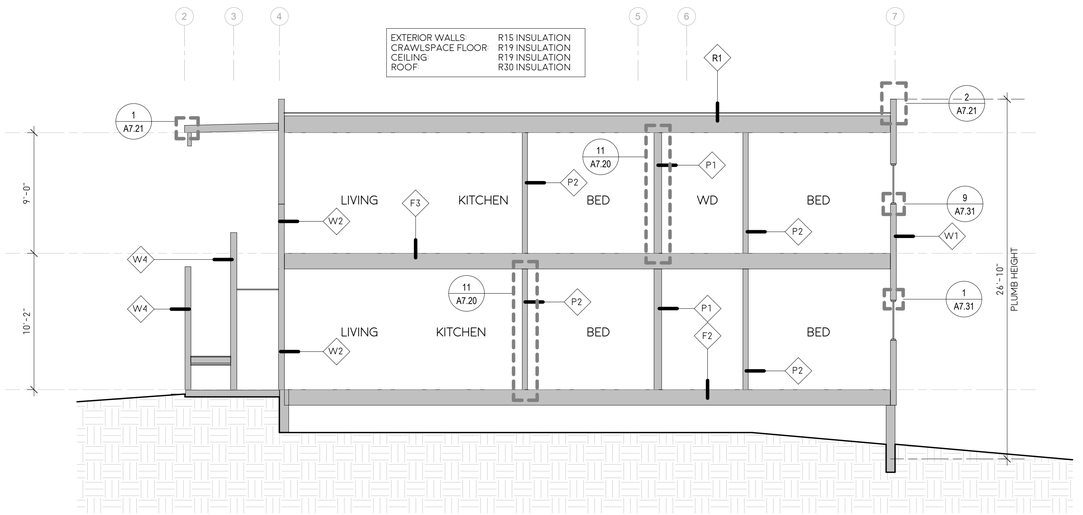
A3.11

EXTERIOR ELEVATIONS

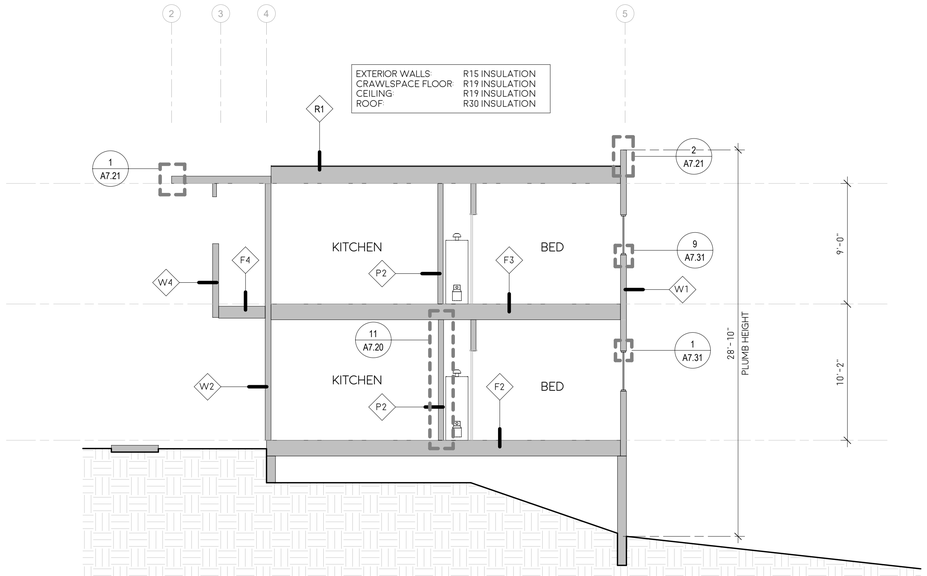
2511



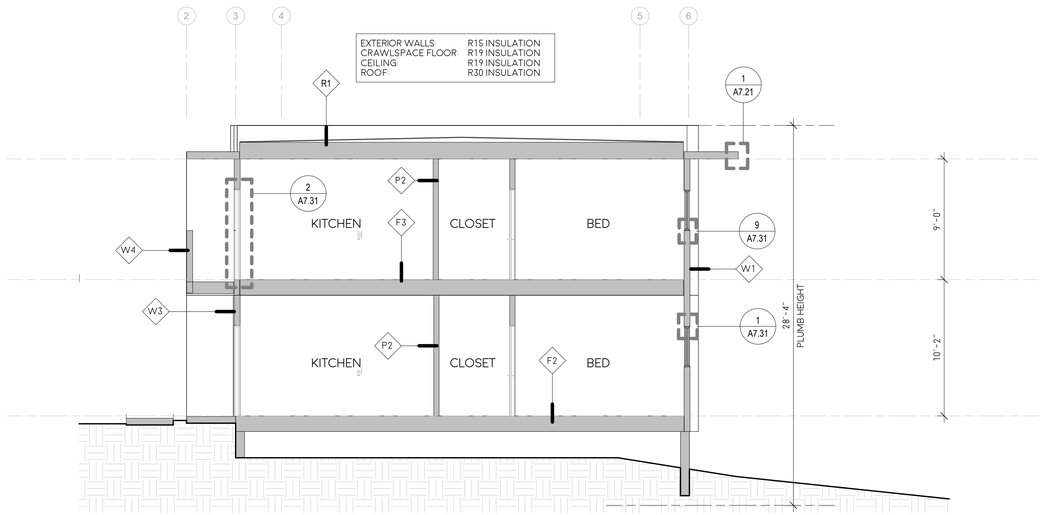
2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



4 BUILDING SECTION
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION1
SCALE: 3/16" = 1'-0"



3 BUILDING SECTION
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A4.10

BUILDING SECTIONS

2511

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

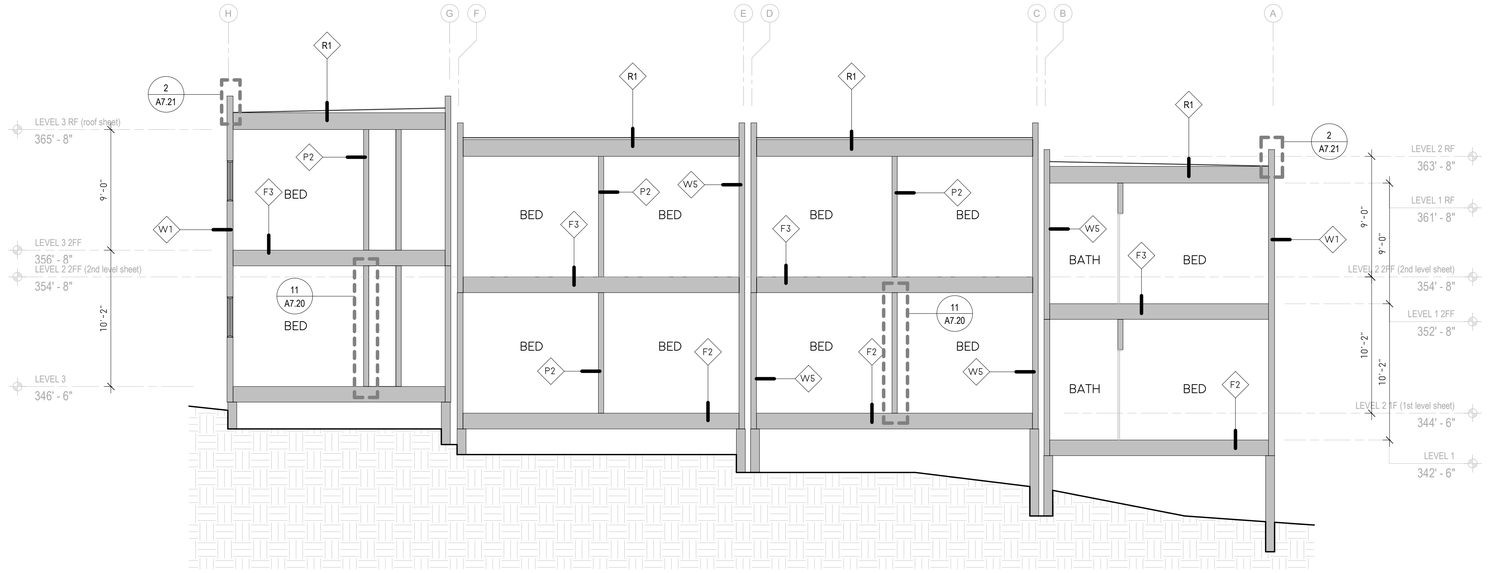
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUNLOP ADUS

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL



1 BUILDING SECTION
SCALE: 3/16" = 1'-0"

SAWAYA ARCHITECTURE

A4.11

BUILDING SECTIONS

2511



1 FIRST LEVEL ELECTRICAL PLANS

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

ELECTRICAL SYMBOL LEGEND

- INTERIOR CEILING MOUNT LED LIGHT
- INTERIOR CEILING MOUNT PUCK LEDLIGHT W/ RECESSED J-BOX
- WALL MOUNTED SCONCE LIGHT
- CEILING MOUNTED PENDANT LIGHT
- CEILING MOUNTED 80 CFM EXHAUST FAN FIRE RATED CEILINGS: PROVIDE UL CLASSIFIED CEILING RADIATION DAMPER FOR WOOD TRUSS CONSTRUCTION RUSKIN MODEL CFD7T-IB6 OR EQUAL
- (SD) PERMANENTLY-WIRED CEILING-MOUNTED SMOKE DETECTOR WITH BATTERY BACKUP
- (CM) PERMANENTLY-WIRED CEILING-MOUNTED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- TOGGLE SWITCH AT 42" AFF U.N.O.
- 3-WAY SWITCH AT 42" AFF U.N.O.
- 120V AFCI DUPLEX RECEPTACLE OUTLET AT 15" AFF U.N.O.
- GFCI 120V AFCI/ GFCI DUPLEX RECEPTACLE OUTLET AT 42" AFF U.N.O.
- T D DOORBELL BUTTONS OR CONTROLS SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL

ELECTRICAL NOTES

A. ALL NEW BATHROOM RECEPTACLE OUTLETS SHALL BE ISOLATED AND SERVED BY A MINIMUM OF 20 AMP BRANCH CIRCUIT PER NEC ART. 210-52(D).

B. ALL RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART. 210-52(A) REQUIREMENTS.

C. HALLWAYS GREATER THAN 10' IN LENGTH REQUIRE AT LEAST ONE RECEPTACLE/OUTLET PER NEC ART. 210-52(H).

D. PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS PER NEC ART. 210-8. ALL 125V, SINGLE-PHASE, 15- 20 AMP RECEPTACLES SHALL BE INSTALLED AT ALL LOCATIONS PER REQUIREMENTS.

E. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE HOUSE. ALL NEW SMOKE DETECTORS ADDED AT EXISTING CONSTRUCTION NEED ONLY BE BATTERY POWERED. (CBC SECTION 907.2.10.1.2)

F. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (CBC SECTION 907.2.10.2)

G. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE HOUSE. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CBC SECTION 907.2.10.3)

H. RECEPTACLE OUTLETS ON COUNTERTOPS SHALL BE INSTALLED AT 48" O.C. MAX. PER NEC ART. 210-52(C) REQUIREMENTS.

I. AT LEAST 50% OF THE INSTALLED WATTAGE OF LIGHT FIXTURES IN KITCHENS SHALL BE FLUORESCENT.

J. OUTDOOR LIGHT FIXTURES THAT ARE ATTACHED TO THE BUILDING SHALL BE FLUORESCENT, OR CONTROLLED BY A COMBINATION OF MOTION SENSORS AND PHOTO-CONTROL.

K. 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM EXHAUST FAN CAPACITIES.

L. LUMINAIRES TO BE INSTALLED RECESSED IN INSULATED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY A NATIONALLY RECOGNIZED TESTING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.

M. GENERAL LIGHTING USE IN RESIDENTIAL LIVING SPACES AND EXTERIOR LIGHTING LUMINAIRES SHALL BE HIGH EFFICACY TYPE AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

N. MOTION SENSORS SHALL BE ALLOWED FOR BATHROOMS, LAUNDRY ROOMS WITH MANUEL-ON AUTO-OFF IF LUMINAIRES ARE NOT HIGH EFFICACY TYPES.

O. DIMMER OR MANUEL-ON OCCUPANCY SENSORS SHALL BE ALLOWED FOR AREAS OTHER THAN KITCHENS, BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS IF LUMINARIES ARE NOT HIGH EFFICACY TYPES.

P. PROVIDE COMPACT FLUORESCENT BULBS AT ALL FIXTURES WHERE FLUORESCENT BULBS ARE NOT ALREADY REQUIRED.

Q. VERIFY ALL TELEPHONE AND CABLE JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

R. VERIFY LOCATION AND POWER REQUIREMENTS FOR HVAC UNIT WITH MECHANICAL CONTRACTOR.

S. IF DURING THE COURSE OF CONSTRUCTION, ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL DEMOLISH THE HAZARDOUS MATERIALS IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS.

T. ALL LOCATIONS TO HAVE TAMPER-RESISTANT RECEPTACLES

U. ALL RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS TO BE WEATHERRESISTANT.

V. ALL OUTLETS IN ALL ROOMS TO BE ARC-FAULT PROTECTED.

W. ALL OUTLETS IN LOCATIONS AS DESCRIBED IN NEC 210.8 TO BE GFCI PROTECTED.

X. ALL NON-LOCKING-TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN LOCATIONS AS DESCRIBED IN NEC 210.52 SHALL BE TAMPER RESISTANT RECEPTACLES

Y. ALL BATHROOM FANS TO HAVE A MINIMUM 50 CFM.

Z. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. CRC R327.1.2

EXCEPTIONS:

- DEDICATED RECEPTACLE OUTLETS, FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
- RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A5.10

FIRST LEVEL ELECTRICAL PLANS

2511



1 SECOND LEVEL ELECTRICAL PLANS

SCALE 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

- INTERIOR CEILING MOUNT LED LIGHT
- INTERIOR CEILING MOUNT PUCK LEDLIGHT W/ RECESSED J-BOX
- WALL MOUNTED SCONCE LIGHT
- CEILING MOUNTED PENDANT LIGHT
- CEILING MOUNTED 80 CFM EXHAUST FAN FIRE RATED CEILINGS: PROVIDE UL CLASSIFIED CEILING RADIATION DAMPER FOR WOOD TRUSS CONSTRUCTION RUSKIN MODEL CFD7T-IB6 OR EQUAL
- (SD) PERMANENTLY-WIRED CEILING-MOUNTED SMOKE DETECTOR WITH BATTERY BACKUP
- (CM) PERMANENTLY-WIRED CEILING-MOUNTED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- TOGGLE SWITCH AT 42" AFF U.N.O.
- 3-WAY SWITCH AT 42" AFF U.N.O.
- 120V AFCI DUPLEX RECEPTACLE OUTLET AT 15" AFF U.N.O.
- GFCI 120V AFCI/ GFCI DUPLEX RECEPTACLE OUTLET AT 42" AFF U.N.O.
- T D DOORBELL BUTTONS OR CONTROLS SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL

ELECTRICAL NOTES

A. ALL NEW BATHROOM RECEPTACLE OUTLETS SHALL BE ISOLATED AND SERVED BY A MINIMUM OF 20 AMP BRANCH CIRCUIT PER NEC ART. 210-52(D).

B. ALL RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART. 210-52(A) REQUIREMENTS.

C. HALLWAYS GREATER THAN 10' IN LENGTH REQUIRE AT LEAST ONE RECEPTACLEOUTLET PER NEC ART. 210-52(H).

D. PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS PER NEC ART. 210-8. ALL 125V,SINGLE-PHASE, 15-20 AMP RECEPTACLES SHALL BE INSTALLED AT ALL LOCATIONS PER REQUIREMENTS.

E. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE HOUSE. ALL NEW SMOKE DETECTORS ADDED AT EXISTING CONSTRUCTION NEED ONLY BE BATTERY POWERED. (CBC SECTION 907.2.10.1.2)

F. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (CBC SECTION 907.2.10.2)

G. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE HOUSE. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CBC SECTION 907.2.10.3)

H. RECEPTACLE OUTLETS ON COUNTERTOPS SHALL BE INSTALLED AT 48" O.C. MAX. PER NEC ART. 210-52(C) REQUIREMENTS.

I. AT LEAST 50% OF THE INSTALLED WATTAGE OF LIGHT FIXTURES IN KITCHENS SHALL BE FLUORESCENT.

J. OUTDOOR LIGHT FIXTURES THAT ARE ATTACHED TO THE BUILDING SHALL BE FLUORESCENT, OR CONTROLLED BY A COMBINATION OF MOTION SENSORS AND PHOTO-CONTROL.

K. 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM EXHAUST FAN CAPACITIES.

L. LUMINAIRES TO BE INSTALLED RECESSED IN INSULATED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY A NATIONALLY RECOGNIZED TESTING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.

M. GENERAL LIGHTING USE IN RESIDENTIAL LIVING SPACES AND EXTERIOR LIGHTING LUMINAIRES SHALL BE HIGH EFFICACY TYPE AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

N. MOTION SENSORS SHALL BE ALLOWED FOR BATHROOMS, LAUNDRY ROOMS WITH MANUEL-ON AUTO-OFF IF LUMINAIRES ARE NOT HIGH EFFICACY TYPES.

O. DIMMER OR MANUEL-ON OCCUPANCY SENSORS SHALL BE ALLOWED FOR AREAS OTHER THAN KITCHENS, BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS IF LUMINARIES ARE NOT HIGH EFFICACY TYPES.

P. PROVIDE COMPACT FLUORESCENT BULBS AT ALL FIXTURES WHERE FLUORESCENT BULBS ARE NOT ALREADY REQUIRED.

Q. VERIFY ALL TELEPHONE AND CABLE JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

R. VERIFY LOCATION AND POWER REQUIREMENTS FOR HVAC UNIT WITH MECHANICAL CONTRACTOR.

S. IF DURING THE COURSE OF CONSTRUCTION, ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL DEMOLISH THE HAZARDOUS MATERIALS IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS.

T. ALL LOCATIONS TO HAVE TAMPER-RESISTANT RECEPTACLES

U. ALL RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS TO BE WEATHERRESISTANT.

V. ALL OUTLETS IN ALL ROOMS TO BE ARC-FAULT PROTECTED.

W. ALL OUTLETS IN LOCATIONS AS DESCRIBED IN NEC 210.8 TO BE GFCI PROTECTED.

X. ALL NON-LOCKING-TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN LOCATIONS AS DESCRIBED IN NEC 210.52 SHALL BE TAMPER RESISTANT RECEPTACLES

Y. ALL BATHROOM FANS TO HAVE A MINIMUM 50 CFM

Z. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. CRC R327.1.2

EXCEPTIONS:

- DEDICATED RECEPTACLE OUTLETS: FLOOR RECEPTACLE OUTLETS: CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS: AND CONTROLS LOCATED ON APPLIANCES.
- RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

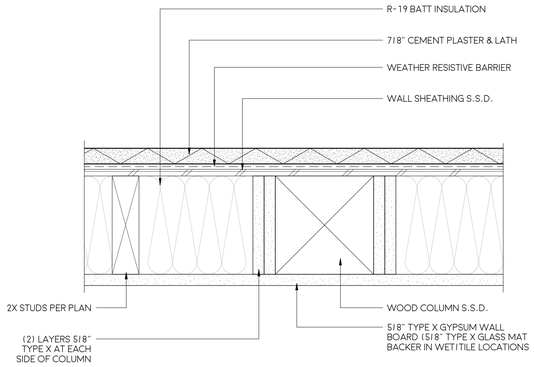
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A5.11

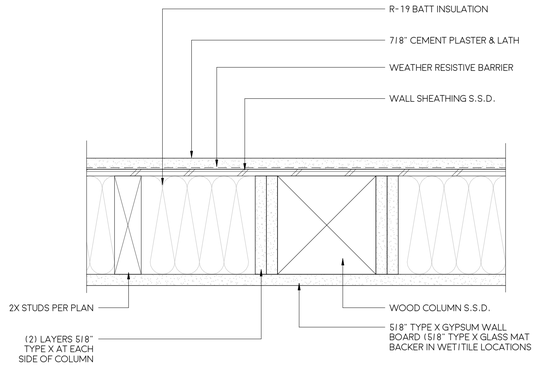
SECOND LEVEL ELECTRICAL PLANS

2S11



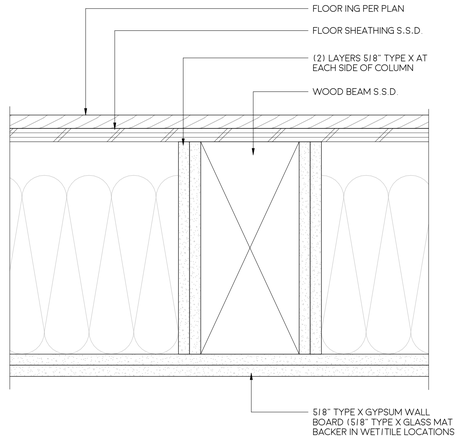
FIRE RATING: 1 HOUR
SOUND RATING: 50-59 STC
UL U-305

1 A7 1 HOUR RATED COLUMN @ EXT WALL
SCALE: 3" = 1'-0"

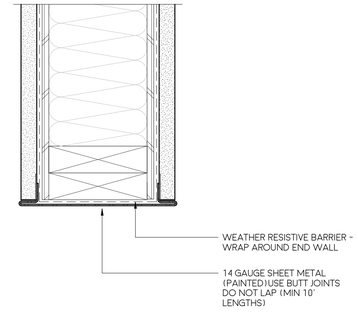


FIRE RATING: 1 HOUR
SOUND RATING: 50-59 STC
UL U-305

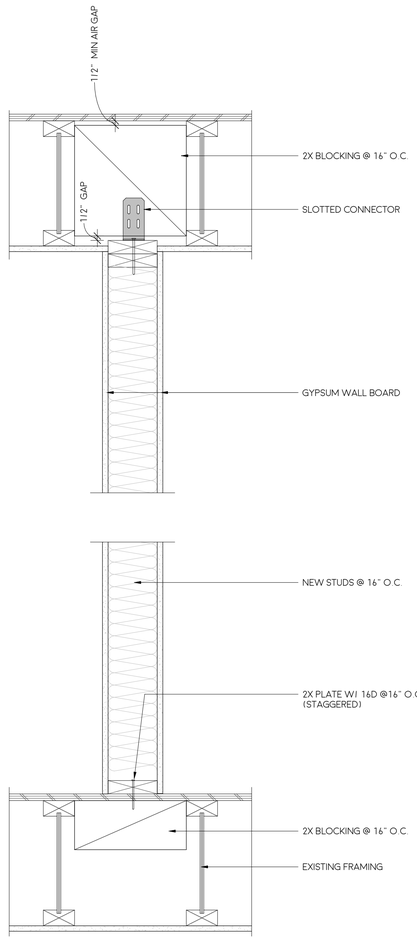
2 A7 1 HOUR RATED COLUMN @ INT WALL
SCALE: 3" = 1'-0"



3 1 HOUR RATED BEAM IN FLOOR
SCALE: 3" = 1'-0"



4 END WALL CAP
SCALE: 3" = 1'-0"



11 TYP NON-BEARING WALL
SCALE: 1 1/2" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2255 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2257 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

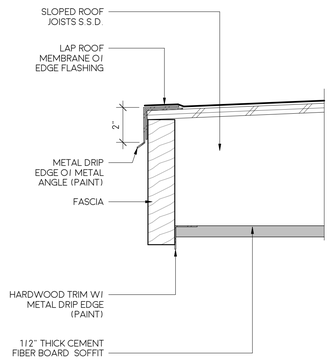
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A7.20

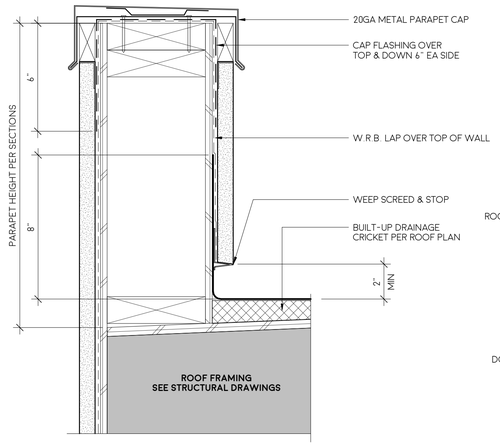
DETAILS

2511



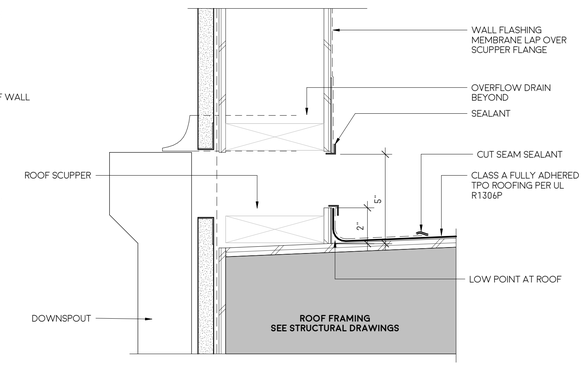
1 ROOF EDGE - FASCIA

SCALE: 3" = 1'-0"



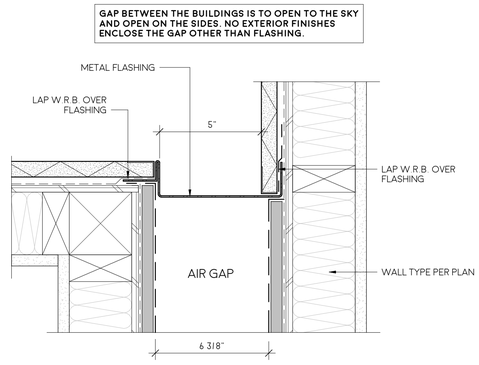
2 ROOF PARAPET

SCALE: 3" = 1'-0"



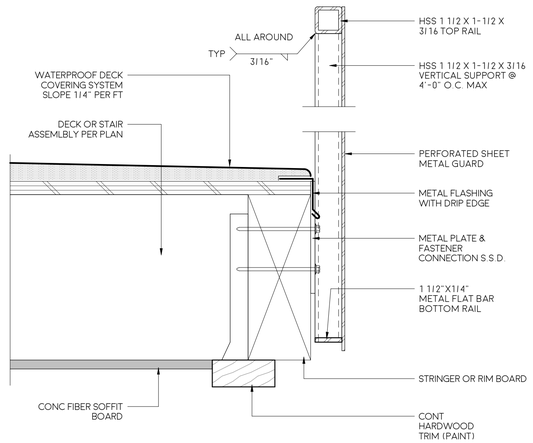
3 ROOF SCUPPER & DOWNSPOUT

SCALE: 3" = 1'-0"



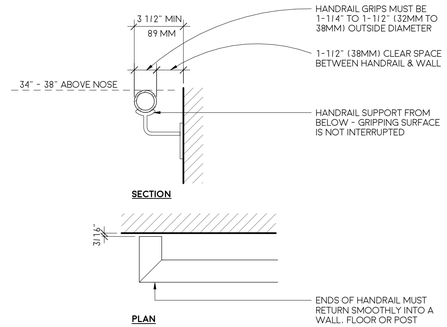
5 WALL GAP FLASHING

SCALE: 3" = 1'-0"



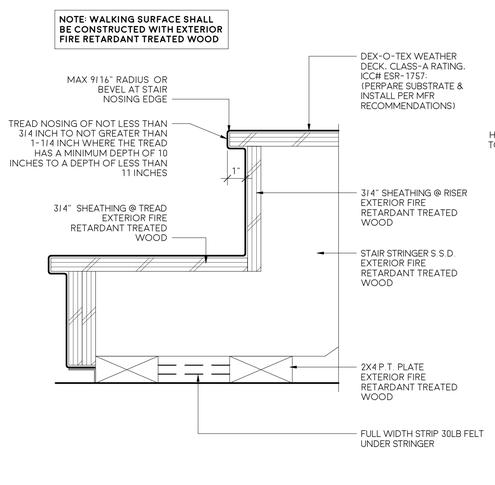
7 GUARDRAIL

SCALE: 3" = 1'-0"



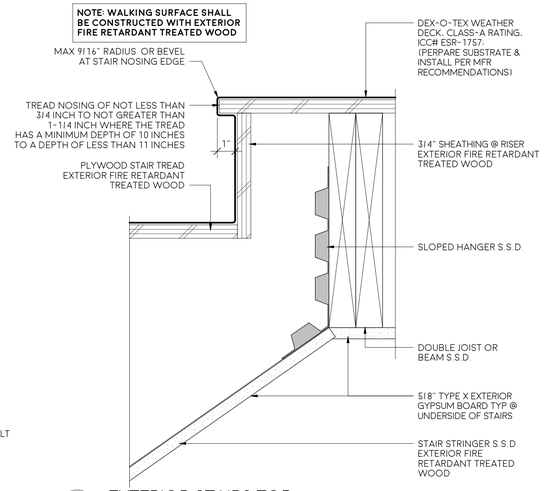
8 HANDRAIL WALL MOUNTED

SCALE: 3" = 1'-0"



9 EXTERIOR STAIRS BOTTOM

SCALE: 3" = 1'-0"



10 EXTERIOR STAIRS TOP

SCALE: 3" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

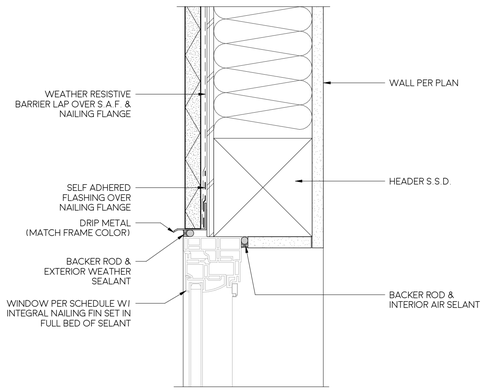
2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

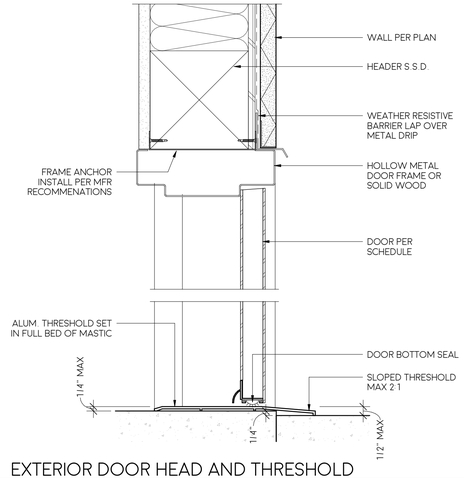
A7.21

DETAILS



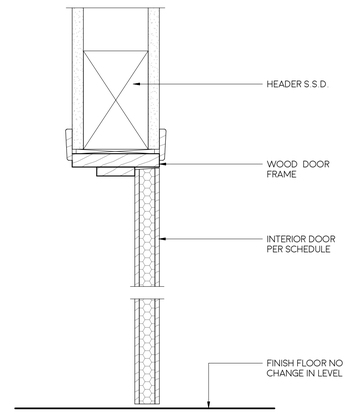
1 EXTERIOR WINDOW HEAD

SCALE: 3" = 1'-0"



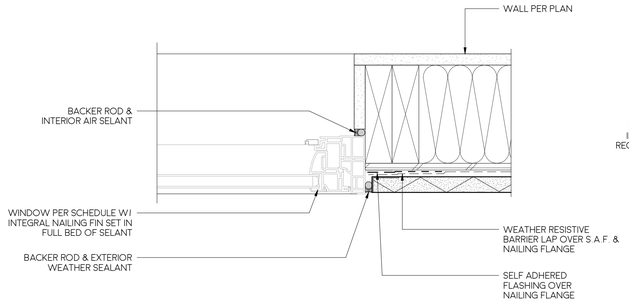
2 EXTERIOR DOOR HEAD AND THRESHOLD

SCALE: 3" = 1'-0"



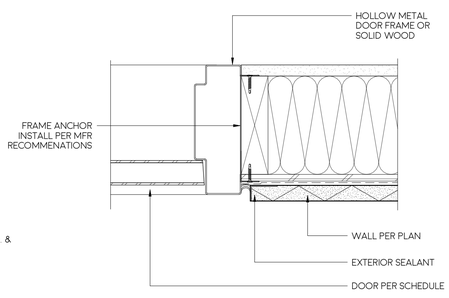
3 INTERIOR DOOR HEAD AND BASE

SCALE: 3" = 1'-0"



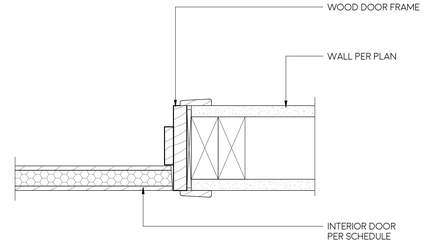
5 EXTERIOR WINDOW JAMB

SCALE: 3" = 1'-0"



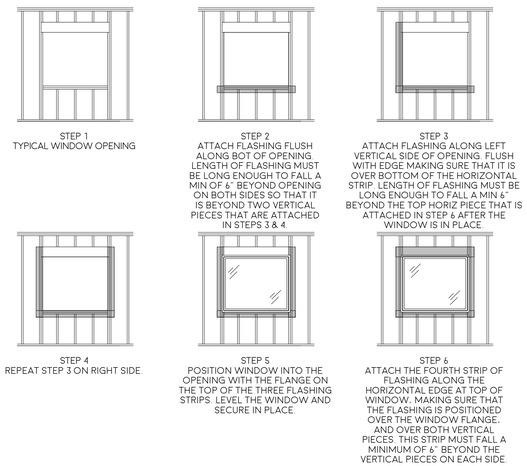
6 EXTERIOR DOOR JAMB

SCALE: 3" = 1'-0"



7 INTERIOR DOOR JAMB

SCALE: 3" = 1'-0"



9 EXTERIOR WINDOW SILL

SCALE: 3" = 1'-0"

10 EXTERIOR WINDOW SILL

SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE

3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2251 DUNLOP ST #102 ADU 3
2255 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2257 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

A7.31

DOOR AND WINDOW DETAILS

2511

FASTENING SCHEDULE

NO.	CONNECTION	FASTENING	LOCATION
	ROOF		
1.a.	BLOCKING BETWEEN JOISTS, RAFTERS, OR TRUSSES TO TOP PLATEX	(3) 8d COMMON	EACH END, TOE NAIL
1.b.	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d COMMON	EACH END, TOE NAIL
		(2) 16d COMMON	END NAIL
1.c.	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d @ 6"o.c.	FACE NAIL
2	CEILING JOISTS TO TOP PLATE	(3) 8d COMMON	EACH JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTERS, LAPS OVER PARTITIONS (NO THRUST)(SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(3) 16d COMMON	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTERS (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5	COLLAR TIE TO RAFTER	(3) 10d COMMON	FACE NAIL
6	RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	(3) 10d COMMON	TOE NAIL
7	ROOF RAFTERS TO RIDGE, VALLEY, OR HIP RAFTERS; OR ROOF RAFTER TO 2x RIDGE BEAM	(2) 16d COMMON	END NAIL
		(3) 10d COMMON	TOE NAIL
	WALL		
8	STUD TO STUD (NOT AT SHEAR WALLS)	16d COMMON	24"o.c. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT SHEAR WALLS)	16d COMMON	16"o.c. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON	16"o.c. EACH EDGE, FACE NAIL
11	CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOE NAIL
12	ADJACENT FULL-HEIGHT STUD TO END OF HEADER	(3) 16d	END NAIL
13	TOP PLATE TO TOP PLATE	16d COMMON	16"o.c. FACE NAIL
14	DOUBLE TOP PLATE SPLICE	(8) 16d COMMON	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENTH EACH SIDE OF END JOINT)
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT AT SHEAR WALLS)	16d COMMON	END NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING AT SHEAR WALL PANELS	(2) 16d COMMON	16"o.c. FACE NAIL
16	STUD TO TOP OR BOTTOM PLATE	(4) 8d COMMON	TOE NAIL
		(2) 16d COMMON	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d COMMON	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	(2) 8d COMMON	FACE NAIL
19	1" x 6" SHEATHING TO EACH BEARING	(2) 8d COMMON	FACE NAIL
20	1" x 8" AND WIDER SHEATHING TO EACH BEARING	(3) 8d COMMON	FACE NAIL
	FLOOR		
22	JOIST TO SILL, TOP PLATE, OR GIRDER	(3) 8d COMMON	TOE NAIL
23	RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING BELOW	8d COMMON	6"o.c., TOE NAIL
24	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	(2) 8d COMMON	FACE NAIL
25	2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON	BLIND AND FACE NAIL
26	2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)	(2) 16d COMMON	EACH BEARING, FACE NAIL
27	BAND OR RIM JOIST TO JOIST	(3) 16 common	END NAIL
28	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON	32"o.c., FACE NAIL T&B, STAGGERED, OPP SIDES
		AND (2) 20d COMMON	ENDS AND AT EACH SPLICE, FACE NAIL
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d COMMON	EACH JOIST OR RAFTER, FACE NAIL
30	BRIDGING OR BLOCKING TO JOIST, RAFTER, OR TRUSS	(2) 8d COMMON	EACH END, TOE NAIL

NOTES:

1. THE NUMBER AND SIZE OF FASTENERS SHOWN ABOVE ARE MINIMUM REQUIREMENTS. IF OTHER NOTES AND/OR DETAILS ON THE DRAWINGS REQUIRE MORE AND/OR LARGER FASTENERS, THE OTHER NOTES AND/OR DETAILS SHALL GOVERN.
2. WHEN POSSIBLE, NAILS DRIVEN PERPENDICULAR TO GRAIN SHALL BE USED INSTEAD OF TOENAILS.
3. SEE TABLE 2304.10.2 OF THE 2019 CBC FOR ADDITIONAL NOTES, REQUIREMENTS OR OPTIONS.

STATEMENT OF SPECIAL INSPECTION

THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED TO BE PERFORMED AS SPECIFIED:

INSPECTION	FREQUENCY	
SOILS		CBC 1705.6
EXCEPT (PRESUMPTIVE MINIMUMS)		
CONCRETE		CBC 1705.3
EXCEMPT		

EXCEPTION:

SPECIAL INSPECTIONS ARE NOT REQUIRED PER CBC 1705.3 FOR:

1. ISOLATED SPREAD CONCRETE FOOTINGS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.
2. CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE:
   - 2.1 THE FOOTINGS SUPPORT WALLS OF LIGHT-FRAME CONSTRUCTION.
   - 2.2 THE STRUCTURAL DESIGN OF THE FOOTING IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, F 'C, NOT MORE THAN 2,500 PSI, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS OR USED IN THE FOOTING CONSTRUCTION.
3. NONSTRUCTURAL CONCRETE SLABS SUPPORTED DIRECTLY ON THE GROUND, INCLUDING PRESTRESSED SLABS ON GRADE, WHERE THE EFFECTIVE PRESTRESS IN THE CONCRETE IS LESS THAN 150 PSI.
4. CONCRETE PATIOS, DRIVEWAYS AND SIDEWALKS, ON GRADE.

STRUCTURAL WOOD		CBC 1705.12.1, 1705.13.2
SPECIAL INSPECTION SHALL BE REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.	PERIODIC	SEE EXCEPTION
SPECIAL INSPECTION SHALL BE REQUIRED DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM.	CONTINUOUS	SEE EXCEPTION

EXCEPTION:

SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM, WHERE THE LATERAL RESISTANCE IS PROVIDED BY STRUCTURAL SHEATHING, AND THE SPECIFIED FASTENER SPACING AT THE PANEL EDGES IS MORE THAN 4 INCHES (102 MM) ON CENTER.

MASONRY		

EXCEPTION:

SPECIAL INSPECTION SHALL NOT BE REQUIRED FOR MASONRY FOUNDATIONS WALLS CONSTRUCTED IN ACCORDANCE WITH TABLE 1807.1.6.3(1) THROUGH 1807.1.6.3(4).

POST INSTALLED ANCHORS		
INSPECT INSTALLATION OF POST-INSTALLED ANCHORS	PERIODIC	AS SPECIFIED BY MANUFACTURER IN CODE LISTED REPORT
TEST POST INSTALLED ANCHORS	CONTINUOUS	AS AN ALTERNATE TO INSPECTION, PERFORM PULL TEST TO LOADS AS SPECIFIED ON PLANS

1. NOTICE TO THE OWNER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENT OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, CONSTRUCTION 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.
2. NOTICE TO THE CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENT OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, CONSTRUCTION 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.
3. THE SPECIAL INSPECTOR MUST BE REGISTERED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
4. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENT.
5. OFFSITE FABRICATOR MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
6. OFFSITE FABRICATOR SHALL SUBMIT AN 'APPLICATION TO PERFORM OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
7. OFFSITE FABRICATOR SHALL SUBMIT AN 'CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.
8. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.

ABBREVIATIONS:

BLKG	BLOCKING
B.N.	BOUNDARY NAIL
CJ	CONTROL JOINT OR CEILING JOIST
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DIAMETER
DIA	DOUBLE
DN	DOWN
DWG	DRAWING
E.N.	EDGE NAIL
EQ	EQUAL
FLR	FLOOR
F.N.	FIELD NAIL
FRMG	FRAMING
FT	FLOOR TRUSS
FTG	FOOTING
HDR	HEADER
JS	JACK STUD
KP	KING POST
KS	KING STUD
LVL	LAMINATED VENEER LUMBER
MANUF	MANUFACTURER
PSL	PARALLEL STRAND LUMBER
PT	PRESERVATIVE TREATED
RT	ROOF TRUSS
SHTG	SHEATHING
SIM	SIMILAR
T.N.	TOE NAIL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WSP	WOOD STRUCTURAL PANEL

LUMBER NOTES:

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR AND GRADED BY W.C.L.A OR W.W.P.A.
2. ALL WOOD BEARING ON CONCRETE OR MASONRY W/IN 4'-0" FROM GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR.
3. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED (12.1.3.2, 2018 NDS). A STANDARD CUT WASHER OR METAL PLATE/STRAP OR EQUAL OR GREATER DIMENSIONS SHALL BE PROVIDED BETWEEN THE WOOD AND NUT.
4. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED.
5. PROVIDE CONTINUOUS 2X SOLID BLOCKING BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS, EXCEPT AT SUPPORT W/ LEDGER W/ HANGER.
6. PROVIDE SOLID BLOCKING OR CROSS-BRIDGING AT 8'-0" O.C. MAX. FOR ALL SOLID LUMBER FLOOR JOISTS OVER (4") DEEP & AT 10'-0" O.C. MAX. FOR ALL SOLID LUMBER RAFTERS OVER (8") DEEP. LOCATE FIRST BLOCK AT MID-SPAN.
7. ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE W/ EXTERIOR GLUE CONFORMING TO PS 1-19.
8. AT HORIZ. PLYWOOD SHEATHING, NO PANEL SHALL BE LESS THAN 24" WIDE. AT VERTICAL PLYWOOD SHEATHING, NO PANEL SHALL BE LESS THAN 12" WIDE.
9. ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER HEAD & NUT, UNLESS NOTED OTHERWISE.
10. ALL JOIST HANGERS SHALL BE "SIMPSON" OR APPROVED EQUAL & SHALL MATCH SUPPORTED MEMBER SIZE UNLESS OTHERWISE SHOWN ON DRAWINGS. THEY SHALL BE INSTALLED FOR MAX. RATED LOADS.
11. PROVIDE 2X FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AND/OR STUD PARTITIONS AT FLOOR, CEILING & ROOF. FIRE STOPS AT A MAX. SPACING OF 8'-0" O.C. IN THE VERTICAL DIRECTION, PROVIDE 2X FIRE STOPS IN ALL FURRED SPACES, VERTICAL & HORIZONTAL.
12. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH OF THE FOLLOWING (MINIMUM) GRADES UNLESS OTHERWISE NOTED:
    - STUD, PLATES AND BLOCKING: NO. 2
    - BEAMS AND STRINGERS: SEL STRUCT
    - POSTS AND MULLIONS: SEL STRUCT
    - JOISTS AND RAFTERS (2X6 AND LARGER): NO. 1 & BTR
    - (2X4 AND 3X4): NO. 1 & BTR
    - BEAMS (LESS THAN 4" IN WIDTH): NO. 1 & BTR
    - SILL PLATES: PRESSURE TREATED NO. 1
13. NAILING FOR PLYWOOD SHEATHING SHALL BE 10d PLYWOOD NAILS, 2-1 /2" X #9 GAGE x 9/ 32" DIAMETER HEAD BARBED SHANK, EQUIVALENT.
14. MACHINE APPLIED NAILING SHALL BE CALIBRATED TO THE SPECIFIC PROJECT CONDITIONS. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
15. ALL NAILS SHALL BE COMMON WIRE NAILS PER NDS TABLE 11N, 11P & SHALL COMPLY TO ASTM F1667.
16. ALL NAILING SHALL COMPLY WITH 2022 CBC TABLE 2304.10.2 & SECTION 2303.6.
17. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% (DRY) LUMBER.
18. WHERE JOISTS ARE SUPPORTING MECHANICAL EQUIPMENT AND ARCHITECTURAL FEATURES, CONSULT MECHANICAL AND ARCHITECTURAL DRAWINGS FOR EQUIPMENT AND FEATURE LOADS.
19. PRE-DRILL HOLES AS NEEDED FOR ANY SIZE NAIL TO AVOID SPLITTING WOOD FRAMING MEMBERS.
20. NO SHOT PIN IS ALLOWED AT CURBS & EDGE OF SLABS.
21. RETIGHTEN BOLTS (HAND TIGHTENING IS NOT ALLOWED) BEFORE CLOSING IN.
22. EXTERIOR USE NAILS SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, MECHANICALLY DEPOSIT ZINC-COATED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
23. ALL FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD & FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
24. LAMINATED VENEER LUMBER (VERSA LAM) AS MANUFACTURED BY BOISE CASCADE SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
    - BEAMS 3 1/2" AND WIDER: F_b = 3100 PSI, F_v = 285 PSI, F_t = 1950 PSI, F_c = 3000, E = 2000 KSI
    - 1 3/4" WIDE BEAM/JOIST: F_b = 2800 PSI, F_v = 285 PSI, F_t = 1950 PSI, F_c = 3000, E = 2000 KSI
    - 1 1/2" WIDE RIM BOARD: F_b = 2400 PSI, F_v = 285 PSI, F_t = 1500 PSI, F_c = 3000, E = 1700 KSI
25. WOOD-I JOIST SHALL BE PER BOISE CASCADE (ESR 1336) AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
    - WEB: OSB CONFORMING TO DOC VOLUNTARY PRODUCT STANDARD PS2, EXPOSURE 1
    - FLANGE: VERSA-LAM LVL PER ESR-1336
26. ALL COUNTERSUNK INTO SAWN LUMBER FOR BOLT & LAG BOLT SHALL NOT BE MORE THAN THE HEIGHT OF BOLT NUT PLUS THICKNESS OF PLATE WASHER

FOUNDATION NOTES:

1. THE NATIVE SOILS HAVE BEEN ASSUMED TO BE CLAY, SANDY-CLAY OR SILTY-CLAY. PRESUMPTIVE SOIL VALUES HAVE BEEN ASSUMED FOR THIS PROJECT, SEE CBC SECTION 1806.
2. THE ALLOWABLE PASSIVE SOIL BEARING PRESSURE IS 1500psf BASED ON TABLE 1806.2. THE ALLOWABLE BEARING PRESSURES MAY BE INCREASED BY ONE THIRD WHEN CONSIDERING LOADINGS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES WHEN USED IN CONJUNCTION WITH THE ALTERNATE BASIC LOAD CASES IN CBC 1605.3.2. AT REST AND ACTIVE EQUIVALENT LATERAL PRESSURES FOR RETAINING WALL DESIGN ARE 85pcf AND 55pcf RESPECTIVELY.
3. FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 1'-6" BELOW LOWEST ADJACENT SOIL GRADE.
4. WHERE THE BUILDING OFFICIAL HAS REASON TO DOUBT THE CLASSIFICATION, STRENGTH OF COMPRESSIBILITY OF THE SOIL, THE BUILDING OFFICIAL SHALL BE PERMITTED TO REQUIRE THAT A GEOTECHNICAL INVESTIVATION BE CONDUCTED.

CITY OF SAN DIEGO SOILS NOTES:

1. THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.
2. AS A CALIFORNIA LICENSED ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE SILTY CLAY AND PER TABLE 1806.2 OF THE 2022 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF 1500 PSF. FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.
3. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

SIGNATURE: _____
ENGINEER OF RECORD

REINFORCED MASONRY NOTES:

1. MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE AND ACI 530/530.1, "BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES", LATEST APPROVED EDITION.
2. CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C 90, MEDIUM WEIGHT. THE COMPRESSIVE STRENGTH OF THE UNITS SHALL BE 2000psi.
3. THE COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY, f'm = 2000psi.
4. ALL WALLS SHALL BE GROUTED SOLID. LIFTS SHALL NOT EXCEED 4'-0" IN HEIGHT UNLESS HIGHER LIFTS ARE APPROVED BY THE ENGINEER OF RECORD. CLEANOUT HOLES SHALL BE PROVIDED AT THE BASE OF ALL GROUTED CELLS, AND SHALL BE SPACED NO GREATER THAN 32"o.c. FOR SOLIDLY GROUTED MASONRY. GROUT SHALL BE MECHANICALLY VIBRATED.
5. GROUT SPACES SHALL BE FREE OF MORTAR DROPPINGS, DEBRIS, LOOSE AGGREGATES AND ANY OTHER DELETERIOUS MATERIALS.
6. GROUT CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR 1 1/2" BELOW THE TOP OF THE UPPERMOST UNIT.
7. MORTAR SHALL CONFORM TO ASTEM C270, TYPE S, WITH AN AVERAGE 28-DAY COMPRESSIVE STRENGTH OF 2000psi MINIMUM.
8. GROUT SHALL CONFORM TO ASTM C476 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2000psi.
9. REINFORCEMENT SHALL COMPLY WITH ASTM A615, GRADE 60.
10. MASONRY CONSTRUCTION SHALL BE RUNNING BOND, U.O.N.
11. ALL JOINTS SHALL BE FULL BUTTERED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. DO NOT SCALE THE DRAWINGS, SCALED DIMENSIONS AND GRAPHICALLY SHOWN LOCATIONS ARE TO BE CONSIDERED ONLY APPROXIMATE. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN CASE OF CONFLICT, MORE COSTLY REQUIREMENTS GOVERN FOR BIDDING. SUBMIT CLARIFICATION REQUEST PRIOR TO PROCEEDING WITH WORK.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY DEVIATION FROM THE APPROVED SET OF CONTRACT DOCUMENTS SHALL ONLY BE MADE AFTER WRITTEN APPROVAL BY THE ENGINEER OF RECORD. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. UNLESS NOTED OTHERWISE, DETAILS IN STRUCTURAL DRAWINGS ARE TYPICAL AS INDICATED BY CUTS, REFERENCES OR TITLES.
4. NO PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL BE PLACED IN SLABS, BEAMS OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER OF RECORD.
5. THE CONSTRUCTION STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
6. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

STRUCTURAL DESIGN CRITERIA:

DESIGN CODE: 2022 CRC

DESIGN LOADS:

ROOF:	DL = 18 PSF	RLL = 20 PSF
FLOOR:	DL = 20 PSF	LL = 40 PSF
DECK:	DL = 20 PSF	LL = 60 PSF

LIVE LOADS ARE REDUCIBLE U.O.N. PER CBC SECTION 1607 AND TABLE 1607.1. ADDITIONAL LOADS DUE TO MECHANICAL UNITS, PARTITIONS, ETC. SHALL BE CONSIDERED

WIND DESIGN CRITERIA:

BASIC DESIGN WIND SPEED:	96 MPH (LRFD)
RISK CATEGORY:	II
WIND EXPOSURE:	D
INTERNAL PRESSURE COEFFICIENT:	0.18
COMPONENTS & CLADDING PRESSURE:	Varies per ASCE 7-16

SEISMIC DESIGN CRITERIA:

RISK CATEGORY:	II
IMPORTANCE FACTOR	1.0
SITE CLASS:	D (DEFAULT)
SEISMIC DESIGN CATEGORY:	D

S_s = 1.288 S_1 = 0.445
S_{MS} = 1.545 S_{M1} = NA
S_{DS} = 1.03 S_{D1} = NA

C_s = 0.1585

BASIC FORCE RESISTING SYSTEM:
LIGHT-FRAMED WOOD SHEARWALL (R = 6.5)
DESIGN PROCEDURE:
EQUIVALENT LATERAL FORCE PROCEDURE (ASCE 7-16)

CONCRETE NOTES:

1. ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, EXCEPT AS MODIFIED BY THESE NOTES AND THE 2022 CALIFORNIA BUILDING CODE.
2. MINIMUM CONCRETE COMPRESIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

	STRENGTH	W/C	SLUMP
FOUNDATION	f'c = 2,500 psi	0.45	4"
SLAB ON GRADE	f'c = 4,000 psi	0.45	4"

3. CEMENT SHALL CONFORM TO ASTM (C-150) TYPE II/V (MAXIMUM 15% FLYASH REPLACEMENT MAY BE USED, ASTM C618 & CLASS N OR F).
4. AGGREGATES SHALL CONFORM TO ASTM C-33 FOR NORMAL WEIGHT CONCRETE AND ASTM C-330 FOR LIGHTWEIGHT CONCRETE.
5. DRYPACK SHALL BE COMPOSED OF ONE PART OF PORTLAND CEMENT TO NOT MORE THAN THREE PARTS OF SAND.
6. ANCHOR BOLTS, DOWELS, INSERTS, ETC., SHALL BE SECURLY TIED IN PLACE PRIOR TO POURING CONCRETE.
7. CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR 10 DAYS OR BY AN APPROVED CURING COMPOUND.
8. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE EXCEPT AS NOTED.
9. STRUCTURAL LIGHTWEIGHT CONCRETE SHALL BE SAND LIGHTWEIGHT AND HAVE A DRY DENSITY RANGE OF 110 pcf TO 115 pcf.
10. ADMIXTURES SHALL COMPLY WITH ASTM A494 AND SHALL NOT BE CONSIDERED TO REDUCE THE CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED).
11. WATER SHALL BE CLEAN AND FREE OF ACID, ALKALIS AND ORGANIC MATERIALS.
12. CONCRETE SHALL BE PROPORTIONED SUCH THAT THE 7 DAY STRENGTHS ARE A MINIMUM OF 70% OF THE SPECIFIED 28 DAY STRENGTH FOR ANY CONCRETE CONSTRUCTION REQUIRING SHORING, BRACING OR TO RECEIVE CONSTRUCTION LOADS.
13. REFER TO ARCHITECTURAL DRAWINGS FOR CURBS, DEPRESSIONS, SLOPES, AND GROOVES REQUIRED TO BE CAST INTO CONCRETE.
14. SLEEVE PLUMBING OPENINGS IN CONCRETE SLABS BEFORE PLACING CONCRETE. NO SLEEVES OR CHASES SHALL BE PLACED IN FOOTING UNLESS SPECIFICALLY NOTED BY THE STRUCTURAL PLANS.

REINFORCING STEEL NOTES:

1. ALL PORTIONS OF WORK PERTAINING TO FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO TITLE 24, ART 2, CHAPTER 19
2. REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, EXCEPT THAT #3 BARS MAY BE GRADE 40. REINFORCING BARS THAT ARE TO BE WELDED SHALL CONFORM TO ASTM A-706, GRADE 60.
3. WELDING OF REINFORCEMENT SHALL BE WITH LOW HYDROGEN ELECTRODES AND SHALL CONFORM TO STRUCTURAL WELDING CODE - REINFORCING STEEL, SWS D1.4, BY THE AMERICAN WELDING SOCIETY AND SEC. 1903.8. WELDING RODS USED FOR THE WELDING OF REINFORCING SHALL BE E-70XX. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
4. ALL REINFORCING BAR BENDS SHALL BE MADE COLD. ALL #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT.
5. FUSION WELDED REINFORCING STEEL ASSEMBLIES SHALL CONFORM TO SEC. 1903.8. TIES/STIRRUP BARS IN FUSION WELDED ASSEMBLIES SHALL CONFORM TO ASTM A-706, AND LONGITUDINAL HOLDING WIRES SHALL CONFORM TO ASTM A-1064.
6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, AND SHALL BE LAPPED 1-1/2 SPACING AND 12" MINIMUM.
7. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE, SPACING AND NUMBER AS THE VERTICAL REINFORCEMENT, RESPECTIVELY.
8. REINFORCING SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS.

MORGAN STRUCTURAL
(760) 690-7454
www.morganstructural.com

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
No. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS
2249 DUNLOP ST
SAN DIEGO, CA 92111

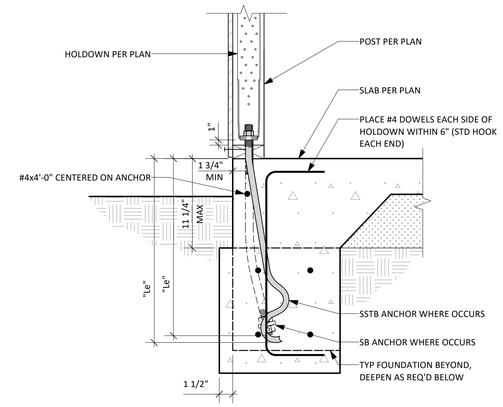
Revisions:

	Date

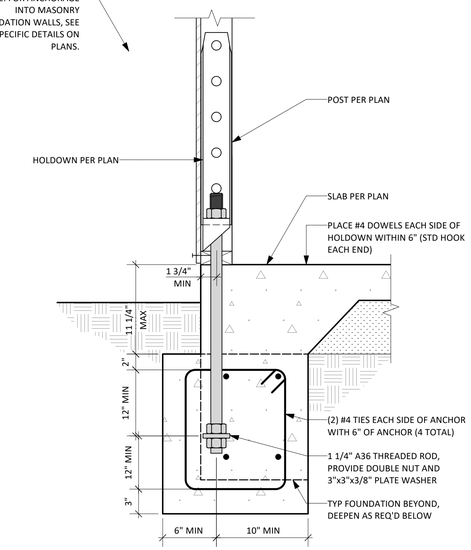
Date: 11/12/25
Scale: NTS
Project No: 25.152
Sheet:

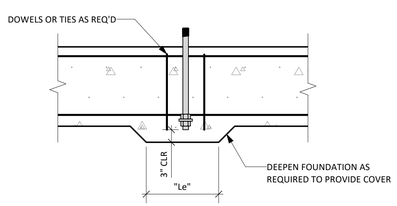
S-1.0

GENERAL NOTES



NOTE: FOR ANCHORAGE INTO MASONRY FOUNDATION WALLS, SEE SPECIFIC DETAILS ON PLANS.





HOLDOWN SCHEDULE

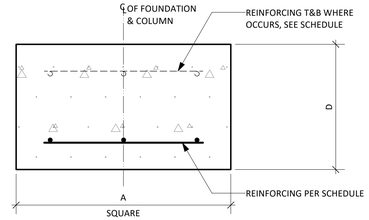
STRAP	HD BOLT	THREADED ROD	"Le"	FASTENER	POST
HDU4	SSTB24	5/8" (A36)	20 5/8"	(10) 1/4x2-1/2 SDS	2-2x
HDU8	SSTB28L	7/8" (A36)	24 7/8"	(20) 1/4x2-1/2 SDS	4x4
HDU11	SB1x30	1" (A36)	24"	(30) 1/4x2-1/2 SDS	4x6
HDU14	SB1x30	1" (A36)	24"	(36) 1/4x2-1/2 SDS	6x6 OR 4x8
HD19	1-1/4" (A36)	1-1/4" (A36)	30"	(5) 1" MB	6x6 OR 4x8

NOTE: INFORMATION IS TYPICAL UNLESS SPECIFICALLY DETAILED OTHERWISE.

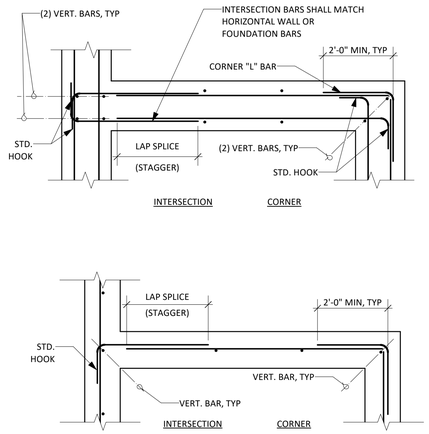
12 TYPICAL HOLDOWN ASSEMBLY AND ANCHORAGE

SPREAD FOUNDATION SCHEDULE

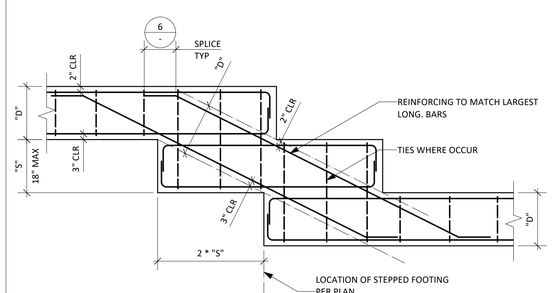
TYPE	A	D	REINFORCING	REMARKS
F-1.5	1'-6"	1'-0"	(3) #5 BAR EA.WAY	T&B
F-2.0	2'-0"	1'-6"	(3) #5 BAR EA. WAY	
F-2.5	2'-6"	1'-6"	(4) #5 BAR EA. WAY	
F-3.0	3'-0"	1'-6"	(5) #5 BAR EA. WAY	
F-4.0	4'-0"	1'-6"	(6) #5 BAR EA. WAY	



7 TYPICAL SPREAD FOUNDATION SCHEDULE



8 TYPICAL WALL OR FOUNDATION INTERSECTIONS



NOTES:

1. FOR FOUNDATION REINFORCING SEE FOUNDATION SCHEDULE OR SECTIONS.
2. VERTICAL WALL DOWELS SHALL EXTEND TO BOTTOM OF FOUNDATION.

9 TYPICAL STEPPED FOUNDATION

CONCRETE LAP SPLICE LENGTH

BAR SIZE	BAR DIAMETER (db)	LAP SPLICE LENGTH TENSION	TENSION DEVELOPMENT LENGTH FOR STRAIGHT BAR
#3	0.375"	24	20
#4	0.5"	30	23
#5	0.625"	38	28
#6	0.75"	46	34
#7	0.875"	63	34
#8	1"	72	34

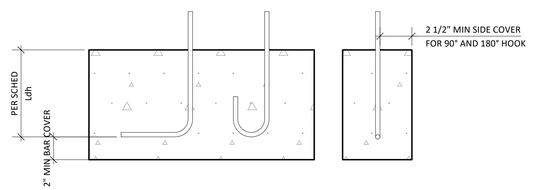
NOTES:

1. TABULATED VALUES ARE FOR GRADE 60 REINFORCING BAR (#3 BAR MAY BE GRADE 40).

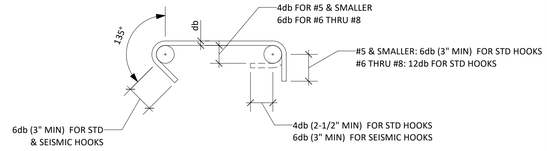
4 TYPICAL CONCRETE LAP SPLICE SCHEDULE

HOOKED DEVELOPMENT LENGTH SCHEDULE (Ldh) IN INCHES

NORMAL WEIGHT CONCRETE (f'c PSI)		W/ COVER	W/O COVER
BAR SIZE	BAR DIAMETER (db)	Ldh	Ldh
#3	0.375"	6	9
#4	0.5"	9	12
#5	0.625"	11	15
#6	0.75"	13	18
#7	0.875"	15	22

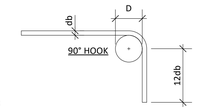


5 TYPICAL CONCRETE STANDARD HOOKED BAR DEVELOPMENT

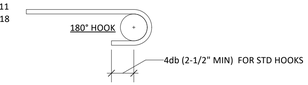


NOTE: WHERE CROSS TIES (THOSE WHERE 90° HOOKS AT ONE END ARE PERMITTED) ENGAGE SAME LONGITUDINAL BAR, CONSECUTIVE CROSS TIES SHALL HAVE THEIR 90° HOOKS ALTERNATING SIDES ALONG LONGITUDINAL BAR.

HOOKS FOR TIES, STIRRUPS AND HOOPS

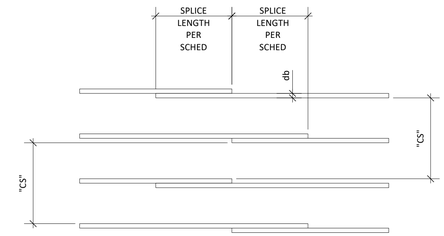


D = 6db FOR #4 THRU #8
= 8db FOR #9 THRU #11
= 10db FOR #14 AND #18

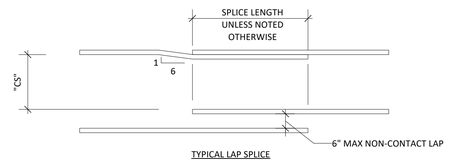


HOOKS FOR ALL OTHER BARS

1 TYPICAL REINFORCING STEEL STANDARD AND SEISMIC HOOK DETAILS



TYPICAL STAGGERED LAP SPLICING



TYPICAL LAP SPLICE

2 TYPICAL LAP SPLICE DETAILS

PROVIDE THE FOLLOWING CONCRETE CLEAR COVER (CC) FOR REINFORCING STEEL PLACED IN CAST-IN-PLACE CONCRETE

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:
NO. 6 THROUGH NO. 18 BARS..... 2"
NO. 5 BARS, W31 OR D31 WIRE, AND SMALLER.....1-1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLAB, WALL, JOISTS:
NO. 14 AND NO. 18 BARS.....1-1/2"
NO. 11 BARS AND SMALLER..... 1"
BEAMS AND COLUMNS:
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS....1-1/2"

3 TYPICAL CONCRETE CLEAR COVER

MORGAN STRUCTURAL
(760) 690-7454
www.morganstructural.com

REGISTERED PROFESSIONAL ENGINEER CHRIS M. COBB No. S 6662 STATE OF CALIFORNIA

DUNLOP LOFTS

2249 DUNLOP ST
SAN DIEGO, CA 92111

Revisions:

	Date

Date: 11/12/25

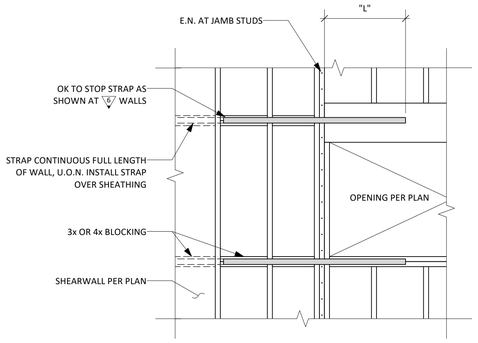
Scale:

Project No: 25.152

Sheet:

S-1.1

TYPICAL CONCRETE DETAILS



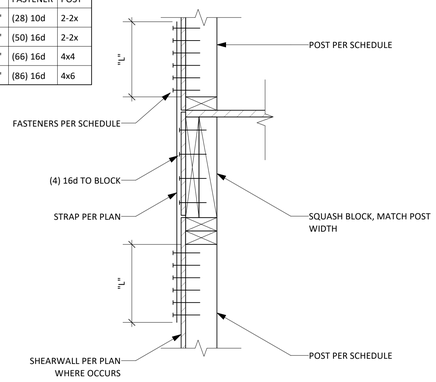
STRAP SCHEDULE

WALL TYPE	STRAP	"L"	FASTENER	BLOCK
6	CS14	27"	(28) 10d	3x
ALL OTHERS	CMST12	39"	(86) 16d	4x

10 TYPICAL HOLE IN SHEARWALL

STRAP SCHEDULE

STRAP	"L"	FASTENER	POST
CS14	27"	(28) 10d	2-2x
CMSTC16	20"	(50) 16d	2-2x
CMST14	30"	(66) 16d	4x4
CMST12	39"	(86) 16d	4x6



7 TYPICAL HOLDOWN STRAP

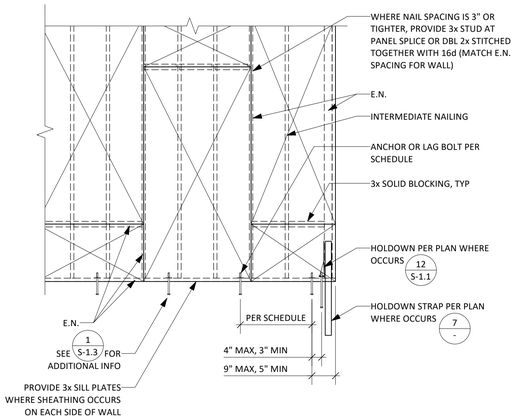
SHEARWALL SCHEDULE

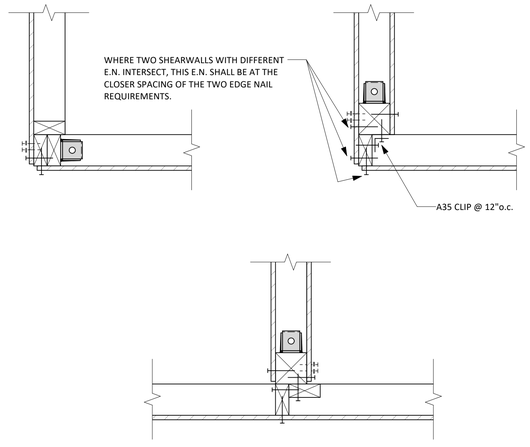
TYPE	STRUCT 1 SHEATHING	SIDES	E.N.	ANCHOR BOLTS[11]	LAG SCREW FOR SECOND FLOOR[12]	CLIPS[13]	PLF
6	1/2" STRUCTURAL 1	1	10d @ 6"	5/8" @ 31"	5/8" @ 22"	A-35 OR LTP4 @ 16"	340
4	1/2" STRUCTURAL 1	1	10d @ 4"	5/8" @ 24"	5/8" @ 15"	A-35 OR LTP4 @ 12"	510
3	1/2" STRUCTURAL 1	1	10d @ 3"	5/8" @ 16"	5/8" @ 11"	A-35 OR LTP4 @ 9"	665
2	1/2" STRUCTURAL 1	1	10d @ 2"	5/8" @ 12"	5/8" @ 8"	A-35 OR LTP4 @ 6"	870
44	1/2" STRUCTURAL 1	2	10d @ 4"	5/8" @ 9"	5/8" @ 7"	A-35 OR LTP4 @ 6"	1020
33	1/2" STRUCTURAL 1	2	10d @ 3"	5/8" @ 8"	5/8" @ 5"	A-35 OR LTP4 @ 8" EA SIDE	1330

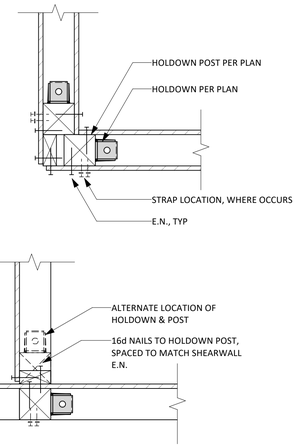
NOTES:
1. EDGE NAILING (E.N.), SEE SCHEDULE
2. INTERMEDIATE NAILING @ 12", SAME SIZE AS E.N.
3. EDGE DISTANCE FOR NAILS SHALL BE 3/8" FOR 2x MEMBERS AND 1/2" FOR 3x MEMBERS. MINIMUM NAIL PENETRATION IN FRAMING MEMBER SHALL BE 1-1/2".
4. PROVIDE E.N. ALONG POST WHERE HOLDOWN ANCHOR OCCURS, AT WALL BOUNDARIES OR INTERIOR.
5. STAGGER E.N. ALONG ADJOINING PANEL EDGES.
6. ALL NAILS SHALL BE COMMON, U.O.N.
7. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
8. PLYWOOD SHALL BE INSTALLED VERTICALLY OR HORIZONTALLY, STAGGER JOINTS AS SHOWN.
9. USE 3"x3"x1/4" SLOTTED PLATE WASHERS. BOLTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED WHERE IN CONTACT WITH P.T. LUMBER. NOT REQUIRED WHERE GREENBOARD IS USED.
10. MINIMUM (2) BOLTS PER SILL PLATE, SPACED NO MORE THAN 12" OR LESS THAN 5" FROM ENDS.
11. SPECIAL INSPECTION REQUIRED FOR TITEN HD ANCHORS.
12. 5" MINIMUM EMBEDMENT INTO MAIN MEMBER. WHERE LAG BOLTS ARE INSTALLED TO BLOCKING, MINIMUM DISTANCE TO END OF BLOCK IS 4.5", MINIMUM SPACING IS 2.5". AVERAGE SPACING OF LAG BOLTS MUST MATCH VALUES GIVEN ABOVE.
13. A-35 AND LTP4 CLIPS SHALL USE THE MAXIMUM NUMBER OF SD9112 SCREWS AS REQUIRED BY THE MANUFACTURER.
14. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.

4 TYPICAL SHEARWALL SCHEDULE

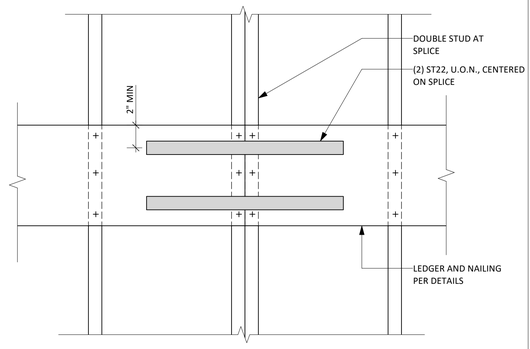
NOTE: SEE 10 - FOR STRAPPING AROUND HOLES IN SHEARWALLS WHERE OCCURS



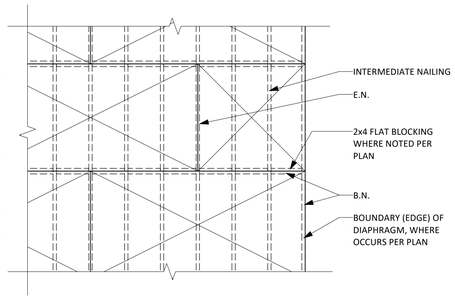




11 TYPICAL SHEARWALL INTERSECTIONS



5 TYPICAL LEDGER SPLICE

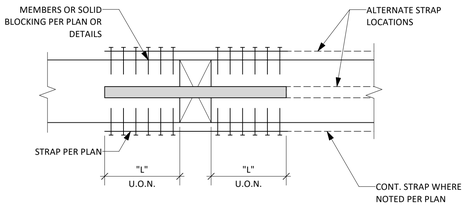


NOTES:
1. SHEATHING THICKNESS AND GRADE PER PLAN.
2. EDGE NAILING (E.N.) PER PLAN.
3. BOUNDARY NAILING (B.N.) PER PLAN.
4. INTERMEDIATE NAILING AT 12"o.c.
5. 2x FLAT BLOCKING WHERE SPECIFIED.
6. SHEATHING PANELS SHALL BE AT LEAST 2'-0" x 2'-0".
7. LONG DIMENSION OF SHEATHING SHALL RUN PERPENDICULAR TO SUPPORTS.
8. NAILS SHALL HAVE 3/8" MIN EDGE DISTANCE AND SHALL NOT BE OVERDRIVEN THROUGH OUTER PLY.

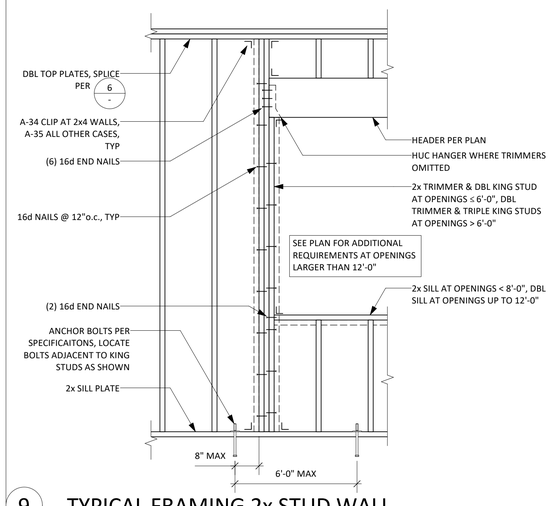
2 TYPICAL HORIZONTAL SHEATHING

STRAP SCHEDULE

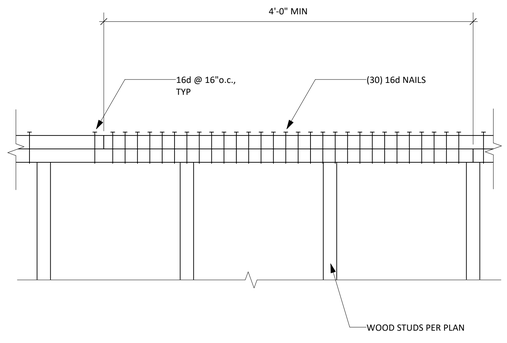
STRAP	"L"	FASTENER	MIN. MEMBER WIDTH
CS14	27"	(28) 10d	1-1/2"
CMSTC16	20"	(50) 16d	3-1/2"
CMST14	30"	(66) 16d	3-1/2"
CMST12	39"	(86) 16d	5-1/4"



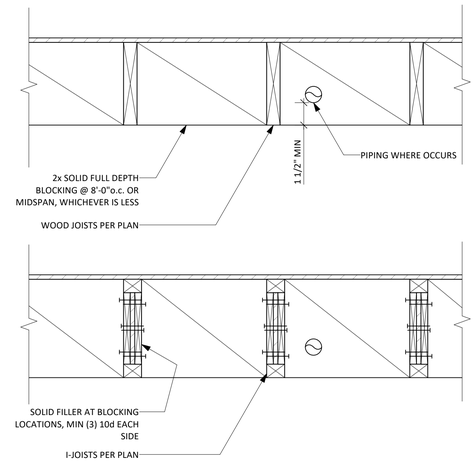
12 TYPICAL DRAG STRAP



9 TYPICAL FRAMING 2x STUD WALL



6 TYPICAL DOUBLE TOP PLATE SPLICE



3 TYPICAL WOOD JOIST BRIDGING

MORGAN STRUCTURAL
(760) 690-7454
www.morganstructural.com

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
NO. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS
2249 DUNLOP ST
SAN DIEGO, CA 92111

Revisions:

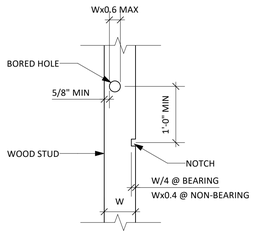
	Date

Date: 11/12/25
Scale:
Project No: 25.152
Sheet:

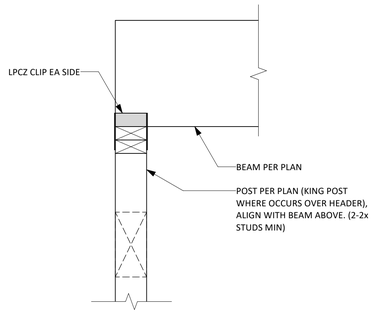
S-1.2

TYPICAL WOOD DETAILS

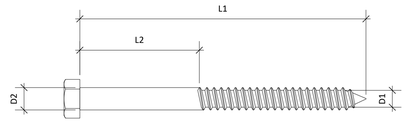
NOTE: BORED HOLE SHALL NOT BE LOCATED ON THE SAME SIDE OF STUD AS CUT OR NOTCH. AT EXTERIOR WALLS, NO BORED HOLES OR NOTCHES WITHIN THE MIDDLE 1/3 OF STUD HEIGHT



10 TYPICAL WALL STUD NOTCHING & BORING



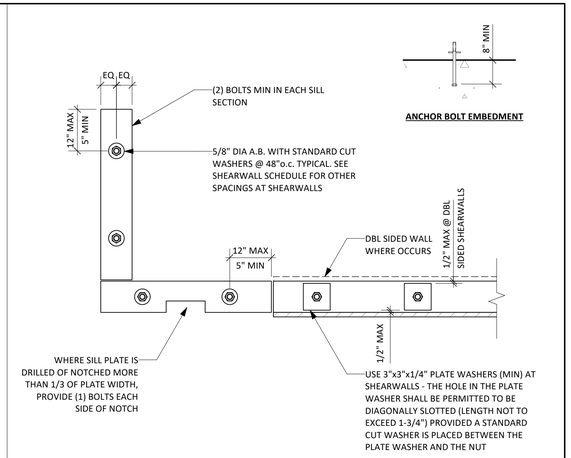
7 TYPICAL BEAM TO TOP PLATE



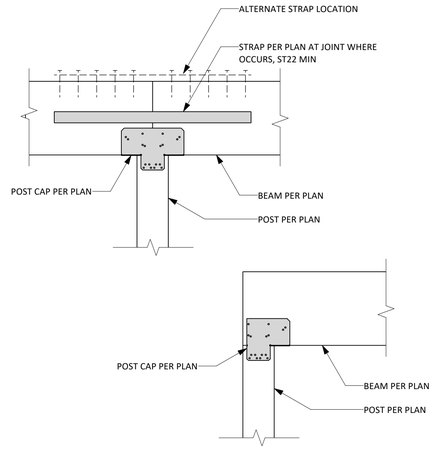
INSTALLATION SEQUENCE

1. DRILL HOLE 60-75% OF D1 FOR DISTANCE OF L1
2. DRILL HOLE OF DIAMETER OF D2 FOR DISTANCE OF L2
3. RETIGHTEN SCREWS BEFORE FINAL CLOSING IN

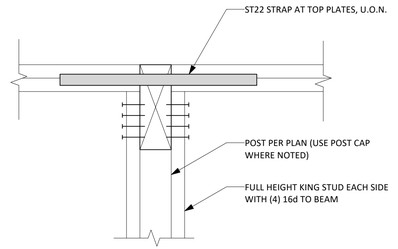
4 TYPICAL LAG SCREW INSTALLATION



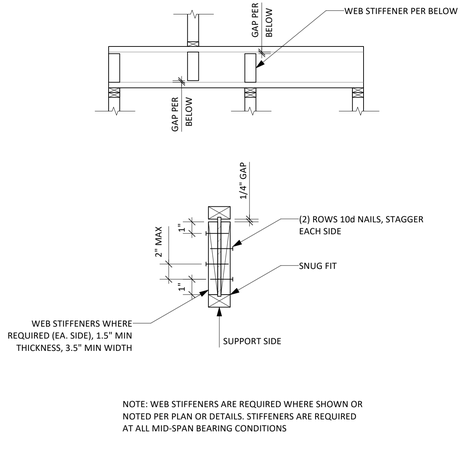
1 TYPICAL ANCHOR BOLTS AT SILL PLATE



11 TYPICAL BEAM TO POST

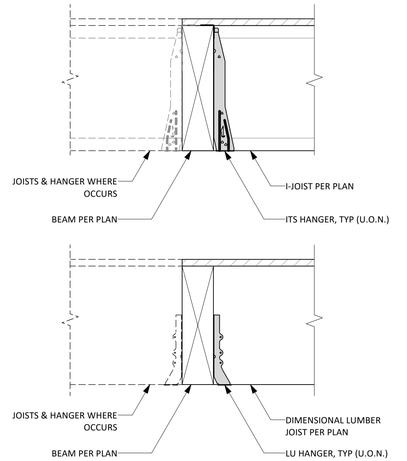


8 TYPICAL BEAM POCKET

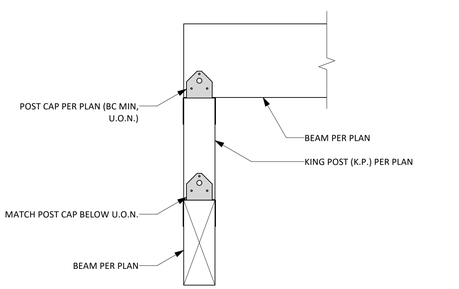


NOTE: WEB STIFFENERS ARE REQUIRED WHERE SHOWN OR NOTED PER PLAN OR DETAILS. STIFFENERS ARE REQUIRED AT ALL MID-SPAN BEARING CONDITIONS

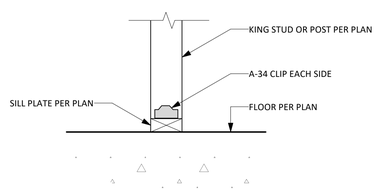
5 TYPICAL WEB STIFFENER INSTALLATION



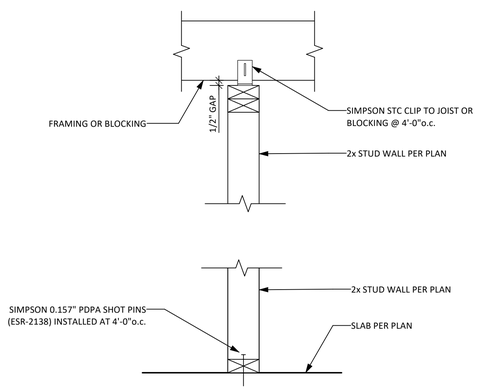
2 TYPICAL JOIST TO BEAM CONNECTION



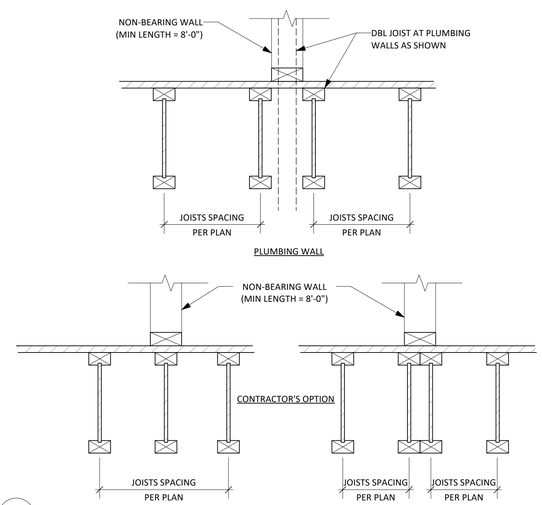
12 TYPICAL KING POST TO BEAMS



9 TYPICAL KING STUD/POST AT SILL PLATE



6 TYPICAL NON-BEARING WALL CONNECTIONS



3 TYPICAL NON-BEARING WALL SUPPORT

MORGAN STRUCTURAL
(760) 690-7454
www.morganstrucutural.com

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
NO. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS
2249 DUNLOP ST
SAN DIEGO, CA 92111

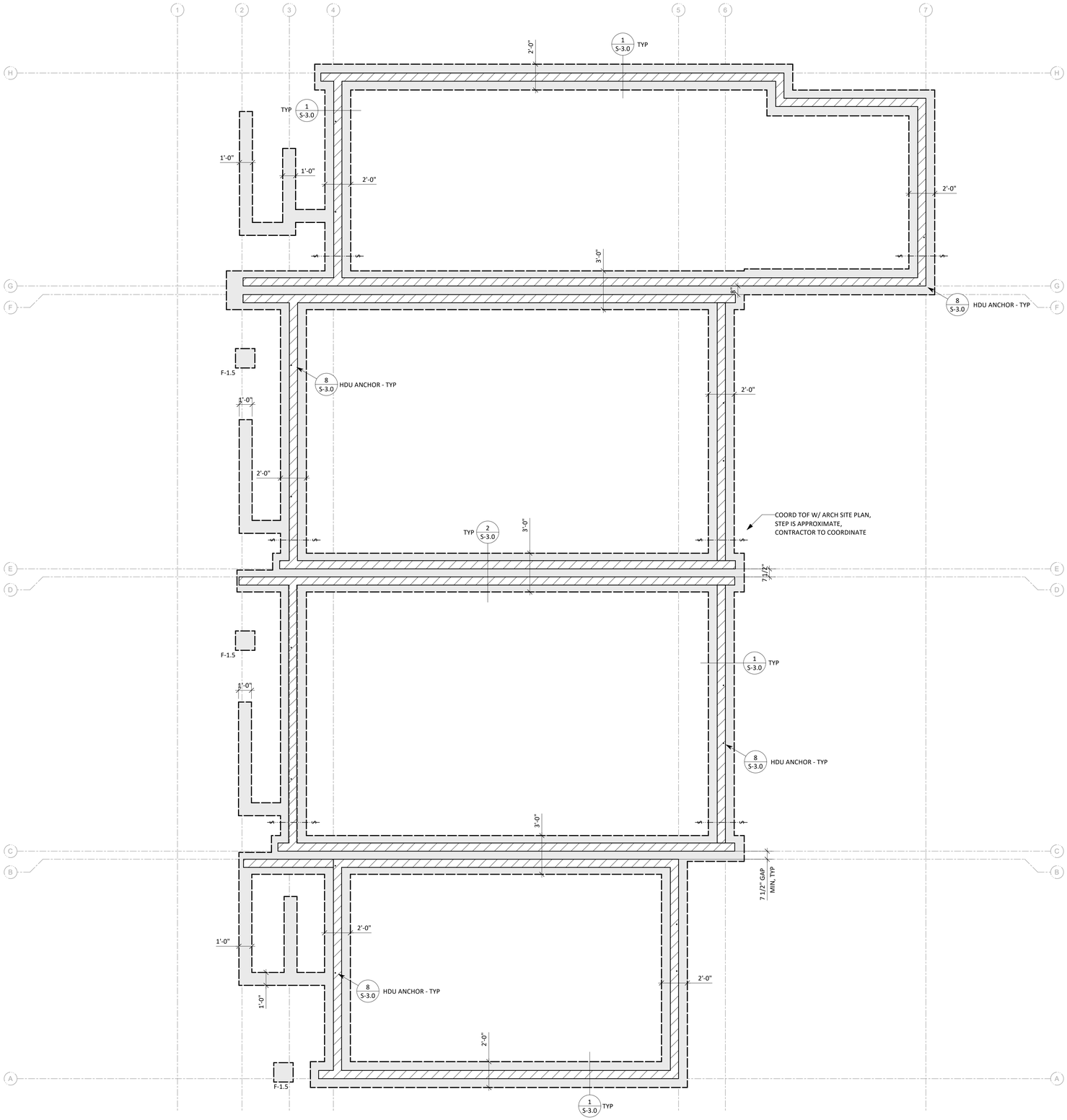
Revisions:

	Date

Date: 11/12/25
Scale:
Project No: 25.152
Sheet:

S-1.3

TYPICAL WOOD DETAILS



FOUNDATION PLAN

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

FOUNDATION NOTES:

1. FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEET S-1.0 THROUGH S-1.3.
2. DO NOT SCALE STRUCTURAL DRAWINGS.
3. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
4. SEE ARCHITECTURAL FOR EDGE OF SLAB LOCATION.
5. REFER TO ARCHITECTURAL, LANDSCAPE AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO POUR AND NOTIFY THE ENGINEER OF RECORD FOR CORRECTIVE MEASURES.
6. THE BASE OF COLUMNS AND SHEARWALLS ORIGINATES AT THE LEVEL WHERE SPECIFIED ON THE PLANS AND CONTINUES TO TOP PLATES AT THE LEVEL ABOVE, U.O.N.

FOUNDATION LEGEND:

- INDICATES FOUNDATION PER PLAN, ANCHOR BEARING WALLS PER (1 / S-1.3) WHERE THEY OCCUR, U.O.N.
- INDICATES 8" FULLY GROUTED CMU WALL, REINFORCE PER DETAILS
- F-2.0 → SPREAD FOUNDATION PER (7 / S-1.1)
- INDICATES STEP IN FOUNDATION PER (9 / S-1.1) (LOCATIONS ARE APPROXIMATE)

MORGAN STRUCTURAL
(760) 690-7454
www.morganstrucutural.com

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
No. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS

2249 DUNLOP ST
SAN DIEGO, CA 92111

Revisions:

	Date

Date: 11/12/25
Scale:
Project No: 25.152
Sheet:

S-2.0

FOUNDATION PLAN



WOOD STUD SCHEDULE		
TYPE (U.O.N.)	**STUD**	**BRIDGING**
EXTERIOR BEARING	2x4 @ 16"o.c.	MID-POINT (MAX)
INTERIOR BEARING	2x4 @ 16"o.c.	MID-POINT (MAX)
INTERIOR NON-BEARING	2x4 @ 16"o.c.	

NOTES:
1. STUD SIZES NOTED ARE A MINIMUM. SEE ARCHTITECTURAL PLANS FOR REQUIRED STUD WIDTHS.

FRAMING PLAN

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

FRAMING NOTES:

1. FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEET S-1.0 THROUGH S-1.3.
2. DO NOT SCALE STRUCTURAL DRAWINGS.
3. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
4. REFER TO ARCHITECTURAL, LANDSCAPE AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO POUR AND NOTIFY THE ENGINEER OF RECORD FOR CORRECTIVE MEASURES.
5. THE BASE OF COLUMNS AND SHEARWALLS ORIGINATES AT THE LEVEL WHERE SPECIFIED ON THE PLANS AND CONTINUES TO TOP PLATES AT THE LEVEL ABOVE, U.O.N.

FRAMING LEGEND:

- INDICATES BEAM PER PLAN
- HDR — INDICATES HEADER - FRAME PER 9/S-1.2
- INDICATES JOIST PER PLAN
- INDICATES WALL BELOW. BEARING WALLS SHALL HAVE CONTINUOUS DOUBLE TOP PLATES THE FULL LENGTH OF WALL SPLICED PER 6/S-1.2 WHERE REQUIRED UNLESS STRAPING IS NOTED ON PLANS
- INDICATES (N) 2x STUD WALL ABOVE
- INDICATES NON BEARING WALL STUD ABOVE, REFERENCE ARCHITECTURAL
- INDICATES (E) 2x STUD WALL ABOVE
- CS14 — INDICATES STRAP PER DETAILS AND SCHEDULE 7/S-1.2, 12/S-1.2
- 12'-0" / 6 — INDICATES SHEARWALL LENGTH AND TYPE PER 4/S-1.2
- HDU4 — INDICATES HOLDOWN PER 12/S-1.1 U.O.N.

MORGAN STRUCTURAL
www.morganstructural.com (760) 690-7454

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
No. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS

2249 DUNLOP ST
SAN DIEGO, CA 92111

Revisions:

	Date

Date: 11/12/25
Scale:
Project No: 25.152
Sheet:

S-2.1

LOWER FLOOR FRAMING PLAN



CEILING/SOFFIT JOISTS SCHEDULE

LOCATION/FINISH TYPE	SPAN	JOISTS
INTERIOR / GYPSUM	< 8'-0"	2x4 @ 16"o.c.
	< 12'-0"	2x6 @ 16"o.c.
	< 16'-0"	2x8 @ 16"o.c.
EXTERIOR / PLASTER	< 6'-0"	2x4 @ 16"o.c.
	< 10'-0"	2x6 @ 16"o.c.
	< 14'-0"	2x8 @ 16"o.c.
	< 16'-0"	2x10 @ 16"o.c.

FRAMING PLAN

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

FRAMING NOTES:

1. FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEET S-1.0 THROUGH S-1.3.
2. DO NOT SCALE STRUCTURAL DRAWINGS.
3. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
4. REFER TO ARCHITECTURAL, LANDSCAPE AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO POUR AND NOTIFY THE ENGINEER OF RECORD FOR CORRECTIVE MEASURES.
5. THE BASE OF COLUMNS AND SHEARWALLS ORIGINATES AT THE LEVEL WHERE SPECIFIED ON THE PLANS AND CONTINUES TO TOP PLATES AT THE LEVEL ABOVE, U.O.N.

FRAMING LEGEND:

- INDICATES BEAM PER PLAN
- HDR INDICATES HEADER - FRAME PER (9 / S-1.2)
- INDICATES JOIST PER PLAN
- INDICATES WALL BELOW. BEARING WALLS SHALL HAVE CONTINUOUS DOUBLE TOP PLATES THE FULL LENGTH OF WALL SPLICED PER (6 / S-1.2) WHERE REQUIRED UNLESS STRAPING IS NOTED ON PLANS
- INDICATES (N) 2x STUD WALL ABOVE
- INDICATES NON BEARING WALL STUD ABOVE, REFERENCE ARCHITECTURAL
- INDICATES (E) 2x STUD WALL ABOVE

MORGAN STRUCTURAL
(760) 690-7454
www.morganstructural.com

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
No. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS

2249 DUNLOP ST
SAN DIEGO, CA 92111

Revisions:

	Date

Date: 11/12/25

Scale:

Project No: 25.152

Sheet:

S-2.2

UPPER FLOOR FRAMING PLAN



ROOF FRAMING PLAN

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

FRAMING NOTES:

1. FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEET S-1.0 THROUGH S-1.3.
2. DO NOT SCALE STRUCTURAL DRAWINGS.
3. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
4. REFER TO ARCHITECTURAL, LANDSCAPE AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO POUR AND NOTIFY THE ENGINEER OF RECORD FOR CORRECTIVE MEASURES.
5. JOISTS MAY BE UPSIZED AND THEN RIPPED TO SLOPE TO FORM 2x10 FRAMING.

FRAMING LEGEND:

- INDICATES BEAM PER PLAN
- HDR — INDICATES HEADER - FRAME PER 9/S-1.2
- INDICATES JOIST PER PLAN
- INDICATES WALL BELOW. BEARING WALLS SHALL HAVE CONTINUOUS DOUBLE TOP PLATES THE FULL LENGTH OF WALL SPLICED PER 6/S-1.2 WHERE REQUIRED UNLESS STRAPING IS NOTED ON PLANS

MORGAN STRUCTURAL
www.morganstrucutural.com (760) 690-7454

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
No. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS

2249 DUNLOP ST
SAN DIEGO, CA 92111

Revisions:

	Date

Date: 11/12/25

Scale:

Project No: 25.152

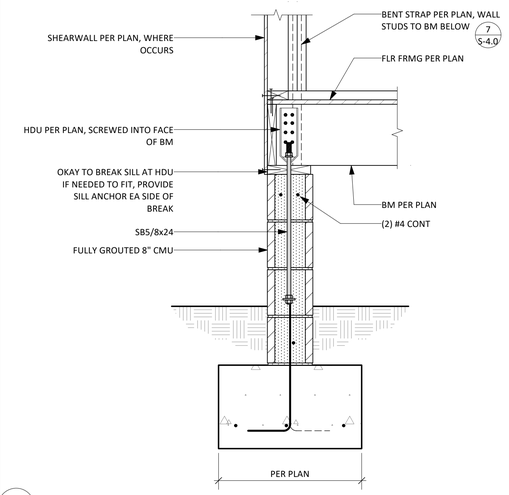
Sheet:

S-2.3

ROOF FRAMING PLAN

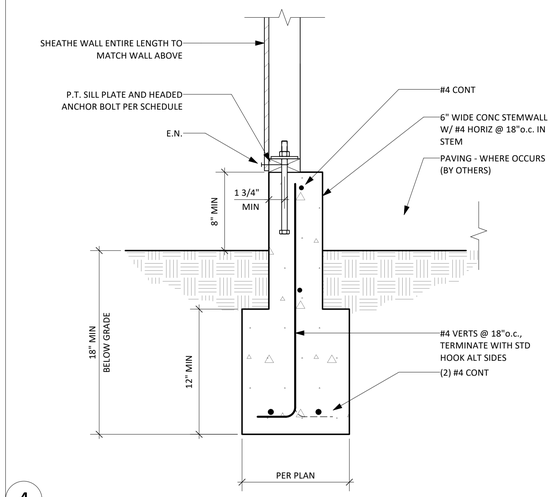
10

7

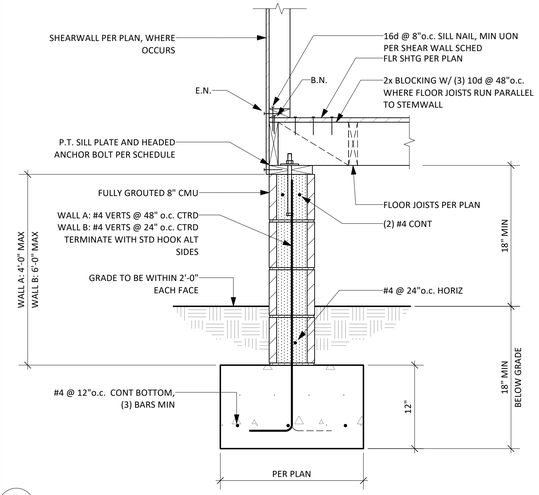


HDU4 AT FACE OF BEAM TO CMU

4



1



TYPICAL FOUNDATION AND STEMWALL

11

8

HDU8/HDU14 TO CMU STEMWALL ANCHORAGE

5

2

ADJACENT UNIT FOUNDATIONS

12

9

6

3

TYPICAL PIER FOUNDATION

MORGAN STRUCTURAL
(760) 690-7454
www.morganstructural.com

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
No. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS
2249 DUNLOP ST
SAN DIEGO, CA 92111

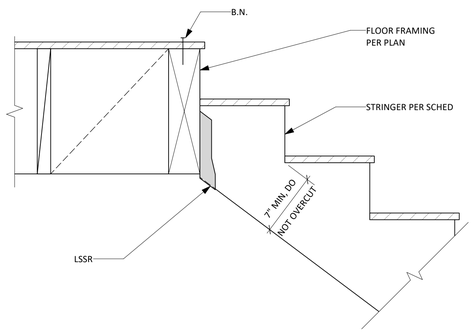
Revisions:

	Date

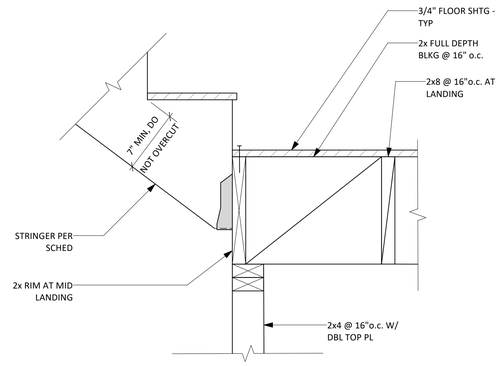
Date: 11/12/25
Scale:
Project No: 25.152
Sheet:

S-3.0

STRUCTURAL DETAILS



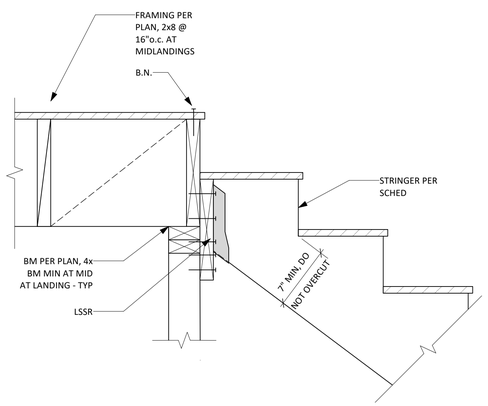
AT FLOOR BEAM



BOTTOM OF STRINGER TO MIDLANDING

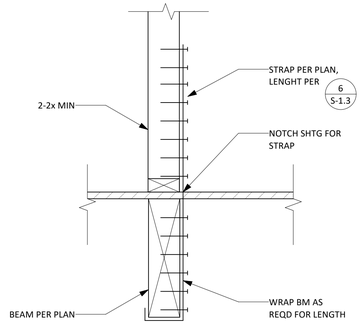
STRINGER SCHEDULE

STAIR RUN	STRINGER AND SPACING	MIN "THROAT"
<9'-6"	1-1/2x14 LVL 2.0 x 2800 @ 16"o.c.	8"
<12'-0"	1-1/2x16 LVL 2.0 x 2800 @ 16"o.c.	10"
<16'-0"	3-1/2x16 LVL 2.0 x 3100 @ 16"o.c.	10"

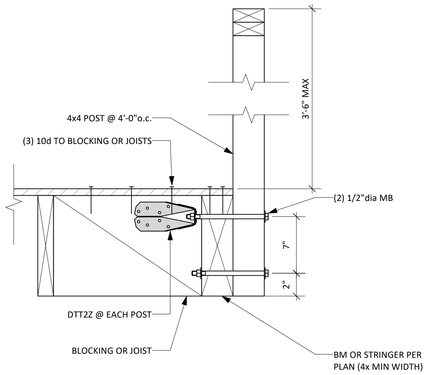


AT WALL OR MIDLANDING

12 STAIR FRAMING

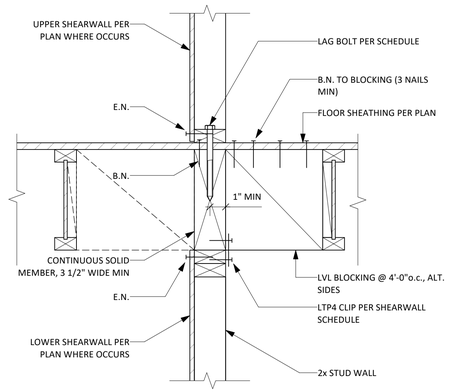


7

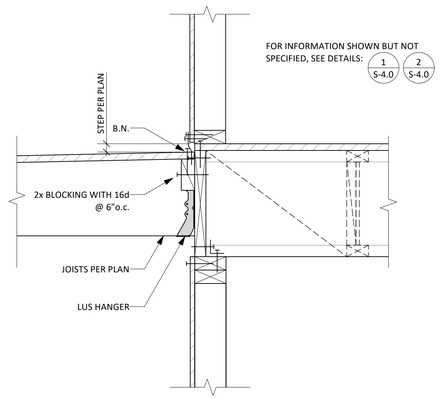


8 4x4 GUARD RAIL FRAMING

9 STEEL RAILING POST

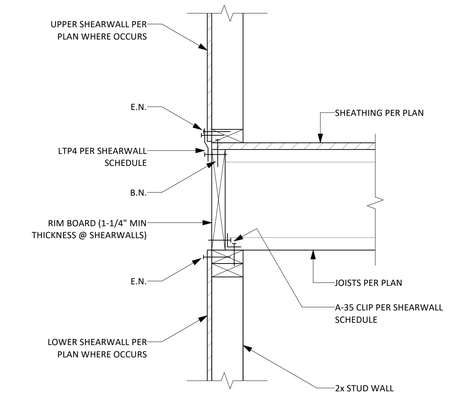


4 INTERIOR WALL - PARALLEL FRAMING

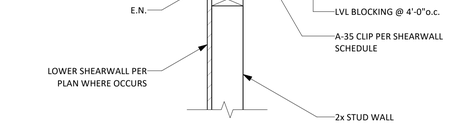


5 STEP IN FRAMING AT CORRIDOR/BALCONY

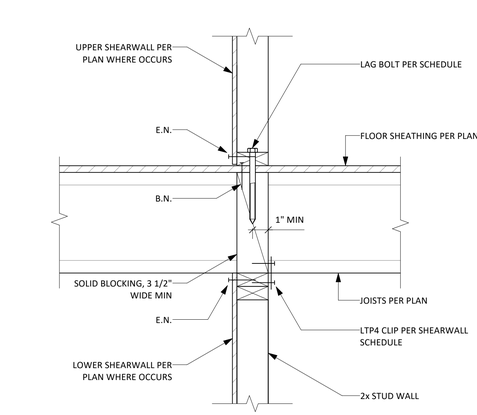
6



1 TYPICAL FLOOR FRAMING - PERPENDICULAR



2 TYPICAL FLOOR FRAMING - PARALLEL



3 INTERIOR WALL - PERPENDICULAR FRAMING

MORGAN STRUCTURAL
www.morganstructural.com (760) 690-7454

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
No. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS
2249 DUNLOP ST
SAN DIEGO, CA 92111

Revisions:

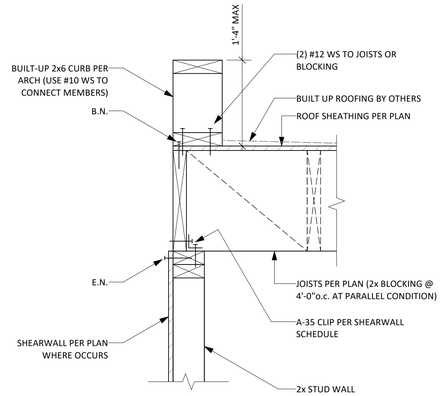
	Date

Date: 11/12/25
Scale:
Project No: 25.152
Sheet:

S-4.0
STRUCTURAL DETAILS

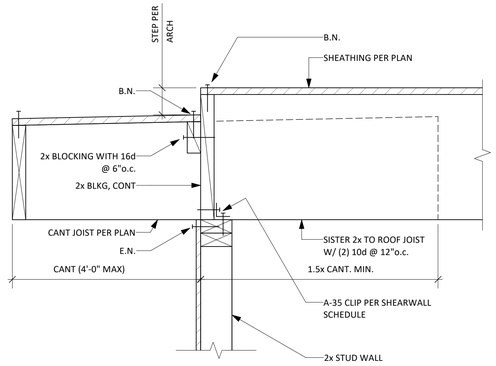
10

7

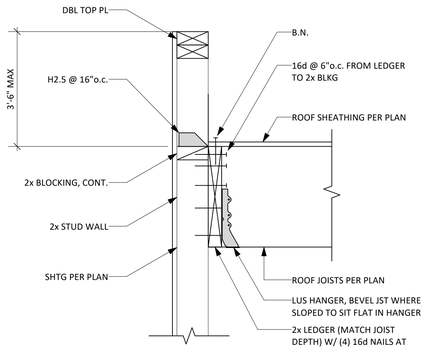


TYPICAL FLAT ROOF FRAMING

4



1

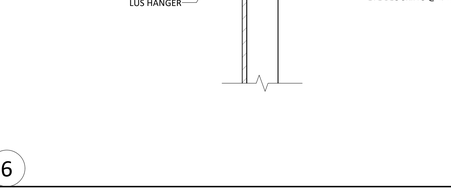


BALLOON FRAME ROOF PARAPET

11

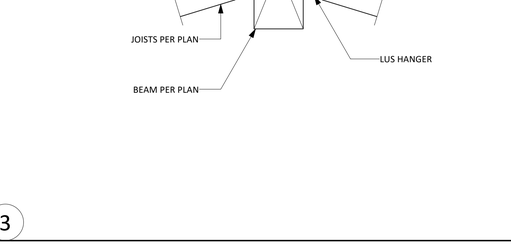
8

5



ROOF FRAMING OVER SUPPORT BEAM

2

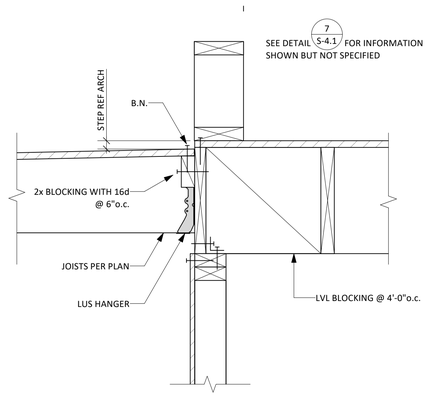


BALLOON FRAME ROOF PARAPET

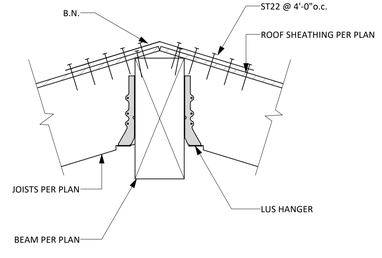
12

9

6



3



MORGAN STRUCTURAL
(760) 690-7454
www.morganstrucutural.com

REGISTERED PROFESSIONAL ENGINEER
CHRIS M. COBB
No. S 6662
STATE OF CALIFORNIA

DUNLOP LOFTS
2249 DUNLOP ST
SAN DIEGO, CA 92111

Revisions:

	Date

Date: 11/12/25

Scale:

Project No: 25.152

Sheet:

S-4.1

STRUCTURAL DETAILS

2022 Single-Family Residential Mandatory Requirements Summary

150.0: Single-family residential buildings subject to the 2-Story Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
RA4.0.2:

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must meet air leakage no 0.3 CFM per square foot or less when tested over a 6.24 psf pressure difference in accordance with ANSI/ASTM/NFRC 400-2001, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)2:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficients (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.4 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturer.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Reused Wall Fibers.** Reused wall fibers must be recycled per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.8(a):	**Roof/ Deck, Ceiling, and Rafter Roof Insulation.** Roof decks in newly-constructed attics in climate zones 4 and 8-15 area-weighted average U-factor not exceeding 0.031 btu. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.034. Rafter roof cavities at minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to sloping insulation either above or below the roof deck or on top of a framed ceiling. *
§ 110.8(a):	**Loose-fill Insulation.** Loose-fill insulation shall meet the manufacturer's required density for the installed R-value.
§ 110.8(a):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 or 2x6 inch wood framing or have a U-factor of 0.077 or less. Clipped spec framed assemblies must have an overall assembly U-factor not exceeding 0.103. Masonry walls must meet Tables 140.3-A or B. *
§ 110.8(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised-wood framed floor or 0.037 maximum U-factor. *
§ 110.8(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance rate greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 110.8(g):	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(c)2i.
§ 110.8(g):	**Vapor Retarder.** In climate zones 13 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation of all exterior walls, vented attics, and unvented attics with air permeable insulation.
§ 110.8(e):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.48. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0 & 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters shall have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.2(d)3:	**Insulation.** Unfired service water heater storage tanks and solar water heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)5:	**Ignition Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have ignition valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas fuel-type control furnaces; household cooking appliances except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour (, and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook - Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the RCDA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(m)4.A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(m)6.B):	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line drier, if required, as specified by the manufacturer's instructions.
§ 150.0(j)1.:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2.:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 120.3(b). Insulation exposed to weather must be water-retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-decomposing protective jacket.
§ 150.0(n)1.:	**Gas or Propane Water-heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)3.:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a testing agency that is approved by the executive director. *

Ducts and Fans:

§ 110.8(d)1:	**Ducts.** Insulation installed on all heating space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the installation meets this requirement.
§ 150.0(m)1.:	**CMC Compliance.** Supply-air and return-air ducts and plenums must meet CMC §§ 601.0-602.0 and MSD/SMACNA-000 Seventh Edition HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-8 or higher, ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of flexible ducts and rigid sheet metal ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used in duct openings greater than ¼", if mastic or tape is used. Building cavities and support platforms may not be used as ducts or plenums. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures. Components of duct systems and their components must not be labeled with duct tape unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for pressure-sensitive tape, mastic, aerosol sealant, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually-operated dampers in all openings to the outside, except combustion inlet and outlet air openings and showers shall vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water-retardant and water-vapor-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer space barrier.
§ 150.0(m)11.:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)13.:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a pleated media depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §§ 50.0(h)1)2. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)12.:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a note for the placement of a static pressure probe, or is permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 300 L/s per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnaces or mobile homes and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing as required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

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

Pool and Spa Systems and Equipment:

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

Lighting:

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

2022 Single-Family Residential Mandatory Requirements Summary

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

Solar Readiness:

§ 110.10(a)1.:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1.-4.:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24, or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 100 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2.:	**Azimuth.** All sections of the solar zone located on sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A.:	**Shading.** The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B.:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located a sufficient distance such that no more than 10 percent of the annual solar access to the solar zone is shaded. The annual solar access shall be determined using a publicly available shading tool, such as the National Renewable Energy Laboratory's System Advisor Model (SAM) or PVWatts, or other industry-recognized tool. Shading from obstructions that are less than 2 meters (6 feet) in height, or from trees, need not be considered. Shade from existing obstructions may be excluded. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least the minimum horizontal distance in the direction of the solar zone from the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4.:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1.:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2.:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double-pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n)1.:	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either 0.80 kWh readily interconnected equipment with backup up capacity (4160 amps or more and four or more 0.80 supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(n), at least four branch circuits must be identified and have their source connected at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps, sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3 of the main panelboard, with clearances installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(n):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(n):	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: a dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(n):	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exception may apply.

CHRISTOPHER SAWAYA
C39363
REN 06-30-27
LICENSED ARCHITECT
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #1201 ADU 1
2251 DUNLOP ST #1202 ADU 2
2255 DUNLOP ST #102 ADU 3
2255 DUNLOP ST #103 ADU 4
2257 DUNLOP ST #1103 ADU 5
2257 DUNLOP ST #1104 ADU 6
2257 DUNLOP ST #204 ADU 8

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-1

TITLE 24 ENERGY

GENERAL INFORMATION

01	Project Name	Dunlop Unit 1			
02	Run Title	Title 24 Analysis			
03	Project Location	2249 Dunlop St			
04	City	San Diego	06	Standards Version	2022
06	Zip code	92111	07	Software Version	EnergyPro 9.4
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.23
18	Total Cond. Floor Area (ft^2)	480	19	Glazing Percentage (%)	12.29%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit	No

COMPLIANCE RESULTS

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

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	38.6	46.9	62.1			
Proposed Design	36.7	34.5	56.5	1.9	12.4	5.6

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0.01	0.09	0.64	4.82	-0.63	-4.73
Space Cooling	1.32	22.55	0.57	8.94	0.65	13.99
IAQ Ventilation	0.47	5.04	0.47	5.04	0	0
Water Heating	3.18	37.13	2.81	29.36	0.38	7.97
Self Utilization /Flexibility Credit			0	0	0	0
Efficiency Compliance Total	4.99	65.99	4.29	48.16	0.7	17.23
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	1.19	12.3	1.19	12.3		
Appl. & Cooking	4.18	47.44	4.03	45.87		
Plug Loads	7.5	79.23	7.5	79.23		
Outdoor Lighting	0.23	2.17	0.23	2.17		
TOTAL COMPLIANCE	18.09	206.53	17.22	187.73		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	24.39	22.45	1.94	7.95
Net EUI[2]	24.39	22.45	1.94	7.95

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

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CEI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (4 in 12)	Inverter Eff (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8 kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

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

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) = 1.8 kWdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Dunlop Unit 1	480	1	1	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Unit 1 Zone	Conditioned	Ductless Mini-Split	480	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
S Exterior Wall	Unit 1 Zone	R-15 Wall	180	Front	136	26	90
W Exterior Wall	Unit 1 Zone	R-15 Wall	270	Left	214	0	90
N Exterior Wall	Unit 1 Zone	R-15 Wall	0	Back	136	68	90
E Exterior Wall	Unit 1 Zone	R-15 Wall	90	Right	214	15	90
Raised Floor	Unit 1 Zone	R-19 Floor Crawlspace	n/a	n/a	480	n/a	n/a
Ceiling	Unit 1 Zone	R-19 Roof No Attic	n/a	n/a	480	n/a	n/a

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window A	Window	S Exterior Wall	Front	180			1	6	0.23	NFRC	0.5	NFRC	Bug Screen
Window B	Window	N Exterior Wall	Back	0			1	6	0.23	NFRC	0.5	NFRC	Bug Screen

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window D	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window E	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window C	Window	E Exterior Wall	Right	90			1	5	0.23	NFRC	0.5	NFRC	Bug Screen
Window F	Window	E Exterior Wall	Right	90			1	10	0.23	NFRC	0.5	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door 101	S Exterior Wall	20	0.2

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-19 Floor Crawlspace	Floor Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUNLOP ADUS

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101: ADU 1
2251 DUNLOP ST #201: ADU 2
2253 DUNLOP ST #102: ADU 3
2253 DUNLOP ST #202: ADU 4
2255 DUNLOP ST #103: ADU 5
2255 DUNLOP ST #203: ADU 6
2257 DUNLOP ST #104: ADU 7
2257 DUNLOP ST #204: ADU 8

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-2

TITLE 24 ENERGY

2511

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Roof No Attic	Interior Ceiling	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x8 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	49	Rheem	XE40T10H45U0 [40 gal, (A18)	Outside	Unit 1 Zone	Unit 1 Zone

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Ductless Mini Split1	Heat pump Heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Ductless Mini/Split HP	1	HSPF2	8	12000	6000	EER2/SEER2	14.3	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-hpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-hpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	29	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jeremy Senkevech	Documentation Author Signature: Jeremy Senkevech
Company: Grizzly HERS Testing, Inc.	Signature Date: 08/18/2025
Address: 772 Jamacha Rd #165	CEA/HERS Certification Identification (If applicable): RCN13100
City/State/Zip: El Cajon, CA 92019	Phone: (619) 905-0872

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Christopher Sawaya	Responsible Designer Signature: Christopher Sawaya
Company: Sawaya Architecture	Date Signed: 08/18/2025
Address: 3636 5th Avenue, Suite 106	License:
City/State/Zip: San Diego, CA 92103	Phone: (619) 916-8145

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

GENERAL INFORMATION

01	Project Name	Dunlop Unit 2			
02	Run Title	Title 24 Analysis			
03	Project Location	2249 Dunlop St			
04	City	San Diego	05	Standards Version	2022
06	Zip code	92111	07	Software Version	EnergyPro 9.4
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.28
18	Total Cond. Floor Area (ft²)	480	19	Glazing Percentage (%)	17.92%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit	No

COMPLIANCE RESULTS

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

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	[Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	[Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	88	44.5	60.6			
Proposed Design	86.5	35.6	56.5	1.5	8.9	4.1
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUNLOP ADUS

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #102 ADU 2
2253 DUNLOP ST #201 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-3

TITLE 24 ENERGY

2511

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0.02	0.11	0.39	2.8	-0.37	-2.69
Space Cooling	1.23	23.48	0.66	15.83	0.57	7.65
IAQ Ventilation	0.47	5.04	0.47	5.04	0	0
Water Heating	3.22	37.53	2.79	20.24	0.43	8.29
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	4.94	66.16	4.31	52.91	0.63	13.25
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	1.19	13.5	1.19	12.5		
Appl. & Cooking	4.15	47.12	4.06	46.29		
Plug Loads	7.3	79.25	7.3	79.23		
Outdoor Lighting	0.23	2.17	0.23	2.17		
TOTAL COMPLIANCE	18.01	206.98	17.29	192.9		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	24.34	23.08	1.26	5.18
Net EUI[2]	24.34	23.08	1.26	5.18

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

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

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

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)1.4) < 1.8 kWdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Dunlop Unit 2	480	1	1	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Unit 2 Zone	Conditioned	Ductless Mini Split1	480	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
S Exterior Wall	Unit 2 Zone	R-15 Wall	180	Front	156	53	90
W Exterior Wall	Unit 2 Zone	R-15 Wall	270	Left	234	0	90
N Exterior Wall	Unit 2 Zone	R-15 Wall	0	Back	156	38	90
E Exterior Wall	Unit 2 Zone	R-15 Wall	90	Right	234	15	90
Floor	Unit 2 Zone	R-19 Floor No Crawlspace	n/a	n/a	480	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Unit 2 Zone	R-30 Roof No Attic	0	Back	480	0	0.2	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window A	Window	S Exterior Wall	Front	180			1	6	0.23	NFRC	0.5	NFRC	Bug Screen
Window H	Window	S Exterior Wall	Front	180			1	13.5	0.23	NFRC	0.5	NFRC	Bug Screen
Window G	Window	S Exterior Wall	Front	180			1	13.5	0.23	NFRC	0.5	NFRC	Bug Screen
Window B	Window	N Exterior Wall	Back	0			1	6	0.23	NFRC	0.5	NFRC	Bug Screen
Window D	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window E	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window C	Window	E Exterior Wall	Right	90			1	5	0.23	NFRC	0.5	NFRC	Bug Screen
Window F	Window	E Exterior Wall	Right	90			1	10	0.23	NFRC	0.5	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 101	S Exterior Wall	20	0.2

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.099	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 5 Coat Stucco

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.033	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-30 / 1x12 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 1x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10H45U0 (40 gal 1A15)	Outside	Unit 2 Zone	Unit 2 Zone

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/3	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Ductless Mini Split1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	MSP/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF2	8	12000	6000	EER2SEER2	14.3	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-hpsump

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-4

TITLE 24 ENERGY

2511

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Dunlop Unit 2 **Calculation Date/Time:** 2025-08-02T09:47:54-07:00 **(Page 9 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 2249 Dunlop Unit 2.ribd22x

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-Para Mpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentFgt	29	0.35	Exhaust	No	n/a / n/a	No	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Dunlop Unit 2 **Calculation Date/Time:** 2025-08-02T09:47:54-07:00 **(Page 10 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 2249 Dunlop Unit 2.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jeremy Senkevech	Documentation Author Signature: Jeremy Senkevech
Company: Grizzly HERS Testing, Inc.	Signature Date: 08/18/2025
Address: 772 Jamacha Rd #165	CEA/HERS Certification Identification (if applicable): RCN13100
City/State/Zip: El Cajon, CA 92019	Phone: (619) 905-0872

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Christopher Sawaya	Responsible Designer Signature: Christopher Sawaya
Company: Sawaya Architecture	Date Signed: 08/18/2025
Address: 3636 5th Avenue, Suite 106	License:
City/State/Zip: San Diego, CA 92103	Phone: (619) 916-8145

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Dunlop Unit 3 **Calculation Date/Time:** 2025-08-02T09:25:30-07:00 **(Page 1 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 2249 Dunlop Unit 3.ribd22x

GENERAL INFORMATION

01	Project Name	Dunlop Unit 3			
02	Run Title	Title 24 Analysis			
03	Project Location	2249 Dunlop St			
04	City	San Diego	05	Standards Version	2022
06	Zip code	92111	07	Software Version	EnergyPro 9.4
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.28
18	Total Cond. Floor Area (ft^2)	749	19	Glazing Percentage (%)	10.15%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit	No

COMPLIANCE RESULTS

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Dunlop Unit 3 **Calculation Date/Time:** 2025-08-02T09:25:30-07:00 **(Page 2 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 2249 Dunlop Unit 3.ribd22x

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	40.2	47.8	52.5			
Proposed Design	38.3	35.6	37.2	1.9	12.2	5.3

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries.
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.

- Standard Design PV Capacity: 0.00 kWdc

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Dunlop Unit 3 **Calculation Date/Time:** 2025-08-02T09:25:30-07:00 **(Page 3 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 2249 Dunlop Unit 3.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 - yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 - yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 - yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0.61	0.67	0.48	3.6	-0.47	-3.53
Space Cooling	0.94	16.87	0.28	6.85	0.66	9.98
IAQ Ventilation	0.46	4.54	0.46	4.54	0	0
Water Heating	2.37	26.86	2.02	20.82	0.35	6.04
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	3.78	48.74	3.24	36.25	0.54	12.49
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.99	9.91	0.99	9.91		
Appl. & Cooking	2.88	32.47	2.78	31.31		
Plug Loads	6.05	63.84	6.05	63.84		
Outdoor Lighting	0.21	1.98	0.21	1.98		
TOTAL COMPLIANCE	13.88	156.94	13.24	143.49		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Dunlop Unit 3 **Calculation Date/Time:** 2025-08-02T09:25:30-07:00 **(Page 4 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 2249 Dunlop Unit 3.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	19.53	17.12	2.41	7.91
Net EUI[2]	19.53	17.12	2.41	7.91

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

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (e.to 12)	Inverter Eff. (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

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

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-5

TITLE 24 ENERGY

2511

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft²)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Dunlop Unit 3	749	1	2	1	0	1

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Status
Unit 3 Zone	Conditioned	Ductless Mini Split1	749	8	DHW Sys 1	New

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)
S Exterior Wall	Unit 3 Zone	R-15 Wall	180	Front	170	82	90
W Exterior Wall	Unit 3 Zone	R-15 Wall	270	Left	268	0	90
N Exterior Wall	Unit 3 Zone	R-15 Wall	0	Back	170	66	90
E Exterior Wall	Unit 3 Zone	R-15 Wall	90	Right	268	0	90
Raised Floor	Unit 3 Zone	R-19 Floor Crawlspace	n/a	n/a	749	n/a	n/a
Ceiling	Unit 3 Zone	R-19 Roof No Attic	n/a	n/a	749	n/a	n/a

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
Window A	Window	S Exterior Wall	Front	180			1	6	0.23	NFRC	0.5	NFRC	Bug Screen
Window J	Window	S Exterior Wall	Front	180			1	6	0.23	NFRC	0.5	NFRC	Bug Screen

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
Window D	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window E	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window D 2	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window E 2	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft²)	04 U-factor
Door 101	S Exterior Wall	20	0.2

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.063	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O.C.	R-19	None / None	0.048	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-19 Roof No Attic	Interior Ceiling	Wood Framed Ceiling	2x8 @ 16 in. O.C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01 Quality Insulation Installation (QII)	02 High R-value Spray Foam Insulation	03 Building Envelope Air Leakage	04 CFMS0	05 CFMS0
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01 Name	02 # of Units	03 Tank Vol. (gal)	04 NEEA Heat Pump Brand	05 NEEA Heat Pump Model	06 Tank Location	07 Duct Inlet Air Source	08 Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10HS45U0 (40 gal, JA13)	Outside	Unit 3 Zone	Unit 3 Zone

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name
Ductless Mini Split1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency Type	05 HSPF/HSPF2/COP	06 Cap 47	07 Cap 17	08 Cooling Efficiency Type	09 SEER/SEER2	10 EER/EER 2/CEER	11 Zonally Controlled	12 Compressor Type	13 HERS Verification
			Heating				Cooling					
Heat Pump System 1	Ductless Mini-split HP	1	HSPF2	8	12000	6000	EER2/SEER2	14.3	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-Hpump

HVAC HEAT PUMPS - HERS VERIFICATION

01 Name	02 Verified Airflow	03 Airflow Target	04 Verified EER/EER2	05 Verified SEER/SEER2	06 Verified Refrigerant Charge	07 Verified HSPF/HSPF2	08 Verified Heating Cap 47	09 Verified Heating Cap 17
Heat Pump System 1-hers-Hpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01 Dwelling Unit	02 Airflow (CFM)	03 Fan Efficacy (w/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - SRE/ASRE	07 Includes Fault Indicator Display?	08 HERS Verification	09 Status
5Fam IAQVentRpt	45	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jeremy Senkevech	Documentation Author Signature: Jeremy Senkevech
Company: Grizzly HERS Testing, Inc.	Signature Date: 08/18/2025
Address: 772 Jamacha Rd #165	CEA/HERS Certification Identification (If applicable): RCN13100
City/State/Zip: El Cajon, CA 92019	Phone: (619) 905-0872

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Christopher Sawaya	Responsible Designer Signature: Christopher Sawaya
Company: Sawaya Architecture	Date Signed: 08/18/2025
Address: 3636 5th Avenue, Suite 106	License:
City/State/Zip: San Diego, CA 92103	Phone: (619) 916-8145

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

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2255 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2257 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-6

TITLE 24 ENERGY

2511

GENERAL INFORMATION

01	Project Name	Dunlop Unit 4			
02	Run Title	Title 24 Analysis			
03	Project Location	2249 Dunlop St			
04	City	San Diego	05	Standards Version	2022
06	Zip code	92111	07	Software Version	EnergyPro 9.4
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.25
18	Total Cond. Floor Area (ft²)	749	19	Glazing Percentage (%)	9.55%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit	No

COMPLIANCE RESULTS

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

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	39.9	45.2	60.9			
Proposed Design	38.7	37.3	57	1.2	8.4	3.9
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as grid-controlled PV systems and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and correct load hour limits are not exceeded

- Standard Design PV Capacity: 0.69 kWdc

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0.02	0.11	0.59	4.45	-0.57	-4.34
Space Cooling	1.11	19.85	0.55	12.13	0.55	7.72
IAQ Ventilation	0.49	4.34	0.48	4.34	0	0
Water Heating	2.58	26.95	2.01	20.74	0.57	6.22
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	8.97	51.86	3.61	42.26	0.86	9.6
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.96	9.91	0.96	9.91		
Appl. & Cooking	2.87	32.41	2.8	31.68		
Plug Loads	6.05	63.84	6.05	63.84		
Outdoor Lighting	0.21	1.98	0.21	1.95		
TOTAL COMPLIANCE	14.06	160	13.63	149.67		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	16.78	17.73	1.05	5.59
Net EUI[2]	16.78	17.73	1.05	5.59

Notes
1. Gross EUI is Energy Use Total (net including PV) / Total Building Area.
2. Net EUI is Energy Use Total including PV / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt: Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

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

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Dunlop Unit 4	749	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Unit 4 Zone	Conditioned	Ductless Mini Split	749	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
S Exterior Wall	Unit 4 Zone	R-15 Wall	180	Front	170	26	90
W Exterior Wall	Unit 4 Zone	R-15 Wall	270	Left	268	0	90
N Exterior Wall	Unit 4 Zone	R-15 Wall	0	Back	170	94	90
P Exterior Wall	Unit 4 Zone	R-15 Wall	90	Right	268	0	90
Floor	Unit 4 Zone	R-19 Floor No Crawlspace	n/a	n/a	749	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Unit 4 Zone	R-30 Roof No Attic	0	Back	749	0	0	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window A	Window	S Exterior Wall	Front	180			1	6	0.25	NFRC	0.5	NFRC	Bug Screen
Window D	Window	N Exterior Wall	Back	0			1	16	0.25	NFRC	0.5	NFRC	Bug Screen
Window E	Window	N Exterior Wall	Back	0			1	16	0.25	NFRC	0.5	NFRC	Bug Screen
Window D 2	Window	N Exterior Wall	Back	0			1	16	0.25	NFRC	0.5	NFRC	Bug Screen
Window E 2	Window	N Exterior Wall	Back	0			1	16	0.25	NFRC	0.5	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 101	S Exterior Wall	20	0.2

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-15	None / None	0.045	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-30	None / None	0.026	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUNLOP ADUS

2249 DUNLOP ST
SAN DIEGO, CA 92111

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #102 ADU 2
2253 DUNLOP ST #201 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-7

TITLE 24 ENERGY

2511

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-35 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-35	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-35 / 2x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	ACH50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10HS45U0 (40 gal, JA13)	Outside	Unit 4 Zone	Unit 4 Zone

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Hearing Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Ductless Mini Split 1	Heat pump: heating, cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF2	8	12000	6000	EER2SEER2	14.3	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRpt	45	0.35	Exhaust	No	n/a / n/a	Yes	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jeremy Senkevech	Documentation Author Signature: *Jeremy Senkevech*
Company: Grizzly HERS Testing, Inc.	Signature Date: 08/18/2025
Address: 772 Jamacha Rd #165	CEA/ HERS Certification Identification (if applicable): RCN13100
City/State/Zip: El Cajon, CA 92019	Phone: (619) 905-0872

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Christopher Sawaya	Responsible Designer Signature: *Christopher Sawaya*
Company: Sawaya Architecture	Date Signed: 08/18/2025
Address: 3636 5th Avenue, Suite 106	License:
City/State/Zip: San Diego, CA 92103	Phone: (619) 916-8145

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

GENERAL INFORMATION

01	Project Name: Dunlop Unit 5				
02	Run Title: Title 24 Analysis				
03	Project Location: 2249 Dunlop St				
04	City: San Diego	05	Standards Version:	2022	
06	Zip code: 92111	07	Software Version:	EnergyPro 9.4	
08	Climate Zone: 7	09	Front Orientation (deg/ Cardinal):	180	
10	Building Type: Single family	11	Number of Dwelling Units:	1	
12	Project Scope: Newly Constructed	13	Number of Bedrooms:	2	
14	Addition Cond. Floor Area (ft^2): 0	15	Number of Stories:	1	
16	Existing Cond. Floor Area (ft^2): n/a	17	Fenestration Average U-factor:	0.23	
18	Total Cond. Floor Area (ft^2): 740	19	Glazing Percentage (%):	10.35%	
20	ADU Bedroom Count: n/a	21	ADU Conditioned Floor Area:	n/a	
22	Fuel Type: All electric	23	No Dwelling Units:	No	

COMPLIANCE RESULTS

C1	Building Complies with Computer Performance
C2	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
C3	This building incorporates one or more Special Features shown below

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	40.2	47.8	62.5			
Proposed Design	36.5	35.6	57.2	1.9	12.2	5.3
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-8

TITLE 24 ENERGY

2511

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0.02	0.07	0.48	3.8	-0.47	-3.83
Space Cooling	0.84	16.87	0.28	6.89	0.66	9.98
IAQ Ventilation	0.46	4.94	0.46	4.94	0	0
Water Heating	2.37	26.86	2.02	20.82	0.35	6.04
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	3.78	48.74	3.24	36.25	0.54	12.49
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.96	9.91	0.96	9.91		
Appl. & Cooking	7.86	82.47	7.76	81.91		
Plug Loads	6.05	63.84	6.05	63.84		
Outdoor Lighting	0.21	1.98	0.21	1.98		
TOTAL COMPLIANCE	13.88	156.94	13.24	143.49		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Margin (kBtu/ft²-yr)	Margin Percentage
Gross EUI[1]	18.53	17.12	1.41	7.61
Net EUI[2]	18.53	17.12	1.41	7.61

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

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
0	No PV - equipped PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	True	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

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

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)[2.4] < 1.8 kVdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Dunlop Unit 5	749	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Unit 5 Zone	Conditioned	Ductless Mini Split1	749	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
S Exterior Wall	Unit 5 Zone	R-15 Wall	180	Front	170	52	90
W Exterior Wall	Unit 5 Zone	R-15 Wall	270	Left	268	0	90
N Exterior Wall	Unit 5 Zone	R-15 Wall	0	Back	170	64	90
E Exterior Wall	Unit 5 Zone	R-15 Wall	90	Right	268	0	90
Raised Floor	Unit 5 Zone	R-19 Floor Crawlspace	n/a	n/a	749	n/a	n/a
Ceiling	Unit 5 Zone	R-19 Roof No Attic	n/a	n/a	749	n/a	n/a

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window A	Window	S Exterior Wall	Front	180			1	6	0.28	NFRC	0.5	NFRC	Bug Screen
Window J	Window	S Exterior Wall	Front	180			1	6	0.28	NFRC	0.5	NFRC	Bug Screen

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window D	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window E	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window D 2	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window E 2	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 101	S Exterior Wall	20	0.2

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-15	None / None	0.065	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x6 Exterior Finish: 3 Coat Stucco
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x10

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Roof No Attic	Interior Ceiling	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x8 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10HS45U0 [40 gal, JA13]	Outside	Unit 5 Zone	Unit 5 Zone

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Ductless Mini Split1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Ductless Minisplit HP	1	HSPF2	8	12000	6000	EER2/SEER2	14.3	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-hpsump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-hpsump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101: ADU 1
2251 DUNLOP ST #201: ADU 2
2253 DUNLOP ST #102: ADU 3
2253 DUNLOP ST #202: ADU 4
2255 DUNLOP ST #103: ADU 5
2255 DUNLOP ST #203: ADU 6
2257 DUNLOP ST #104: ADU 7
2257 DUNLOP ST #204: ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-9

TITLE 24 ENERGY

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	45	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Jeremy Senkevech	Jeremy Senkevech
Company: Grizzly HERS Testing, Inc.	Signature Date: 08/18/2025
Address: 772 Jamacha Rd #165	CEA/HERS Certification Identification (If applicable): RCN13100
City/State/Zip: El Cajon, CA 92019	Phone: (619) 905-0872

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name:	Responsible Designer Signature:
Christopher Sawaya	Christopher Sawaya
Company: Sawaya Architecture	Date Signed: 08/18/2025
Address: 3636 5th Avenue, Suite 106	License:
City/State/Zip: San Diego, CA 92103	Phone: (619) 916-8145

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

GENERAL INFORMATION

01	Project Name	Dunlop Unit 6			
02	Run Title	Title 24 Analysis			
03	Project Location	2249 Dunlop St			
04	City	San Diego	05	Standards Version	2022
06	Zip code	92111	07	Software Version	EnergyPro 9.4
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-Factor	0.23
18	Total Cond. Floor Area (ft²)	749	19	Glazing Percentage (%)	0.35%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit	No

COMPLIANCE RESULTS

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

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[3] EDR (EDR2efficiency)	Total[3] EDR (EDR2total)
Standard Design	39.9	45.7	69.9			
Proposed Design	38.7	37.5	57	1.2	8.4	3.9
RESULT[4]: PASS						

[1] Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2] Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3] Building complies when source energy efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0.01	0.11	0.58	4.45	-0.57	-4.34
Space Cooling	1.11	13.85	0.55	12.13	0.56	7.72
IAQ Ventilation	0.46	4.94	0.46	4.94	0	0
Water Heating	2.88	25.96	2.01	20.74	0.87	6.22
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	3.57	51.86	3.61	42.26	0.86	9.6
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.69	9.91	0.96	9.91		
Appl. & Cooking	2.87	32.41	2.8	31.68		
Plug Loads	6.03	65.82	6.03	63.84		
Outdoor Lighting	0.21	1.98	0.21	1.98		
TOTAL COMPLIANCE	14.06	160	13.83	149.67		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Margin (kBtu/ft²-yr)	Margin Percentage
Gross EUI[1]	18.76	17.71	1.05	5.59
Net EUI[2]	18.76	17.71	1.05	5.59

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

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (c/a 12)	Inverter Eff. (%)	Annual Solar Access (%)
0	No PV - required PV less than 2.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

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

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUPLEX
2249 DUNLOP ST EXISTING
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-10

TITLE 24 ENERGY

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Dunlop Unit 6	749	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Unit 6 Zone	Conditioned	Ductless Mini-split	749	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
S Exterior Wall	Unit 6 Zone	R-19 Wall	180	Front	170	26	90
W Exterior Wall	Unit 6 Zone	R-19 Wall	270	Left	268	0	90
N Exterior Wall	Unit 6 Zone	R-19 Wall	0	Back	170	64	90
E Exterior Wall	Unit 6 Zone	R-19 Wall	90	Right	268	0	90
Floor	Unit 6 Zone	R-19 Floor No Crawlspace	n/a	n/a	749	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Unit 6 Zone	R-30 Roof No Attic	0	Back	749	0	0	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window A	Window	S Exterior Wall	Front	180			1	6	0.23	NFRC	0.5	NFRC	Bug Screen
Window D	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window E	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window D 2	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window E 2	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 101	S Exterior Wall	20	0.2

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.055	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.035	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-25 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.043	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - HEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	HEEA Heat Pump Brand	HEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10HS45U0 [40 gal, JA13]	Outside	Unit 6 Zone	Unit 6 Zone

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Ductless Mini Split1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			2enstly Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Ductless Mini-split HP	1	HSPF2	8	12000	6000	EER2/SEER2	14.3	11.7	Not Zoned	Single Speed	Heat Pump System 1-ham-Hpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-ham-Hpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	45	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jeremy Senkevech	Documentation Author Signature: Jeremy Senkevech
Company: Grizzly HERS Testing, Inc.	Signature Date: 08/18/2025
Address: 772 Jamacha Rd #165	CEA/ HERS Certification Identification (If applicable): RCN13100
City/State/Zip: El Cajon, CA 92019	Phone: (619) 905-0872

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Christopher Sawaya	Responsible Designer Signature: Christopher Sawaya
Company: Sawaya Architecture	Date Signed: 08/18/2025
Address: 3636 5th Avenue, Suite 106	License:
City/State/Zip: San Diego, CA 92103	Phone: (619) 916-8145

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

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C38363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUNLOP ADUS

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2255 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2257 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-11

TITLE 24 ENERGY

2511

GENERAL INFORMATION

01	Project Name	Dunlop Unit 7			
02	Run Title	Title 24 Analysis			
03	Project Location	2249 Dunlop St			
04	City	San Diego	05	Standards Version	2022
06	Zip code	92111	07	Software Version	EnergyPro 9.3
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.23
18	Total Cond. Floor Area (ft^2)	749	19	Glazing Percentage (%)	12.48%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit	No

COMPLIANCE RESULTS

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

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	99.8	47.1	62.1			
Proposed Design	88.9	42.1	59.6	0.9	5	2.5

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.

- Standard Design PV Capacity: 0.00 kWdc

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0.01	0.08	0.48	3.66	-0.47	-3.58
Space Cooling	0.85	16.18	0.68	14.35	0.15	2.08
IAQ Ventilation	0.46	4.94	0.46	4.94	0	0
Water Heating	2.35	27.02	1.83	20.31	0.55	6.71
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**3.7**	**18.22**	**3.46**	**43.06**	**0.24**	**5.16**
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.96	9.91	0.96	9.91		
Appl. & Cooking	2.87	32.35	2.8	31.68		
Plug Loads	6.05	63.84	6.05	63.84		
Outdoor Lighting	0.21	1.98	0.21	1.98		
TOTAL COMPLIANCE	**13.79**	**156.3**	**13.48**	**150.47**		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	18.43	17.67	0.76	4.12
Net EUI[2]	18.43	17.67	0.76	4.12

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

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

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

- PV exception 2: No PV required when maximum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Dunlop Unit 7	749	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Unit 7 Zone	Conditioned	Ductless Mini-Split1	749	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
S Exterior Wall	Unit 7 Zone	R-15 Wall	180	Front	132	20	90
W Exterior Wall	Unit 7 Zone	R-15 Wall	270	Left	867	54	90
N Exterior Wall	Unit 7 Zone	R-15 Wall	0	Back	132	32	90
F Exterior Wall	Unit 7 Zone	R-15 Wall	90	Right	867	7.5	90
Raised Floor	Unit 7 Zone	R-19 Floor Crawlspace	n/a	n/a	749	n/a	n/a
Ceiling	Unit 7 Zone	R-19 Roof No Attic	n/a	n/a	749	n/a	n/a

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window C	Window	W Exterior Wall	Left	270			1	5	0.23	NFRC	0.5	NFRC	Bug Screen
Window C2	Window	W Exterior Wall	Left	270			1	5	0.23	NFRC	0.5	NFRC	Bug Screen

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window K	Window	W Exterior Wall	Left	270			1	18	0.23	NFRC	0.5	NFRC	Bug Screen
Window B	Window	W Exterior Wall	Left	270			1	6	0.23	NFRC	0.5	NFRC	Bug Screen
Window L	Window	W Exterior Wall	Left	270			1	10	0.23	NFRC	0.5	NFRC	Bug Screen
Window L2	Window	W Exterior Wall	Left	270			1	10	0.23	NFRC	0.5	NFRC	Bug Screen
Window D	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window E	Window	N Exterior Wall	Back	0			1	16	0.23	NFRC	0.5	NFRC	Bug Screen
Window I	Window	E Exterior Wall	Right	90			1	7.5	0.23	NFRC	0.5	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door 101	S Exterior Wall	20	0.2

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2251 DUNLOP ST #102 ADU 3
2255 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2257 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-12

TITLE 24 ENERGY

2511

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10
R-19 Roof No Attic	Interior Ceiling	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10HS45U0 (40 gal, JA14)	Outside	Unit 7 Zone	Unit 7 Zone

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/2"	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Ductless Mini Split 1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF2	8	12000	6000	EER2/SEER2	14.3	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/CEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
1Fam IAQVentRpt	45	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jeremy Senkevech	Documentation Author Signature: *Jeremy Senkevech*
Company: Grizzly HERS Testing, Inc.	Signature Date: 08/18/2025
Address: 772 Jamacha Rd #165	CEA/HERS Certification Identification (if applicable): RCN13100
City/State/Zip: El Cajon, CA 92019	Phone: (619) 905-0872

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Christopher Sawaya	Responsible Designer Signature: *Christopher Sawaya*
Company: Sawaya Architecture	Date Signed: 08/18/2025
Address: 3686 5th Avenue, Suite 106	License:
City/State/Zip: San Diego, CA 92103	Phone: (619) 916-8145

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

GENERAL INFORMATION

01	Project Name	Dunlop Unit 8			
02	Run Title	Title 24 Analysis			
03	Project Location	2249 Dunlop St			
04	City	San Diego	05	Standards Version	2022
06	Zip code	92111	07	Software Version	CBECC-Res 9.4
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.23
18	Total Cond. Floor Area (ft²)	749	19	Glazing Percentage (%)	12.48%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All-electric	23	No Dwelling Units	No

COMPLIANCE RESULTS

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

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	89.6	43.1	90.5			
Proposed Design	89.4	42.3	89.1	0.2	2.8	1.4

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

DUNLOP ADUS

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-13

TITLE 24 ENERGY

2511

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy [EDR1] (kBtu/ft²-yr)	Standard Design TDV Energy [EDR2] (kTDV/ft²-yr)	Proposed Design Source Energy [EDR1] (kBtu/ft²-yr)	Proposed Design TDV Energy [EDR2] (kTDV/ft²-yr)	Margin [EDR1]	Margin [EDR2]
Space Heating	0.63	0.2	0.56	4.29	-0.53	-3.99
Space Cooling	1.07	19.58	0.91	19.1	0.16	0.48
IAQ Ventilation	0.48	4.94	0.48	4.94	0	0
Water Heating	2.38	27	2	20.65	0.38	6.35
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	8.94	52.12	8.93	48.88	0.01	3.24
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.96	9.91	0.96	9.91		
Appl. & Cooking	2.86	32.33	2.81	31.85		
Plug Loads	6.05	63.84	6.05	63.84		
Outdoor Lighting	0.21	1.98	0.21	1.98		
TOTAL COMPLIANCE	14.02	160.18	13.96	156.46		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Margin (kBtu/ft²-yr)	Margin Percentage
Gross EUI[1]	18.83	18.56	0.27	1.43
Net EUI[2]	18.83	18.56	0.27	1.43

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

REQUIRED PV SYSTEMS

01 DC System Size (kWdc)	02 Exception	03 Module Type	04 Array Type	05 Power Electronics	06 CFI	07 Azimuth (deg)	08 Tilt Input	09 Array Angle (deg)	10 Tilt (x in 12)	11 Inverter Eff. (%)	12 Annual Solar Access (%)
0	No PV - capacity of PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

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

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)1.4) < 1.8 kWdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft²)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Dunlop Unit 8	749	1	2	1	0	1

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Status
Unit 8 Zone	Conditioned	Ductless Mini Split1	749	8	DHW Sys 1	New

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)
S Exterior Wall	Unit 8 Zone	R-15 Wall	180	Front	152	20	90
W Exterior Wall	Unit 8 Zone	R-15 Wall	270	Left	367	54	90
N Exterior Wall	Unit 8 Zone	R-15 Wall	0	Back	152	57	90
E Exterior Wall	Unit 8 Zone	R-15 Wall	90	Right	357	7.5	90
Floor	Unit 8 Zone	R-19 Floor No Crawlspace	n/a	n/a	749	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Area (ft²)	07 Skylight Area (ft²)	08 Roof Rise (x in 12)	09 Roof Reflectance	10 Roof Emittance	11 Cool Roof
Roof	Unit 8 Zone	R-30 Roof No Attic	0	Back	749	0	0	0.1	0.85	No

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading
Window C	Window	W Exterior Wall	Left	270			1	5	0.23	NFRC	0.5	NFRC	Bug Screen
Window C 2	Window	W Exterior Wall	Left	270			1	5	0.23	NFRC	0.5	NFRC	Bug Screen
Window K	Window	W Exterior Wall	Left	270			1	18	0.23	NFRC	0.5	NFRC	Bug Screen
Window B	Window	W Exterior Wall	Left	270			1	6	0.23	NFRC	0.5	NFRC	Bug Screen
Window L	Window	W Exterior Wall	Left	270			1	30	0.23	NFRC	0.5	NFRC	Bug Screen
Window L 2	Window	W Exterior Wall	Left	270			1	30	0.23	NFRC	0.5	NFRC	Bug Screen
Window D	Window	N Exterior Wall	Back	0			1	18	0.23	NFRC	0.5	NFRC	Bug Screen
Window E	Window	N Exterior Wall	Back	0			1	36	0.23	NFRC	0.5	NFRC	Bug Screen
Window I	Window	E Exterior Wall	Right	90			1	7.5	0.23	NFRC	0.5	NFRC	Bug Screen

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft²)	04 U-Factor
Door 101	S Exterior Wall	20	0.2

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-30	None / None	0.035	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01 Name	02 # of Units	03 Tank Vol. (gal)	04 NEEA Heat Pump Brand	05 NEEA Heat Pump Model	06 Tank Location	07 Duct Inlet Air Source	08 Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10H45U0 (40 gal. IA15)	Outside	Unit 8 Zone	Unit 8 Zone

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name
Ductless Mini Split1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS

01 Name	02 System Type	03 Number of Units	04 Heating	05	06	07	08 Cooling	09	10	11 Zonally Controlled	12 Compressor Type	13 HERS Verification
			Heating Efficiency Type	HSPF/WS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF2	8	22000	6000	EER2SEER2	14.3	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-hpsump

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN: 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2255 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2257 DUNLOP ST #104 ADU 6
2257 DUNLOP ST #203 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-14

TITLE 24 ENERGY

2511

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1:hers-Hpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQEventRpt	45	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jeremy Senkevech	Documentation Author Signature: Jeremy Senkevech
Company: Grizzly HERS Testing, Inc.	Signature Date: 08/18/2025
Address: 772 Jamacha Rd #165	CEA/HERS Certification Identification (If applicable): RCN13100
City/State/Zip: El Cajon, CA 92019	Phone: (619) 905-0872

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Christopher Sawaya	Responsible Designer Signature: Christopher Sawaya
Company: Sawaya Architecture	Date Signed: 08/18/2025
Address: 3636 5th Avenue, Suite 106	License:
City/State/Zip: San Diego, CA 92103	Phone: (619) 916-8145

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

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

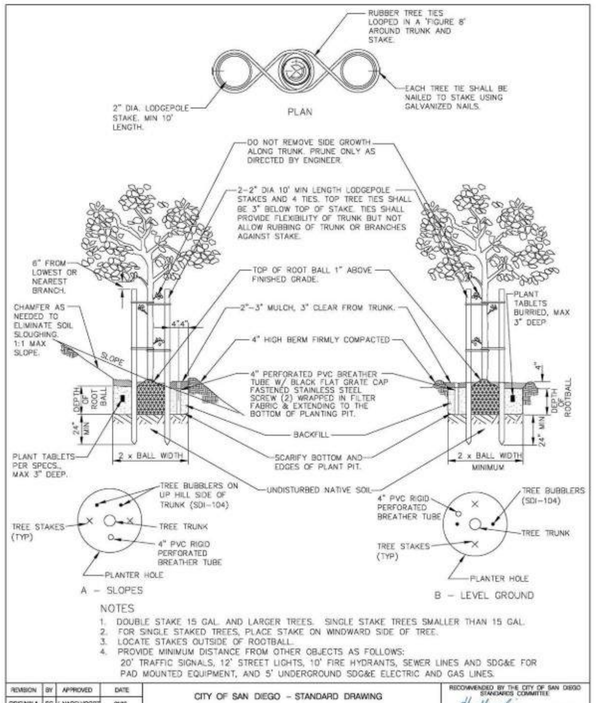
DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

T24-15

TITLE 24 ENERGY

2511



STREET TREE SHADING COMPLIANCE

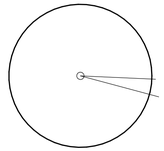
THROUGHWAY ZONE:	298	SF
TREE CANOPY SHADED AREA:	160	SF

TOTAL THROUGHWAY AREA:	298	SF
TOTAL SHADED AREA ACHEIVED BY TREE CANOPIES:	160	SF
PERCENT ACHEIVED OF SHADED AREA:	**53%**	
NUMBER OF NEW TREES ON SITE:	6	

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGNS)	= 20 FEET
UNDERGROUND UTILITY LINES	= 5 FEET
ABOVE GROUND UTILITY STRUCTURES	= 10 FEET
DRIVEWAY (ENTRIES)	= 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	= 25 FEET
SEWER LINES	= 10 FEET

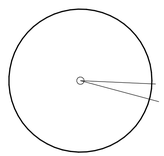
LANDSCAPE CALCULATIONS



STREET TREE REQUIREMENTS: (1 TREE PER 30' OF STREET FRONTAGE)
STREET TREES REQUIRED FOR DUNLOP STREET: (4) TOTAL

PROPOSED FRUITLESS OLIVE / OLEA EUROPAEA TREE (STANDARD) PER CITY OF SAN DIEGO STREET TREE SELECTION & LINDA VISTA STREET TREE AREA E.

QUANTITY: 4
BOX: 24"



ADU / CAP TREES REQUIREMENT: ADU REQUIRE PREMISE TREES
2 TREES REQUIRED PER 5,000SF. OF LOT AREA FOR ADU AND CAP ONSITE TREE REQUIREMENTS.
15,189 SF = LOT AREA
15,189 SF / 5,000SF = 6 TREE REQUIREMENT

PROPOSED FRUITLESS OLIVE / OLEA EUROPAEA TREE (STANDARD), ADU REQUIRED PREMISES TREES ONSITE

MEDIUM SCALE, CANOPY, FLOWERING TREE
(35'HEIGHT X 60'WIDTH)

QUANTITY: 6
BOX: 24"

LANDSCAPE NOTES

A. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

B. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT BE WRAPPED AROUND THE ROOT BALL. SDMC 142.0403(B)(12).

C. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY SDMC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF PROPOSED TREES IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE TREES SELECTED AND SHALL BE AN AUTOMATIC DRIP SYSTEM. ALL PROPOSED IRRIGATION SYSTEMS SHALL HAVE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. SDMC 142.0403(C)(3)(D)

D. MAINTENANCE. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITH LIKE KIND PER THE CONDITIONS OF THE PERMIT.

E. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

F. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC 142.0403(B)(10).

G. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IN NOT PERMITTED.

H. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIPLINE.
3. ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
4. THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
5. ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6" BACK FROM NEW CONSTRUCTION.
6. A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF THE ROOTS 4" OR GREATER IN DIAMETER.
7. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
8. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

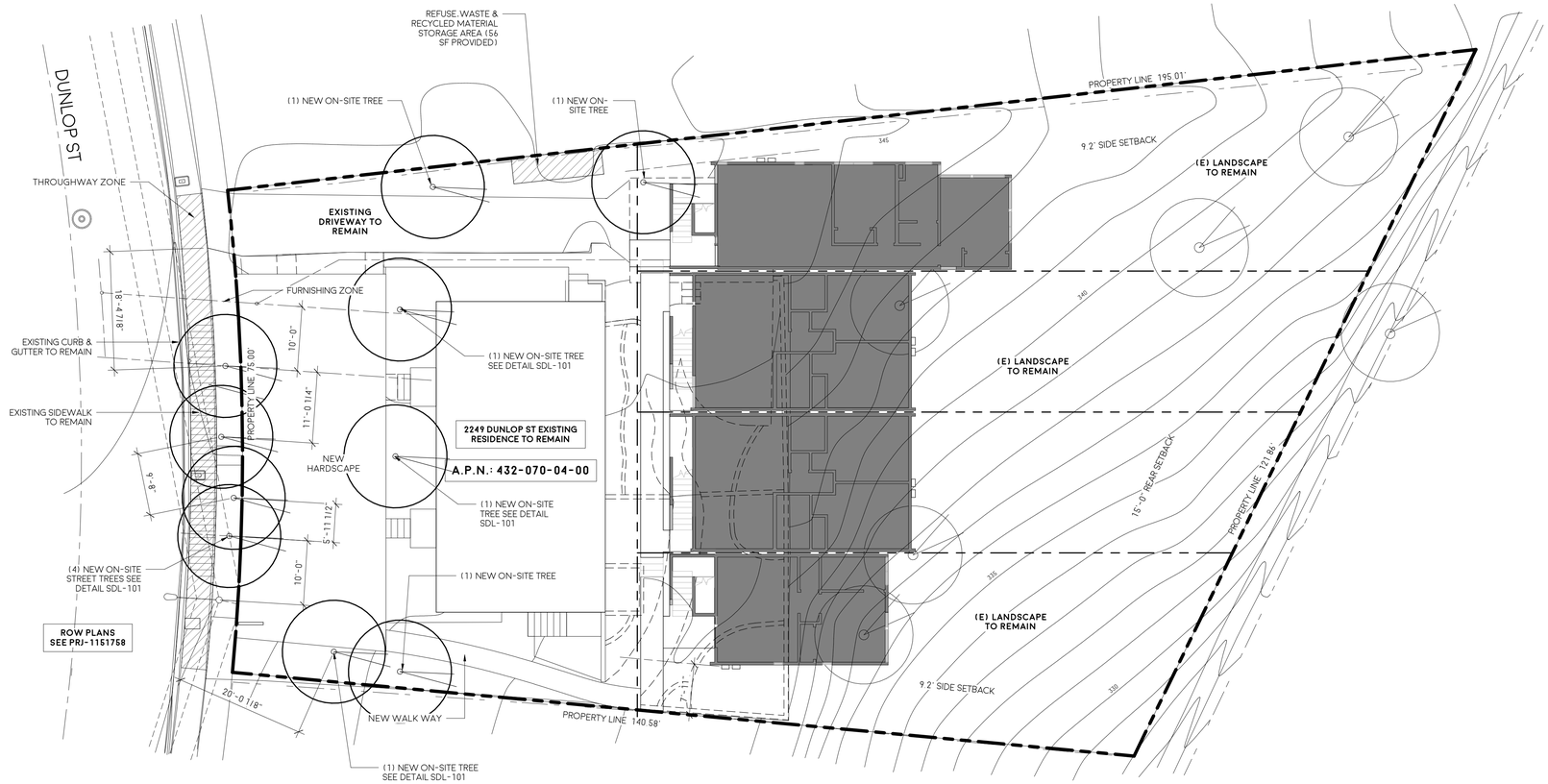
I. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH GROUNDCOVER TO A MINIMUM DEPTH OF 3". ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH PER THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS. SDMC 142.0413(C).

J. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5', PER SDMC 142.0403(B)(5).

NOTE: SEE ARCHITECTURE SITE PLAN FOR ALL ADDITIONAL SITE NOTES.

IRRIGATION LEGEND

- RAINBIRD - LOW FLOW CONTROL ZONE VALVE KIT W/ANTI-SIPHON VALVE. XACZ-075-PRF-BF INSTALL ISOLATION PVC BALL VALVE AT ALL VALVE ASSEMBLIES. MAINLINE SIZE.
- RAINBIRD - XF SERIES DRIPLINE. XFD-09-12-250 30 PSI 0.9GPH
  INSTALL BELOW GRADE AND STAKED TO GRADE WITH RAINBIRD TIE DOWN STAKES (OR APPROVED EQUAL) AT 12' INTERVALS MINIMUM, TYP. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH APPROPRIATE COMPRESSION FITTINGS PER THE DETAILS. INSTALLED TUBING SHALL BE COVERED W/ 3" LAYER OF GROUND COVER MULCH AS SPECIFIED ON PLAN. PROVIDE EVEN WATER DISTRIBUTION FOR ALL PLANTINGS. CONTRACTOR SHALL ADJUST LAYOUT IN FIELD ACCORDING TO PLANTING LAYOUT AND CONTAINER SIZE BEING WATERED - VERIFY IN FIELD. MAXIMUM TUBING RUN LENGTH = 230
  NOTE DRIPLINE FLUSH VALVE SHALL BE INSTALLED AT END OF EACH SHRUB AND TREE ASSEMBLY AS INDICATED IN INSTALLATION DETAILS.
- RAINBIRD - XFD ON-SURFACE DRIPLINE RISER ASSEMBLY, PVC TO DISTRIBUTION TUBING POINT OF CONNECTION - INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH APPROPRIATE COMPRESSION FITTINGS PER DETAILS.
- RAINBIRD - ESP1SM6 SERIES CONTROLLER - ESP-SMT6, 6 STATION EXTERIOR NOTE: VERIFY LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE POWER TO NEW CONTROLLER.
- RAINBIRD - ESP1SMT RAIN SENSOR SHUT-OFF INCLUDED WITH ESP1SMT CONTROLLER. DETAIL SHOWS RAIN SENSOR INSTALLATION.
- LASCO SCHEDULE 80 PVC BALL VALVE AT POINT OF CONNECTION AND AT ALL VALVE ASSEMBLIES.
- POINT OF CONNECTION - IRRIGATION POINT OF CONNECTION TO BE COORDINATED WITH GENERAL CONTRACTOR VERIFIED IN-FIELD.
- PRESSURE MAINLINE - SCHEDULE 40 PVC
- NON-PRESSURE LATERAL LINE - SCHEDULE 40 PVC



1 LANDSCAPE PLAN
SCALE 3/32" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER SAWAYA
C39363
REN 06-30-27
STATE OF CALIFORNIA

SAWAYA ARCHITECTURE
3565 7TH AVENUE
SAN DIEGO, CA 92103
(619) 916 - 8145

2249 DUNLOP ST. EXISTING DUPLEX
2251 DUNLOP ST #101 ADU 1
2251 DUNLOP ST #201 ADU 2
2253 DUNLOP ST #102 ADU 3
2253 DUNLOP ST #202 ADU 4
2255 DUNLOP ST #103 ADU 5
2255 DUNLOP ST #203 ADU 6
2257 DUNLOP ST #104 ADU 7
2257 DUNLOP ST #204 ADU 8

DUNLOP ADUS

2249 DUNLOP ST.
SAN DIEGO, CA 92111

DATE	BY	DESCRIPTION
08-19-25	CC	SUBMITTAL
11-04-25	CC	RESUBMITTAL
12-08-25	CC	RESUBMITTAL
02-17-26	CC	RESUBMITTAL

SAWAYA ARCHITECTURE

L1
LANDSCAPE PLAN