

CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED CITY OF SAN DIEGO AMENDMENTS:
 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND/OR
 CALIFORNIA BUILDING CODE (CBC) AS APPLICABLE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREN)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA FIRE CODE (CFC)
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEEES)

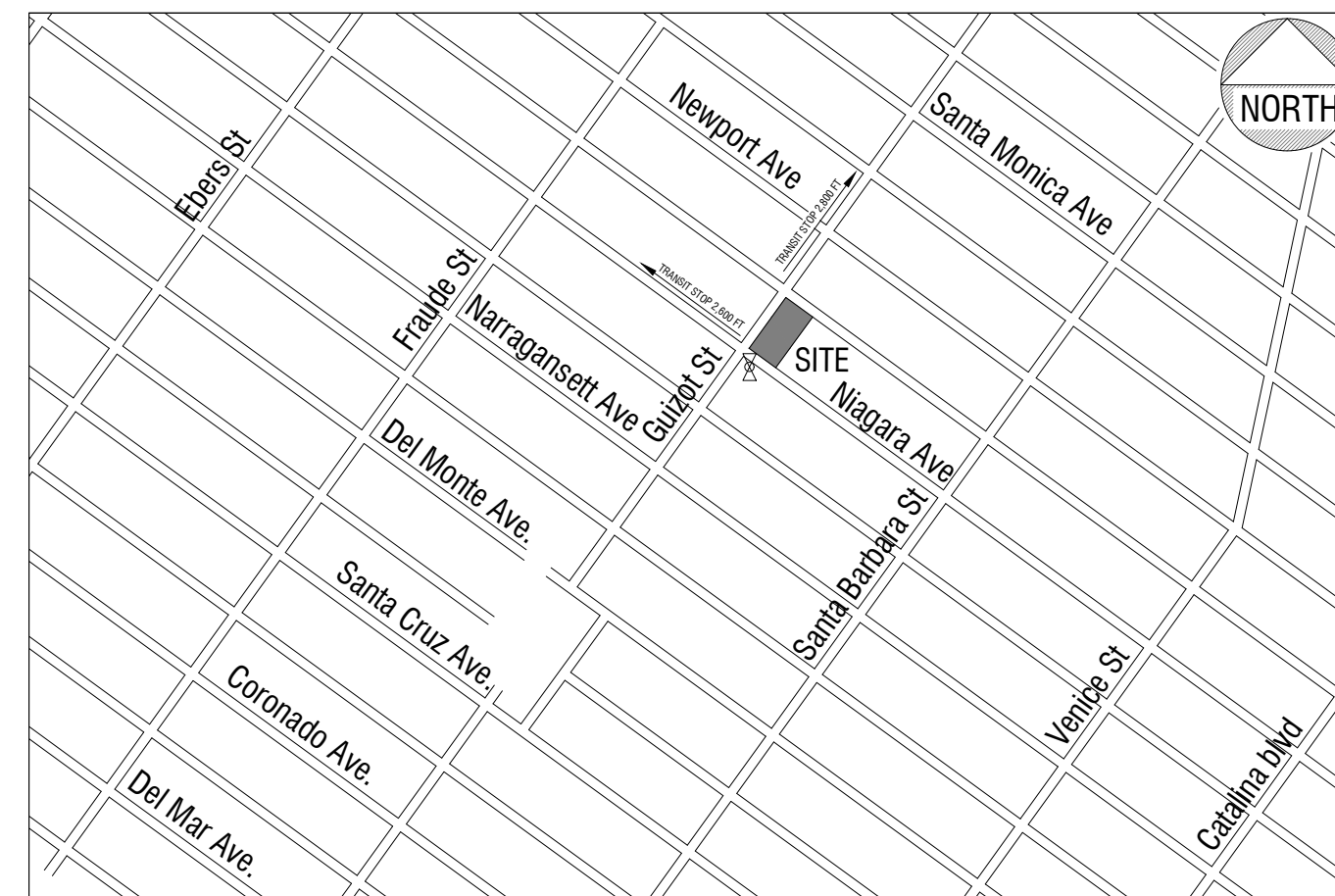
NOTES

APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS AT SIZE 4" HIGH WITH $\frac{3}{8}$ " STROKE FOR RESIDENTIAL BUILDING. CFC SECT. 505.1

WATER SHALL DRAIN AWAY FROM ALL BUILDINGS, THE GRADE SHALL FALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET AND (2% OF IMPERVIOUS SPACES).

DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.

VICINITY MAP



EXISTING RESTRICTED RENTAL UNITS NOTE

NUMBER OF EXISTING DWELLING UNITS THAT ARE PROPOSED FOR DEMOLITION OR ALTERATION THAT WERE AT ANY POINT DURING THE 5 YEARS PRECEDING THIS APPLICATION EITHER SUBJECT TO A RECORDED COVENANT, ORDINANCE, OR LAW THAT RESTRICTS RENTS FOR VERY LOW-INCOME OR

NONE

SCOPE OF WORK

COASTAL DEVELOPMENT PERMIT APPLICATION

PROPOSED DEMOLITION OF PORTION OF EXISTING RESIDENCE TO ALLOW TO SPLIT THE LOT INTO TWO LOTS.
 PROPOSED ADDITION TO THE EXISTING RESIDENCE PARCEL 1. PROPOSED CONVERSION OF EXISTING GARAGE INTO NEW ATTACHED ADU. PROPOSED ADDITION TO THE PROPOSED ADU PARCEL 1.
 PROPOSED NEW TWO STORY RESIDENCE WITH ROOF TOP DECK AND NEW LOWER LEVEL ATTACHED ADU PARCEL 2.

PROPOSED UPGRADE OF EXISTING ELECTRICAL METER TO 200AMPS, TO SERVE
 PROPOSED NEW 200AMP ELECTRICAL METER, NEW 1" WATER METER

LANDSCAPE AREA: 1,881 SF

EXISTING PRIMARY RESIDENCE:	1384 SF
EXISTING GARAGE:	409 SF
PROPOSED DEMOLITION (E) RESIDENCE PARCEL 1:	389 SF
PROPOSED ADDITION TO (E) RESIDENCE PARCEL 1:	655 SF
TOTAL RESIDENCE PARCEL 1:	1,650 SF
PROPOSED GARAGE CONVERSION TO ADU PARCEL 1:	409 SF
PROPOSED ADDITION ADU PARCEL 1:	391 SF
TOTAL ADU PARCEL 1:	800 SF
PROPOSED NEW RESIDENCE PARCEL 2:	2,099 SF
PROPOSED TOP ROOF DECK RES. P. 2:	1,983 SF
PROPOSED NEW ADU PARCEL 2:	695 SF

ZONING OVERLAYS

- AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ):
 - NAS NORTH ISLAND, SAN DIEGO INTERNATIONAL AIRPORT
- COASTAL HEIGHT LIMIT OVERLAY ZONE (CHLOZ)
- COASTAL OVERLAY ZONE (COZ) : NON-APPEALABLE 2
- PARKING IMPACT OVERLAY ZONE (PIOZ) : YES- PIOZ-COASTAL IMPACT
- ALUCP AIRPORT INFLUENCE AREA (AIA) : SAN DIEGO INTERNATIONAL AIRPORT - REVIEW AREA 1, NAS NORTH ISLAND - REVIEW AREA 2
- FAA PART 77 NOTICING AREA

DEFERRED SUBMITTALS

- TRUSSES
- PHOTO-VOLTAIC SYSTEM

AREA OF DISTURBANCE TABLE

A. TOTAL DISTURBANCE AREA:	3,325 ft ²
B. EXISTING AMOUNT OF IMPERVIOUS AREA:	1,258 ft ²
C. PROPOSED AMOUNT OF IMPERVIOUS AREA:	4,583 ft ²
D. TOTAL IMPERVIOUS AREA:	38 %
E. IMPERVIOUS % INCREASE:	

NOTE: IMPERVIOUS AREA SHALL INCLUDE: ROOF, SIDEWALK, PARKING AREA, WALKWAYS, POOLS, POOL DECKS, ETC...

FLOOR AREA RATIO

PARCEL 1:	
ALLOWABLE FLOOR AREA RATIO (FAR) PARCEL 1: PER TABLE 131-04J	0.65
LOT SIZE PARCEL 1:	4,000 SF
PROPOSED RESIDENCE PARCEL 1:	1,650 SF
PROPOSED ADU PARCEL 1:	800 SF
TOTAL FLOOR AREA PARCEL 1:	1,650 SF
PROPOSED FLOOR AREA RATIO (FAR) PARCEL 1:	0.42
PARCEL 2:	
ALLOWABLE FLOOR AREA RATIO (FAR) PARCEL 2: PER TABLE 131-04J	0.7
LOT SIZE PARCEL 2:	3,000 SF
PROPOSED RESIDENCE PARCEL 2:	2,099 SF
PROPOSED ADU PARCEL 2:	695 SF
TOTAL FLOOR AREA PARCEL 2:	2,099 SF
PROPOSED FLOOR AREA RATIO (FAR) PARCEL 2:	0.699

EARTHWORK QUANTITIES / GRADING DATA TABLE

CUT QUANTITIES:	18 cyd.
FILL QUANTITIES:	0 cyd.
IMPORT/EXPORT:	Export 18 cyd.
MAX CUT DEPTH UNDER BUILDING FOOTPRINT:	1.5 ft.
MAX CUT DEPTH OUTSIDE BUILDING FOOTPRINT:	2 ft.
MAX FILL DEPTH UNDER BUILDING FOOTPRINT:	0 ft.
MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT:	0 ft.

NOTE: THE PROJECT PROPOSED TO EXPORT 18 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

OWNER INFORMATION

OWNER: Refael Amar
 ADDRESS: 1855 Guizot St.
 San Diego, CA 92107
 PHONE: 619-919-1121

DEVELOPMENT TEAM

DESIGNER: Eco Home Builders
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DEVELOPMENT SUMMARY

PROJECT ADDRESS: 1855 Guizot St.
 San Diego, CA 92107

A.P.N.: 448-751-24-00

LEGAL DISCRIPTION: MAP: 1106 BLOCK: 87 LOT 1

TYPE OF CONSTRUCTION: V-B - Non Sprinklered

OCCUPANCY: R-3

ZONING: RS-1-7

GROSS SITE AREA: 7,000 SF

EXISTING/PROPOSED USE: S.F.D.

ORIGINAL YEAR CONSTRUCTED: 1951

GEOLOGIC HAZARD CATEGORY: 52

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By			
Date			
Rev.			

Guizot New Residence 2 & New ADU

1855 Guizot St.
San Diego, CA 92107

Alexander Ray

TITLE SHEET

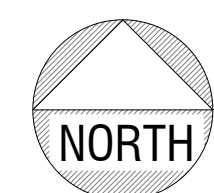
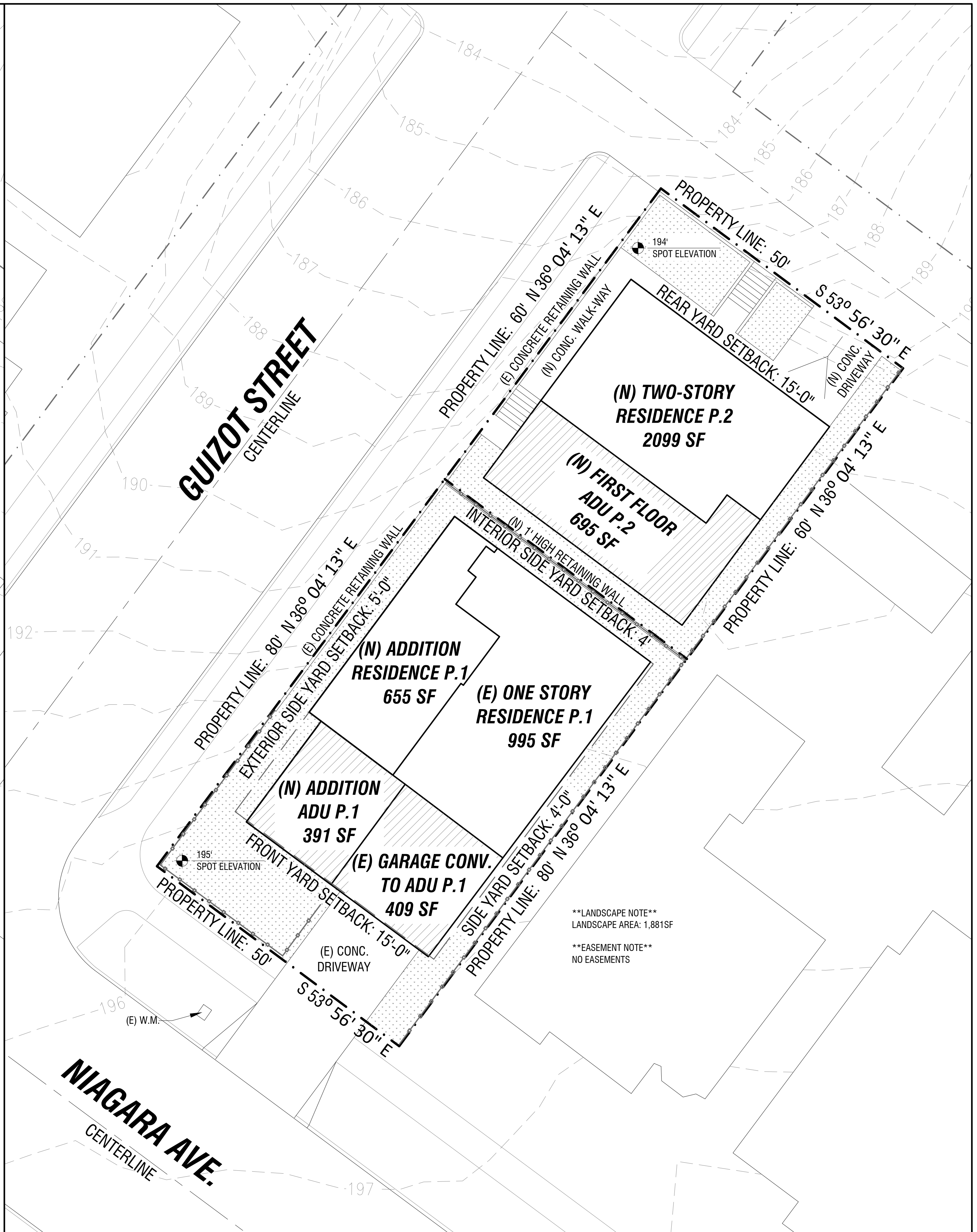
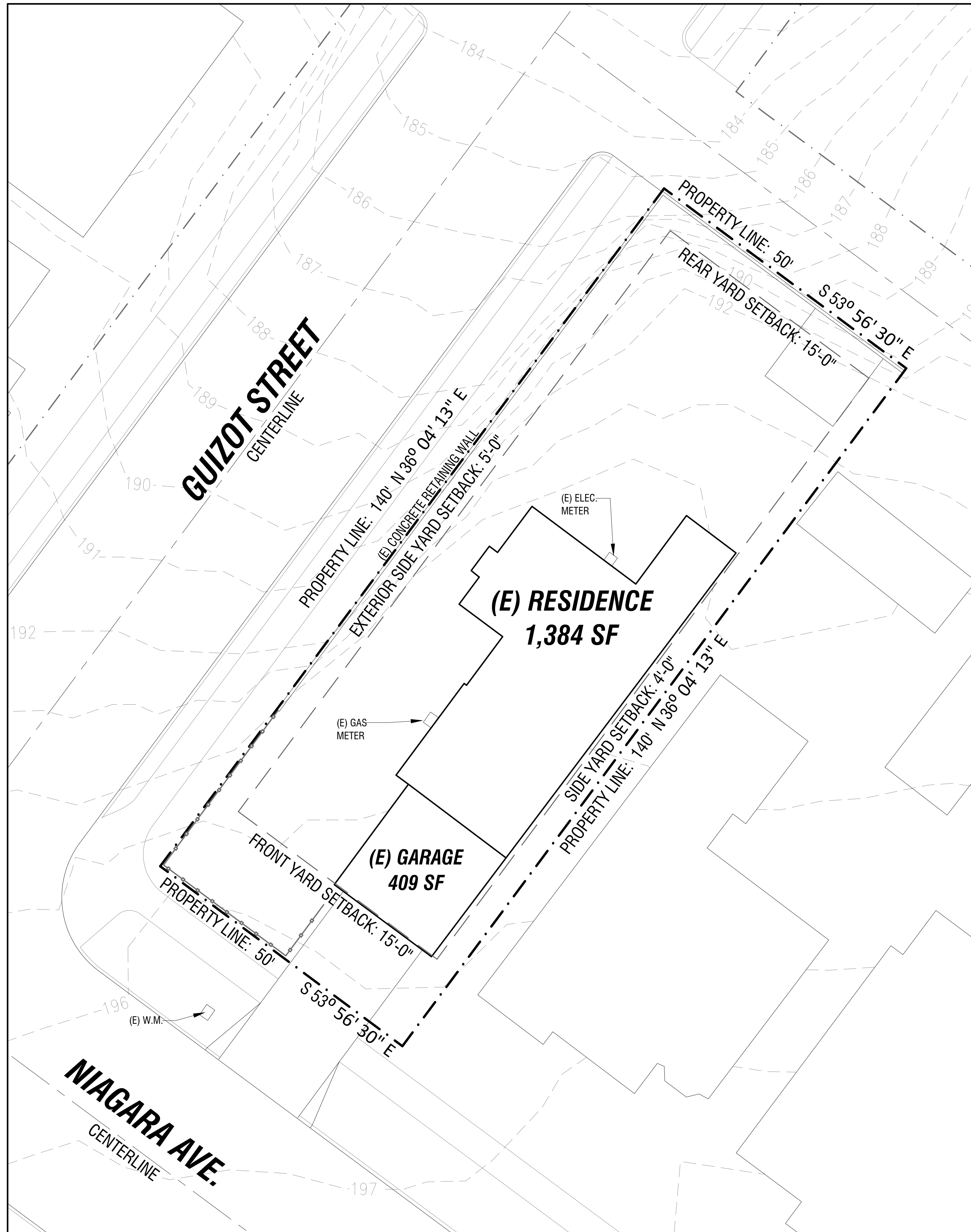
Plan Prepared by:

Date: 9/3/25
Scale: 1" = 10'-0"

Sheet:

T-1

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Existing Site Plan

Scale: 1" = 10'-0"



Proposed Site Plan

Scale: 1" = 10'-0"



Rev.	Date	By

Guizot New Residence 2 & New ADU

1855 Guizot St.
San Diego, CA 92107

Alexander Ray

Sheet Title:
SITE PLAN

Date: 9/3/25
Scale: 1" = 10'-0"

Sheet:

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GENERAL NOTES

- BASEMENT AND SLEEPING ROOMS TO HAVE EGRESS WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE MEETING THE FOLLOWING REQUIREMENTS:
 - 5.7 SQ. FT. MINIMUM NET CLEAR OPENABLE AREA
 - 24" MINIMUM NET CLEAR OPENABLE HEIGHT.
 - 20" MINIMUM NET CLEAR OPENABLE WIDTH
 - FINISHED SILL HEIGHT TO BE MAXIMUM 44" ABOVE FINISHED FLOOR
- ALL NEW GLAZING (FENESTRATION) SHALL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- ALL NEW GLAZING (FENESTRATION) SHALL HAVE A MIN. **"U FACTOR" OF 0.32 & SHGC OF .25**
- ALL WINDOWS AND SLIDING GLASS DOORS TO BE DUAL GLAZED (U.N.O).
- PROVIDE 5/8" TYPE X GYPSUM BOARD FLOOR TO ROOF SHEATHING (OR TO AND INCLUDING CEILING) @ COMMON WALLS BETWEEN GARAGE AND LIVING AREA AND UNDER STAIRS WHERE STORAGE OCCURS.
- ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTANT BARRIER TO PROTECT THE INTERIOR WALL COVERING AND ALL EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
- EXTERIOR DOORS MAY NOT SWING OUTWARD WHEN THERE IS GREATER THAN A 1/2" DROP.
- SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING MIN. OF 6-INCHES WITHIN FIRST 10-FEET.

ELECTRICAL NOTES

- PERMANENTLY LABEL ALL CIRCUIT BREAKERS.
- GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, KITCHENS, AND WET BAR SINKS, IN ATTACHED GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS.
- MIN. 36" CLEAR WORKING SPACE IN FRONT OF ALL ELECTRICAL PANELS AND DISCONNECTS.
- SMOKE DETECTORS SHALL BE INSTALLED PER 2022 CRC.
 - EACH SLEEPING ROOM
 - AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATED SLEEPING ROOM
 - ROOMS OPEN TO A HALLWAY SERVING BEDROOMS WHERE THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE.
 - BATTERY OPERATED SMOKE DETECTORS MAY BE USED IN EXISTING SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF 1 ALARM WILL ACTIVATE ALL OF THE ALARMS.
- RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH 2022 CRC.
- BATHROOM CIRCUITING SHALL BE EITHER:
 - A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
 - AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
- FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
- PROPOSED LUMINAIRIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR (OR DIMMER FOR OTHER ROOMS ONLY.)
- ELECTRICIAN TO VERIFY PROPER OUTLET SPACING AND LIGHTING REQUIREMENTS PRIOR TO INSTALLATION OF SUCH OUTLETS AND LIGHTING. VERIFY ALL OUTLET, RECEPTACLE AND LIGHTING LOCATIONS WITH OWNER.
- CARBON MONOXIDE DETECTORS ARE REQUIRED IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH LEVEL INCLUDING BASEMENTS.
- PER THE 2014 NEC:
 - ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION IS REQUIRED IN ALL 120-VOLT SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR OTHER AREAS.
- TAMPER RESISTANT RECEPTACLES ARE REQUIRED THROUGHOUT ENTIRE DWELLING UNIT PER. THE 2022 NEC TAMPER-RESISTANT RECEPTACLES.

FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000.00 IN EVALUATION, CARBON MONOXIDE ALARMS SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS: (CRC R315.2)

- OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
 - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 - c) BATTERY OPERATED CARBON MONOXIDE ALARMS ARE PERMITTED IN EXISTING BUILDINGS WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE. (CRC R315.1.1 EXCEPTION 2)
- AT LEAST HALF OF THE INSTALLED WATTAGE OF LUMINARIES (EXCEPT LIGHTING INTERNAL TO CABINETS) IN KITCHENS SHALL BE HIGH EFFICACY; LOW EFFICACY FIXTURES MUST BE SWITCHED SEPARATELY. LIGHTING INTERNAL TO CABINETS SHALL USE NO MORE THAN 20W OF POWER PER LINEAR FOOT OF ILLUMINATED CABINET.
 - RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES150.0(k) *LIGHTING INSTALLED IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND BE CONTROLLED BY A VACANCY SENSOR
 - OUTDOOR LIGHTING: ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR MANUALLY SWITCHED, LOW EFFICACY LUMINARIES CONTROLLED BY A MOTION SENSOR OR PHOTO-CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) IS REQUIRED FOR EACH OUTDOOR LIGHTING FIXTURE.
 - ALL RECEPTACLES TO BE AFCI UNLESS NOTED AS GFCI THROUGHOUT RESIDENCE.
 - ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS REQUIREMENT.
 - ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) IS REQUIRED IN ALL NEW RESIDENTIAL CONSTRUCTION. THE EVSE MUST CONSIST OF MINIMUM 1" CONDUIT EXTENDING FROM THE MAIN PANEL TO A JUNCTION BOX WHERE THE EVSE RECEPTACLE WILL BE PROVIDED. THE MAIN SERVICE PANEL MUST BE SIZED TO ACCOMMODATE 208/240 VOLT, 40 AMP DEDICATED BRANCH CIRCUIT.

PLUMBING NOTES

- NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS A112.19.2 H & S CODE SEC. 17921.3(b) ALL EXISTING WATER CLOSETS TO COMPLY.
- IN SHOWERS AND TUB SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. PER 2016 CBC.
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS.
- PROVIDE ULTRA LOW FLUSH TOILETS, AND MAX. 1.23 GPM FLOW ON FAUCETS.
- SHOWER HEADS TO HAVE A MAX. 1.8 GPM FLOW.
- STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) & CROSS LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER-SUPPLY PIPING.
- ALL NEW PLUMBING FIXTURES MUST BE INSTALLED WITH A BACKWATER VALVE ASSEMBLY.
- ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE "X" GYP. BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- PLUMBING FIXTURES MUST MATCH THE CURRENT 2022 CPC SECTION 402 WATER-CONSERVING FIXTURES AND FITTINGS.
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- A LICENSED PLUMBING ENGINEER SHALL DESIGN THE WATER CONSUMPTION UNLESS: IN LIEU OF THE CALCULATIONS, WATER USAGE SHALL BE DESIGNED PER TABLE 4.303.2 PROVIDING FIXTURES THAT MEET A 20% REDUCTION IN WATER USE.

FIXTURE TYPE	MAX FLOW RATE AT ≥ 20% REDUCTION
SHOWER HEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @ 60 PSI ¹
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
GRAVITY TANK-TYPE WATERCLOSETS	1.28 GALLONS / FLUSH ¹

1. INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.28 GALLONS OR LESS.
 1.1. SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASHRAE A112.19.2(3).
 1.2. DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASHRAE A112.19.2 AND ASHRAE A112.19.14.
 2. LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.

- ALL HOT WATER PIPING SIZED $\frac{3}{4}$ " OR LARGER IS REQUIRED TO BE INSULATED AS FOLLOWS:
 - 1" PIPES OR LESS: 1" THICK INSULATION; LARGER PIPES REQUIRE 1-1/2" THICK INSULATION
 - NOTE: IN ADDITION, THE $\frac{1}{2}$ " SIZE HOT WATER PIPE TO THE KITCHEN SINK IS REQUIRED TO BE INSULATED ALSO.
- REQUIRED DESIGN REQUIREMENTS FOR GAS WATER HEATERS INSTALLED TO SERVE INDIVIDUAL DWELLING UNITS:
 - 1" DEDICATED GAS LINE FROM GAS METER TO W.H. NOT EXCEEDING 100' RUN.
 - A CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS FOR GRAVITY DRAINAGE.
 - THE "B" VENT INSTALLED IN A STRAIGHT POSITION (NO BENDS) FROM THE ROOM CONTAINING THE WATER HEATER TO THE ROOF TERMINATION (FOR FUTURE POSSIBLE SLEEVING OF HIGH EFFICIENCY VENTING.)
 - A 120 VOLT RECEPTACLE ACCESSIBLE TO THE HEATER, INSTALLED WITHIN 3 FEET.
- BELOW GRADE HOT WATER PIPING IS REQUIRED TO BE INSTALLED IN A WATERPROOF AND NON-CRUSHABLE SLEEVE OR CASING THAT ALLOWS FOR REPLACEMENT OF BOTH THE PIPING AND INSULATION.

MECHANICAL NOTES

- PROVIDE R-6 MIN
- PROVIDE MIN. 22" SQ. ATTIC ACCESS AT EACH SEPARATE ROOF SECTION & 22" X 30" ATTIC ACCESS TO ATTIC HOUSING ANY F.A.U. COMPONENTS.
- PROVIDE UNOBSTRUCTED PASSAGEWAY MIN. 24" WIDE, MAX 20" TO 30" PLATFORM AT FURNACE (WHEN IN ATTIC) CONSTRUCTED OF SOLID FLOORING, PROVIDE SWITCHED LIGHT
- PROVIDE UPPER AND LOWER COMBUSTION AIR FOR F.A.U.
- COMBUSTION AIR AND RETURN AIR MUST BE SEPARATED BY MIN. 10'.
- PROVIDE ACCESSIBLE GAS SHUT OFF VALVE WITHIN 3' OF ALL GAS APPLIANCES.
- THE DISCHARGE POINT FOR ALL BATHROOM EXHAUST AIR SHALL BE AT LEAST 3' MIN. FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- DUCTLESS FANS MAY NOT BE USED IN BATHROOMS W/ A TUB AND OR SHOWER.
- FIVE AIR CHANGES PER HOUR ARE REQUIRED FOR BATHROOM & LAUNDRY VENTILATION.
- BATHROOMS ARE REQUIRED TO BE VENTILATED WITH A MINIMUM 50 CUBIC FOOT PER. MINUTE INTERMITTENT AND 20 FOOT PER. MINUTE CONTINUOUS EXHAUST FANS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.
- MECHANICAL EXHAUST FANS FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
 - ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE BUILDING.
 - CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT-UNLESS FAN FUNCTIONS AS COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM-WITH CONTROLS CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50% TO 80%.
- AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST SYSTEM (WITH OUTDOOR AIR) SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM COMPLYING WITH ASHRAE STANDARD 62.2-2007 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL VENTILATION EXHAUST AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONT. LOCAL VENTILATION EXHAUST AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 ACH (AIR CHANGES PER HOUR) IN KITCHENS BASED ON KITCHEN VOLUME.
- RESIDENTIAL VENTILATION REQUIREMENTS:
 - BATHROOMS: REQUIRE EXHAUST FANS (MIN 50 CFM) TO BE DUCTED TO THE EXTERIOR.
 - RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50% AND 80% HUMIDITY. CALGREEN 4.506.1.
 - EXCEPTION: CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
- INTERMITTENTLY OPERATED (KITCHEN, BATH, ETC.) LOCAL EXHAUST FANS SHALL BE RATED AT 3.0 SONES OR LESS.
- KITCHEN, BATH AND OTHER EXHAUST FANS SHALL BE SIZED PER ASHRE 62.2, TABLE 7.1 OR TABLE 4-9 OF THE 2016 RESIDENTIAL COMPLIANCE MANUEL, A 4" DUCT SHALL BE USED AS TYPICAL FOR THE PROPOSED ALTERATION WHERE 50 CFM FAN EXHAUST MUST BE EXTENDED.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

****These General Construction Notes are superseded by more restrictive requirements shown elsewhere on these plans.****



Rev.			
Date			
By			

Guizot New Residence 2 & New ADU
 1855 Guizot St.
 San Diego, CA 92107

Alexander Ray

Sheet Title:
GENERAL NOTES
 Plan Prepared by:

Date: 9/3/25
 Scale:

Rev.	Date	By

CALGreen.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

SECTION	REQUIREMENTS
CHAPTER 1 – ADMINISTRATION	
SCOPE	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotel/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
CHAPTER 2 – GREEN BUILDING	
ADDITIONS AND ALTERATIONS	
301.1.1	<ul style="list-style-type: none"> Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. Requirements only apply within the specific area of the addition or alteration. Requirements for electric vehicle charging may apply to additions to or alterations of parking facilities for multifamily buildings.
Low-rise and high-rise residential buildings	
301.2	Barriers identify provisions applying to low-rise only [LR] or high-rise only [HR].
Mixed occupancy buildings	
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. Exceptions: <ul style="list-style-type: none"> Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. Livework units complying with the California Building Code Section 508.5.5 shall not be considered a mixed occupancy. Livework units are required to comply with Chapter 4 and Appendix A4, as applicable.

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CALGreen.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

SECTION	REQUIREMENTS
CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES	
DIVISION 4.1 – PLANNING AND DESIGN	
Storm water drainage and retention during construction	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
Grading and paving	
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering buildings. Exception: Additions and alterations which do not alter the existing drainage path. Electric vehicle (EV) charging for new construction and existing multifamily parking facilities <ul style="list-style-type: none"> Comply with Section 4.106.4.1 or 4.106.4.2 for installation and use of EV chargers and receptacles. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.
Identification	
4.106.4.1.1	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."
EV charging for new multifamily dwellings, hotels and motels and new residential parking facilities	
4.106.4.2	<ul style="list-style-type: none"> Apply to all new multifamily dwelling units, hotels and motels and new residential parking facilities. Shall meet the requirements of Sections 4.106.4.2.1 or 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 (EVSE) or designed as a future EV charging space shall count as at least one standard parking space in order to comply with minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2.

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CALGreen.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

SECTION	REQUIREMENTS
DIVISION 4.3 – WATER EFFICIENCY AND CONSERVATION	
Water conserving plumbing fixtures and fittings	
4.303.1.1	Plumbing fixtures and fittings shall comply with the following: <ul style="list-style-type: none"> 4.303.1.1 – Water closets: ≤ 1.28 gal/flush. 4.303.1.2 – Wall mounted urinals: 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. 4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi. 4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.
4.303.1	<ul style="list-style-type: none"> 4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 80 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. 4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 80 psi. 4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. 4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 80 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm. 4.303.1.4.5 – Pre-rinse spray valves: comply with California Code of Regulations (CCR), Title 20, Appliance Efficiency Regulations, Sections 1605.1(h)(4) Table H-2, Section 1605.3(h)(4)(A), and Section 1607(f)(7). Shall be equipped with an integral automatic shutoff.
Submitters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings	
4.303.2	Submitters shall be installed to measure water usage on individual dwelling units in accordance with the California Plumbing Code.
Standards for plumbing fixtures and fittings	
4.303.3	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.

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2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
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2022 CALGREEN CODE

SECTION	REQUIREMENTS
DIVISION 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
Outdoor potable water use in landscape areas	
4.304.1	New 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.
Rodent proofing	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
Construction waste management	
4.408.1	<ul style="list-style-type: none"> Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous 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.
Recycling by occupants	
4.408.2	<ul style="list-style-type: none"> Excavated soil and land-clearing debris. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 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	Submit a construction waste management plan that meets Items 1 through 5.

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CALGreen.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
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2022 CALGREEN CODE

SECTION	REQUIREMENTS
Waste management company	
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
Waste stream reduction alternative	
4.408.4 & 4.408.4.1	<ul style="list-style-type: none"> Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. Projects that generate a total combined weight of construction and demolition waste disposed 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.
Operation and maintenance manual	
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.
Recycling by occupants	
4.410.2	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 is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a locally enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42089.02 (a)(2)(A) at seq. are not required to comply with the organic waste portion of this section.

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CALGreen.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
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2022 CALGREEN CODE

SECTION	REQUIREMENTS
EV charging stations (EVCS)	
4.106.4.2.1	EVCS required by Section 4.106.4.2.2.1, Item 3 (1 in 25 EVCS with chargers) shall comply with Section 4.106.4.2.2.1. Exception: EVCS serving public accommodations, public housing motels and hotel shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
Location	
4.106.4.2.2.1.1	When EV chargers are installed, EVCS shall comply with at least one of the following options: <ol style="list-style-type: none"> The EV 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. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2. Exception: EVCS 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, Item 3.
EV charging stations (EVCS) dimensions	
4.106.4.2.2.1.2	EV charging spaces shall be designed to comply with the following: <ul style="list-style-type: none"> Minimum length of each EV space shall be 18 feet. Minimum width of each EV space shall be 9 feet. One in every 25 charging spaces, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. <ul style="list-style-type: none"> Surface slope for the EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

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SECTION	REQUIREMENTS
Accessible EV spaces	
4.106.4.2.2.1.3	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.
EV space requirements	
Single EV space required	
4.106.4.2.3	<ul style="list-style-type: none"> Install a listed receptacle capable of accommodating a 208/240-volt dedicated branch circuit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. Service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit and/or subpanel shall be reserved to install a branch circuit overcurrent protective device, or spaces reserved to install a branch circuit overcurrent protective device.
Multiple EV spaces required	
4.106.4.2.3	<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future 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 planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction. Exception (applies to both single and multiple EV spaces): 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.

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2022 CALGREEN CODE

SECTION	REQUIREMENTS
Identification	
4.106.4.2.4	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.
EV ready space signage	
4.106.4.2.5	EV 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.
EV charging for additions and alterations of parking facilities serving existing multifamily buildings	
4.106.4.3	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, 10% of the total number of parking spaces added or altered shall be EV spaces capable of supporting future Level 2 EVSE.
DIVISION 4.5 – ENERGY EFFICIENCY	
Scope	
4.201.1 & 5.201.1	<ul style="list-style-type: none"> Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1) and high-rise residential (multifamily) and hotel/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 California Energy Code.

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2022 CALGREEN CODE

SECTION	REQUIREMENTS
Water conserving plumbing fixtures and fittings	
4.303.1	<ul style="list-style-type: none"> 4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 80 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. 4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 80 psi. 4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. 4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 80 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm. 4.303.1.4.5 – Pre-rinse spray valves: comply with California Code of Regulations (CCR), Title 20, Appliance Efficiency Regulations, Sections 1605.1(h)(4) Table H-2, Section 1605.3(h)(4)(A), and Section 1607(f)(7). Shall be equipped with an integral automatic shutoff.
Submitters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings	
4.303.2	Submitters shall be installed to measure water usage on individual dwelling units in accordance with the California Plumbing Code.
Standards for plumbing fixtures and fittings	
4.303.3	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.

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2022 CALGREEN CODE

SECTION	REQUIREMENTS
Waste management company	
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
Waste stream reduction alternative	
4.408.4 & 4.408.4.1	<ul style="list-style-type: none"> Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. Projects that generate a total combined weight of construction and demolition waste disposed 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.
Operation and maintenance manual	
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.
Recycling by occupants	
4.410.2	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 is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a locally enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42089.02 (a)(2)(A) at seq. are not required to comply with the organic waste portion of this section.

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2022 CALGREEN CODE

SECTION	REQUIREMENTS
Special inspection	
702.2	When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
Documentation	
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

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2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
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See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

SECTION	REQUIREMENTS
Paints and coatings	
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board 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.
Aerosol paints and coatings	
4.504.2.3 & 4.504.2.4	<ul style="list-style-type: none"> 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(a)(1) and (f)(1) of CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 46. Documentation is required per Section 4.504.2.4.
Carpet systems	
4.504.3	Carpet installed in the building interior shall meet the testing and product 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 (also known as Specification 01350).
Carpet cushion	
4.504.3.1	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 (also known as Specification 01350).
Carpet adhesive	
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.

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SECTION	REQUIREMENTS
Resilient flooring systems	
4.504.4	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 (also known as Specification 01350).
Composite wood products	
4.504.5 & 4.504.5.1	<ul style="list-style-type: none"> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (CCR, Title 17, Section 93120) and as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardwood, 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 CCR, Title 17, Section 93120.1(a).
Concrete slab foundations	
4.505.2	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
Capillary break	
4.505.2.1	A capillary break shall be installed in compliance with at least one of the following: <ol style="list-style-type: none"> A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional.

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2022 CALGREEN CODE

SECTION	REQUIREMENTS
Moisture content of building materials	
4.505.3	Building materials with visible signs of water damage shall not be installed. Wall and floor framing material shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: <ol style="list-style-type: none"> 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 in Section 101.8. Moisture readings shall be taken at a point 2 feet to 1 feet from the grade stamped end of each piece to be verified. At least 3 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. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
Bathroom exhaust fans	
4.506.1	Each bathroom shall be mechanically ventilated and shall comply with the following: <ol style="list-style-type: none"> Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of 55% to a maximum of 80%. <ul style="list-style-type: none"> A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with California Energy Code.

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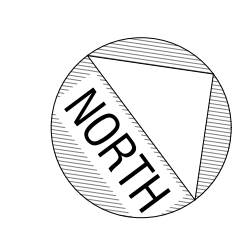
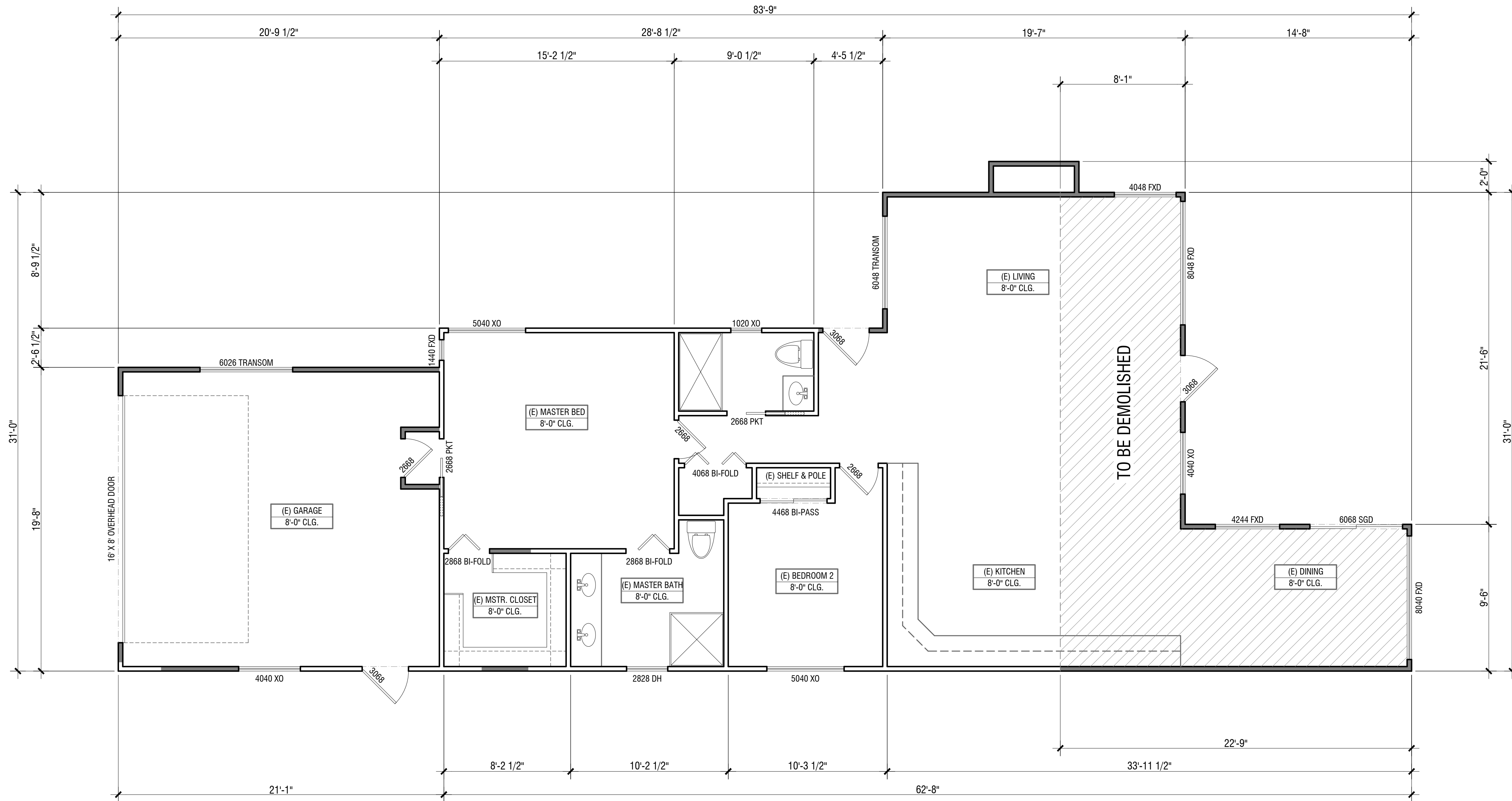
CALGreen.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
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SECTION	REQUIREMENTS
Heating and air-conditioning system design	
4.507.2	Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: <ol style="list-style-type: none"> The heat loss and heat gain is established according to ANSI/ACCA 2 Manual I – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent



As - Built Floor Plan

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

Wall Legend

- Existing Walls to Remain
- Existing Walls to be Removed

Existing Residence: 1,3384 sf
Existing Garage: 409 sf

Date: 9/3/25
Scale: 1/4" = 1'-0"

Sheet: **AB-1**

Sheet: 7 of 22

Sheet Title:

AS-BUILT FLOOR PLAN

Plan Prepared by:

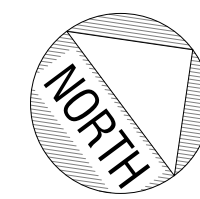
Alexander Ray

Guizot New Residence 2 & New ADU

1855 Guizot St.
San Diego, CA 92107

Rev.	Date	By





Proposed Floor Plan

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

Wall Legend

- Existing Walls to Remain
- New 2x Walls

EXISTING PRIMARY RESIDENCE: 1,384 SF
 EXISTING GARAGE: 409 SF
 PROPOSED DEMOLITION (E) RESIDENCE P. 1: 389 SF
 PROPOSED ADDITION TO (E) RESIDENCE P. 1: 655 SF
 TOTAL RESIDENCE PARCEL 1: 1,650 SF

PROPOSED GARAGE CONVERSION TO ADU P.1: 409 SF
 PROPOSED ADDITION ADU PARCEL 1: 391 SF
 TOTAL ADU PARCEL 1: 800 SF

Date: 9/3/25
 Scale: 1/4" = 1'-0"

Sheet:

A-1

Sheet: 8 of 22

PROPOSED FLOOR PLAN PARCEL 1

Plan Prepared by:

Alexander Ray

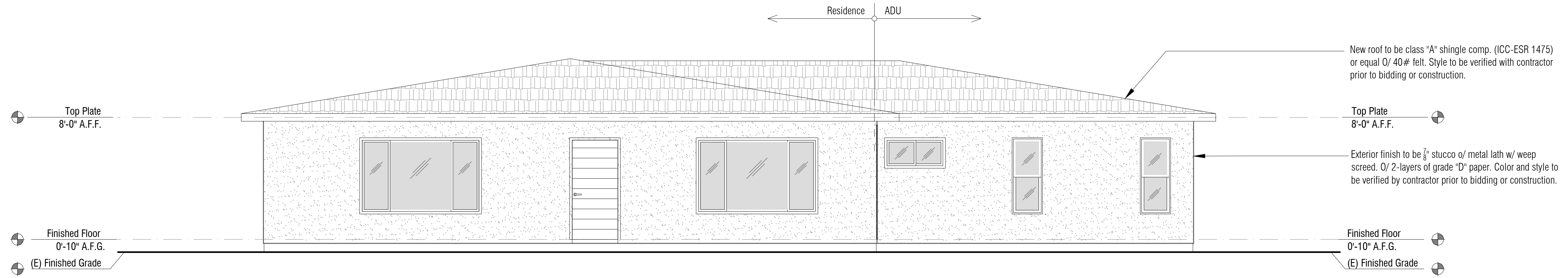


Guizot New Residence 2 & New ADU

1855 Guizot St.
 San Diego, CA 92107

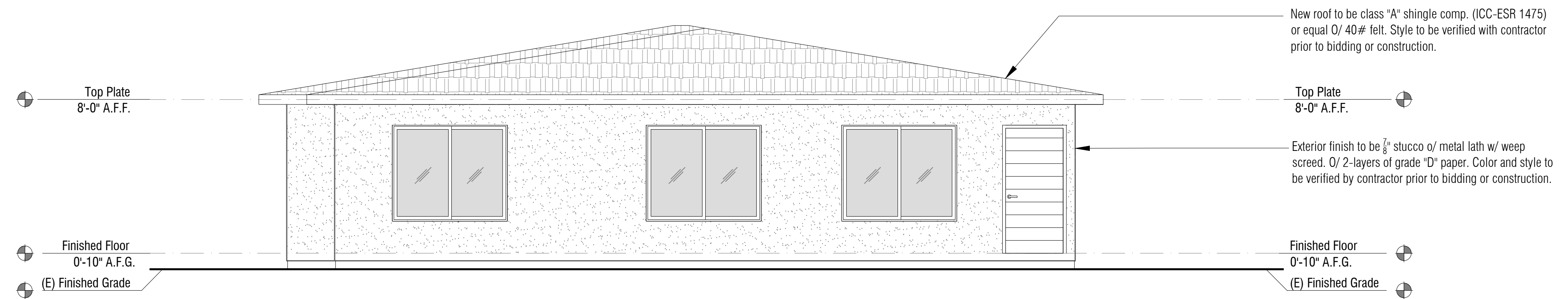


Rev.	Date	By



ELEVATION 1 WEST

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



ELEVATION 2 SOUTH

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

Rev.	Date	By

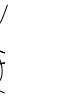
Guizot New Residence 2 & New ADU

1855 Guizot St.
San Diego, CA 92107

Sheet Title:
PROPOSED ELEVATIONS
PARCEL 1

Plan Prepared by:

Alexander Ray



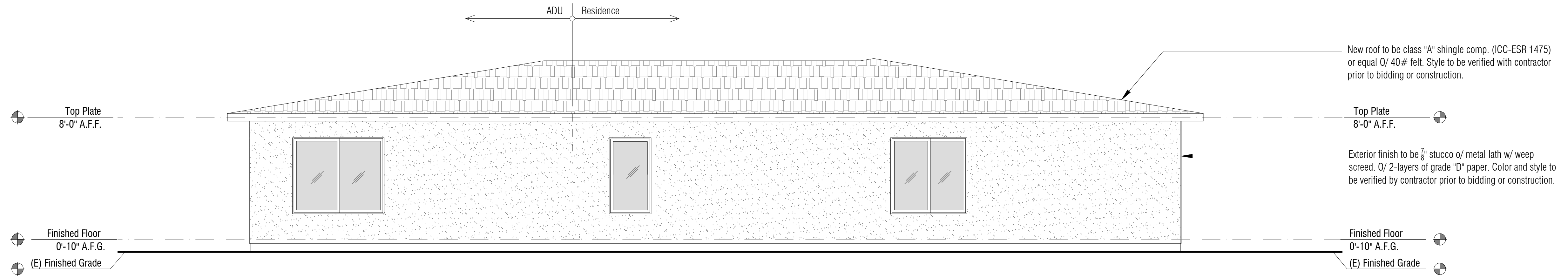
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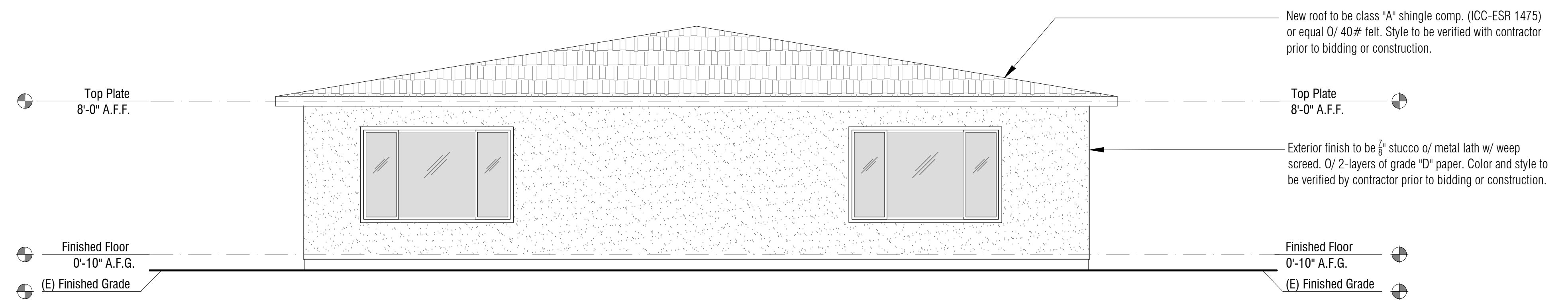
Sheet:

A-2

Sheet: 9 of 22



ELEVATION 3 EAST
Scale: $\frac{1}{4}" = 1'-0"$



ELEVATION 4 NORTH
Scale: $\frac{1}{4}" = 1'-0"$

Rev.	Date	By

Guizot New Residence 2 & New ADU

1855 Guizot St.
San Diego, CA 92107

Sheet Title:
PROPOSED ELEVATIONS

PARCEL 1

Plan Prepared by:

Alexander Ray



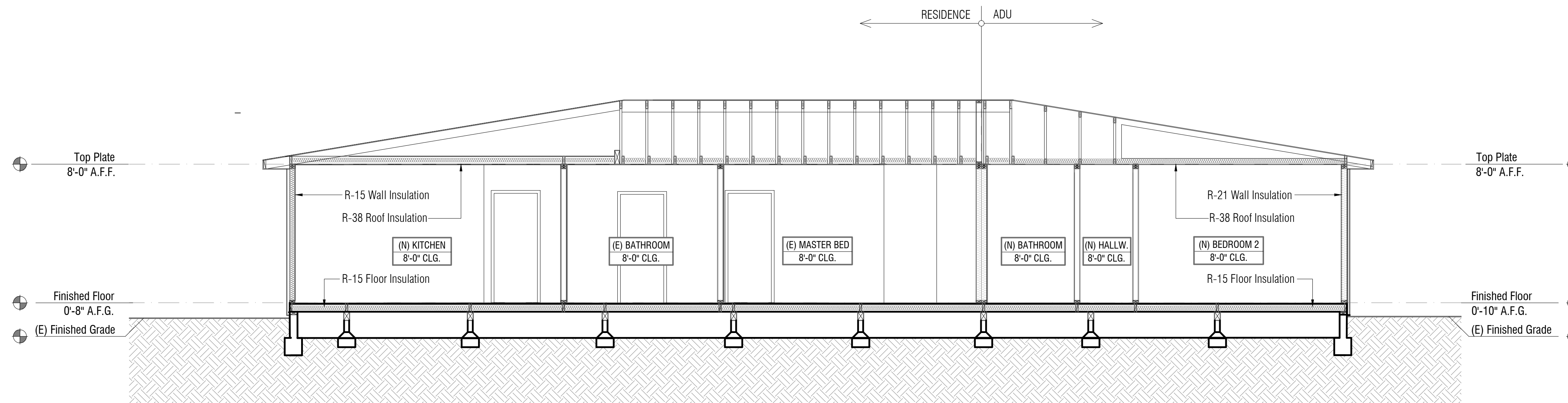
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Sheet:

A-3

Sheet: 10 of 22



SECTION A-A
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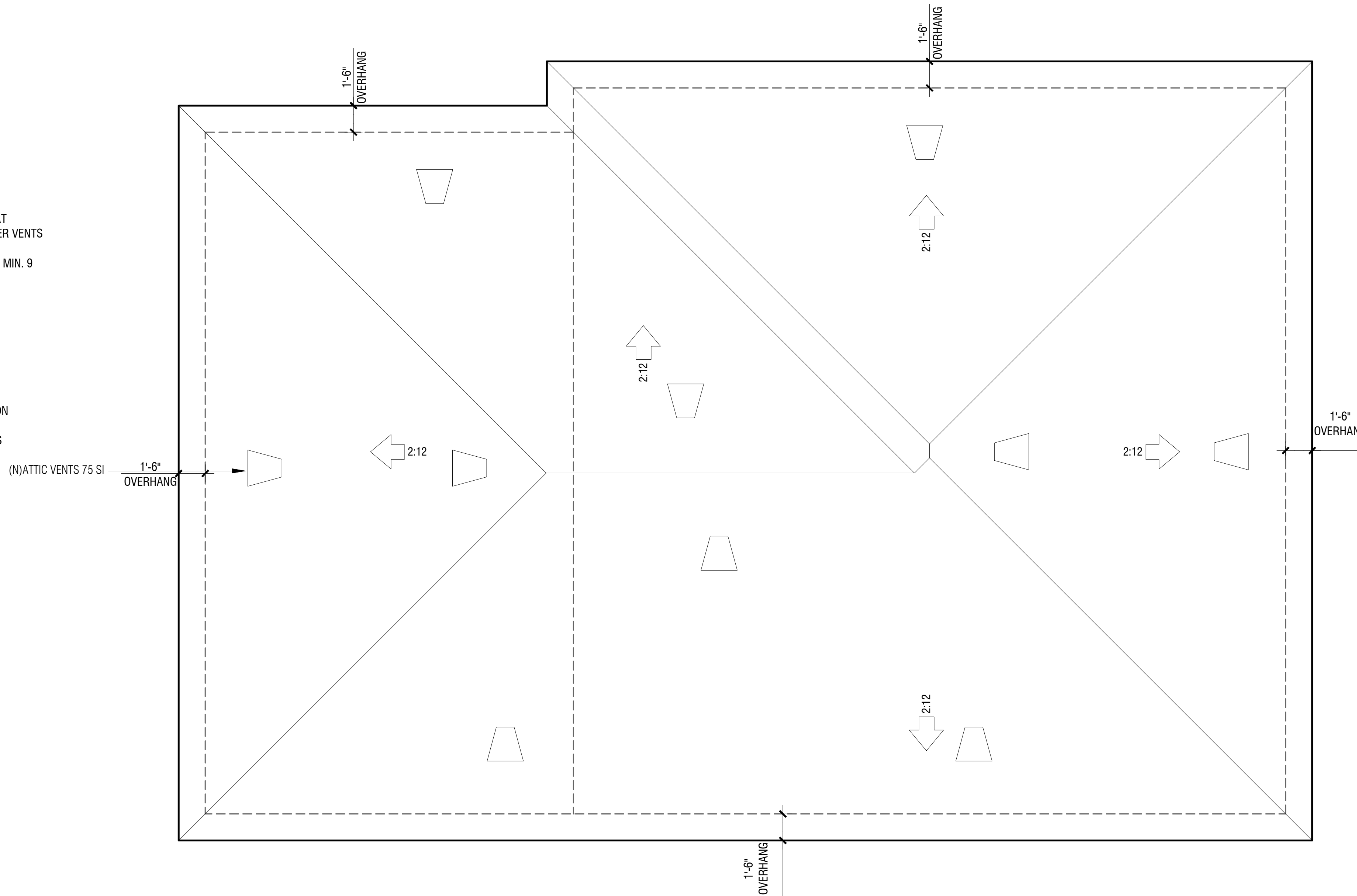
ROOF VENT NOTES:

1. VERIFY OR PROVIDE ATTIC VENTILATION EQUAL TO 1/300 OF ATTIC AREA, AT EXISTING WHERE ATTIC AREA IS OVER 30°. USE 18" DIA. 1/2 ROUND DORMER VENTS TYP. .75 SQ. FT. EA.
NEW ROOF AREA = 2450 SQ. FT., $2450/300 = 8.17$ SQ. FT., PROVIDE MIN. 9 VENTS.

INDICATES VENTS

NOTES:

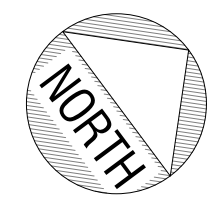
- NO VENTS MAY BE LOCATED MORE THAN 3 FEET BELOW THE RIDGE.
- VENT OPENING(S) ARE PROTECTED BY NONCOMBUSTIBLE, CORROSION RESISTANT MESH
- INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES
- MESH OPENINGS SHALL BE 1/16" MIN. & 1/8" MAX.



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

Rev.		By	
Date			

Rev.	Date	By



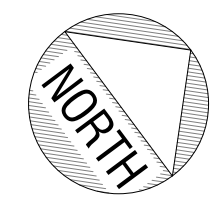
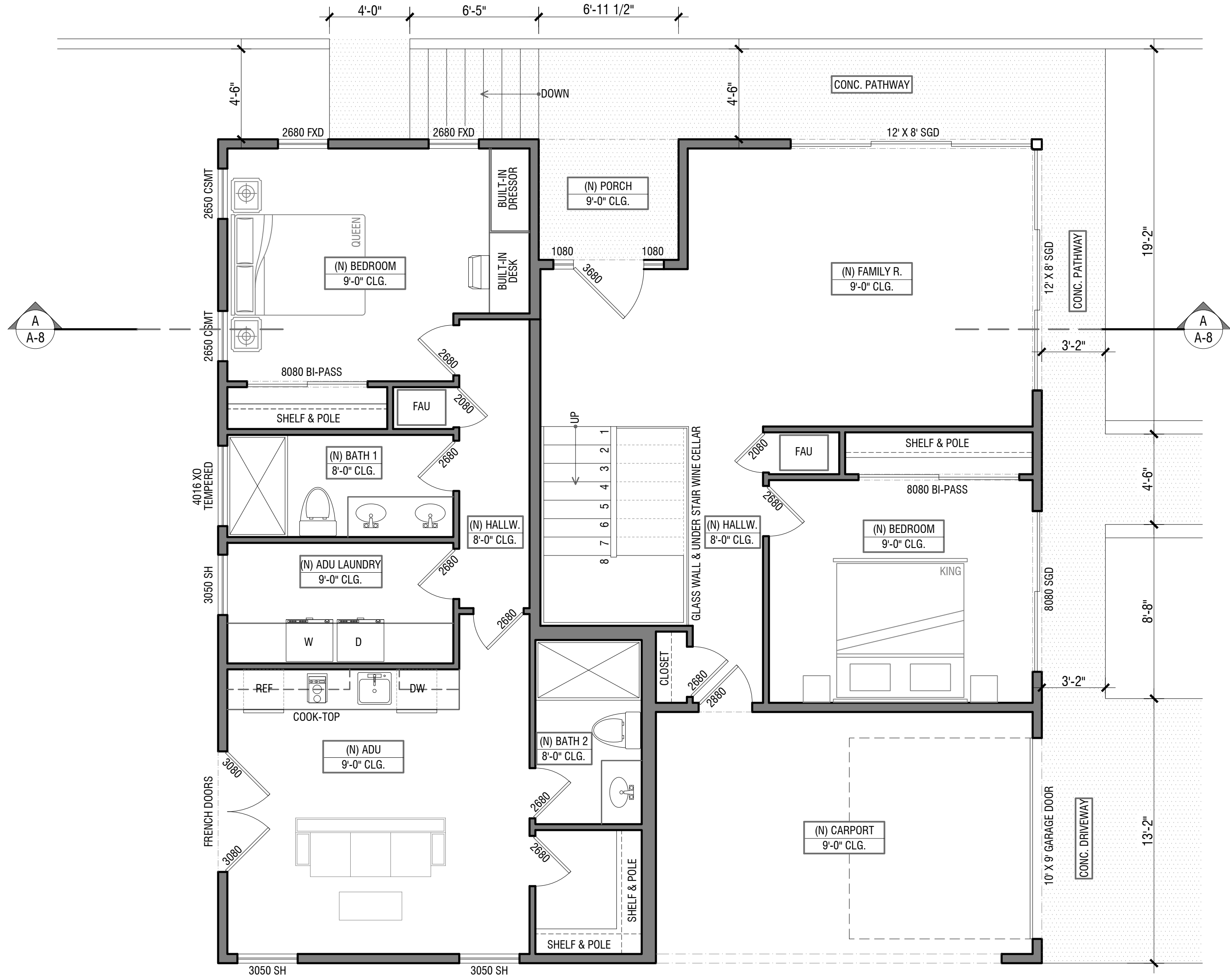
Proposed Second Floor Plan

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

Wall Legend

- Existing Walls to Remain
- New 2x Walls

LOWER LEVEL ADU:	752 sf
LOWER LEVEL:	650 sf
UPPER LEVEL:	1,455 sf
BALCONY:	186 sf
ROOF TOP DECK	979 sf



Proposed First Floor Plan

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

Wall Legend

- Existing Walls to Remain
- New 2x Walls

LOWER LEVEL ADU:	752 sf
LOWER LEVEL:	650 sf
UPPER LEVEL:	1,455 sf
BALCONY:	186 sf
ROOF TOP DECK	979 sf

Guizot New Residence 2 & New ADU

1855 Guizot St.
San Diego, CA 92107

Sheet Title:
PROPOSED FLOOR PLANS
PARCEL 2

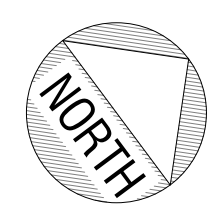
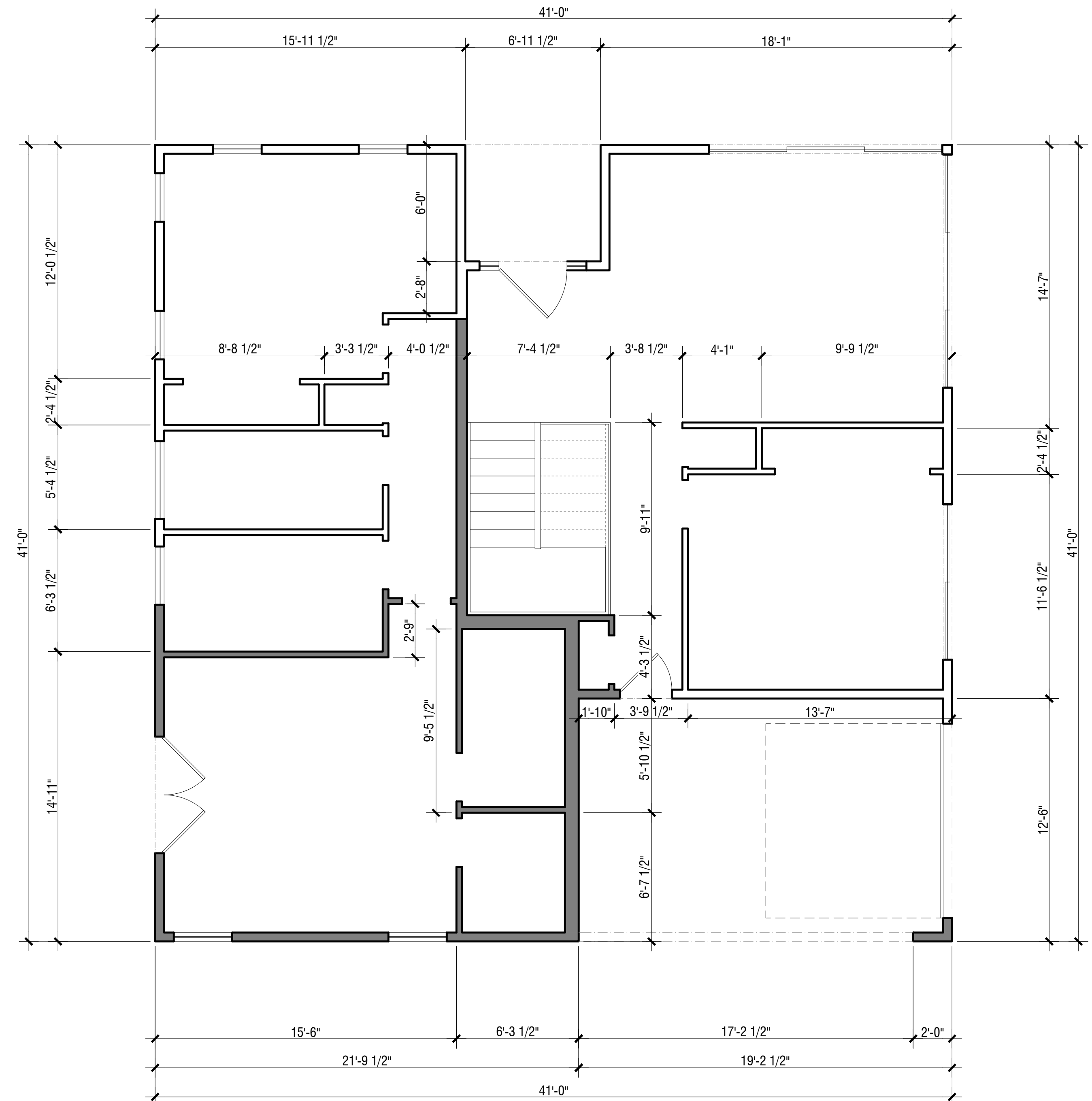
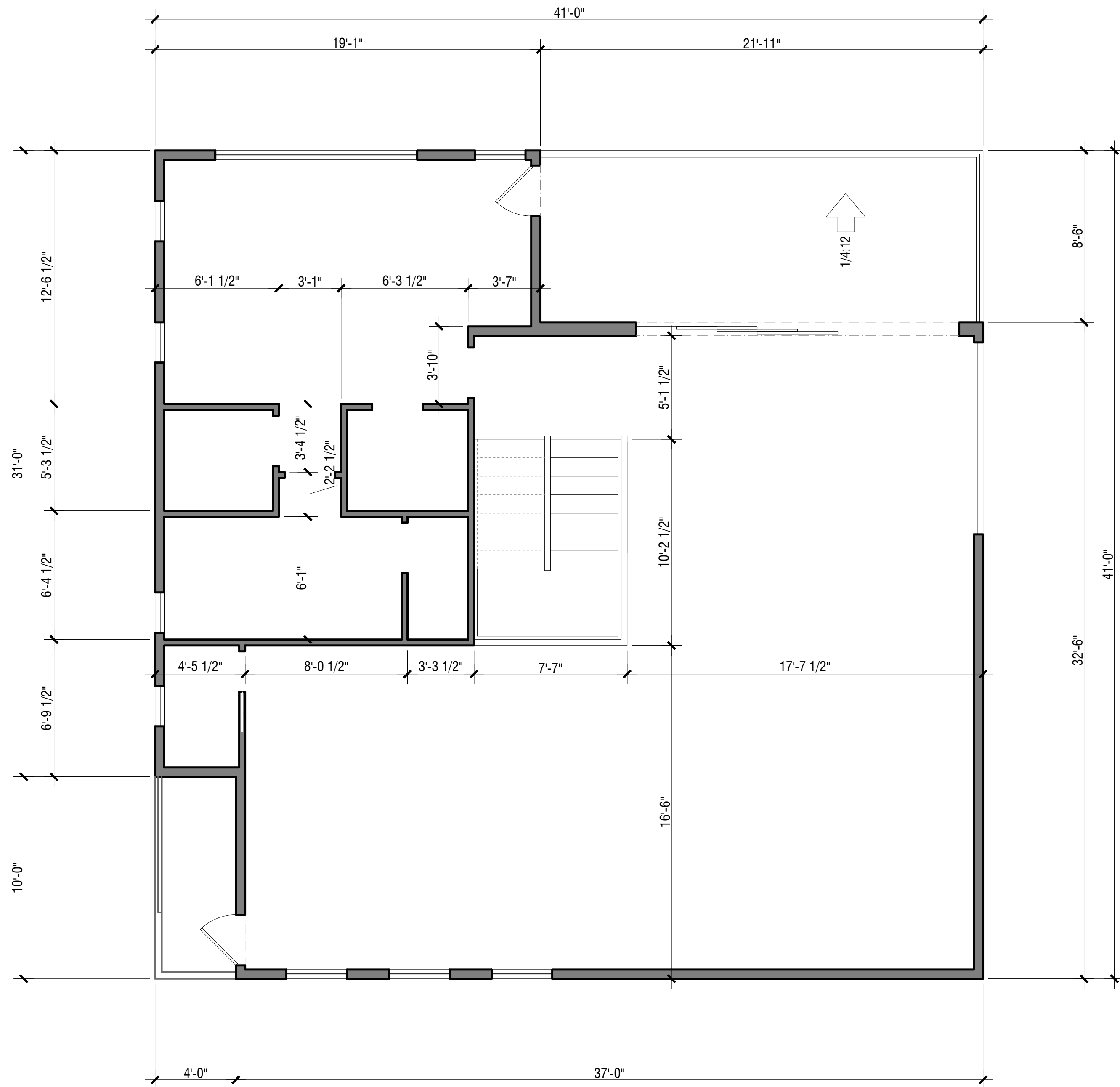
Plan Prepared by:
Alexander Ray

Date: 9/3/25
Scale: 1/4" = 1'-0"

Sheet:

A-5

Sheet: 14 of 22



Proposed Second Floor Plan

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

Wall Legend

- Existing Walls to Remain
- New 2x Walls

LOWER LEVEL ADU:	752 sf
UPPER LEVEL:	650 sf
BALCONY:	1,455 sf
ROOF TOP DECK:	186 sf
	979 sf



Proposed First Floor Plan

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

Wall Legend

- Existing Walls to Remain
- New 2x Walls

LOWER LEVEL ADU:	752 sf
UPPER LEVEL:	650 sf
BALCONY:	1,455 sf
ROOF TOP DECK:	186 sf
	979 sf



Rev.	Date	By

Guizot New Residence 2 & New ADU
 1855 Guizot St.
 San Diego, CA 92107

Alexander Ray

Sheet Title:
PROPOSED DIMENSION PLANS
PARCEL 2

Date: 9/3/25
 Scale: 1/4" = 1'-0"

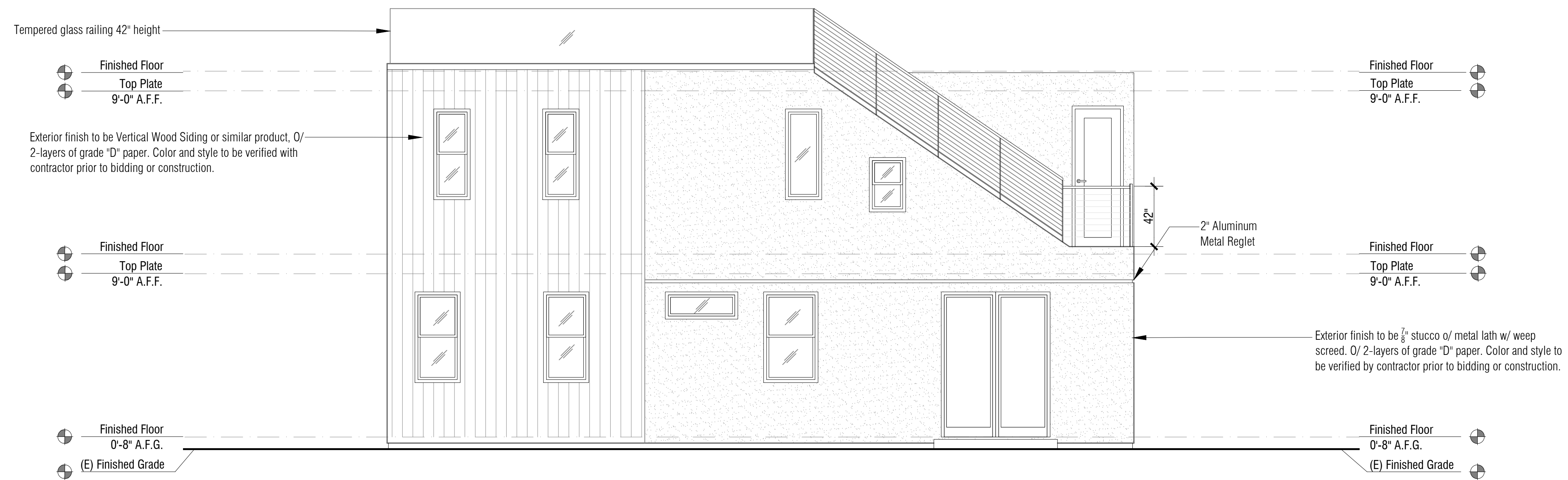
Plan Prepared by:

Sheet: **A-6**

Sheet: 15 of 22



ELEVATION 1 WEST
 Scale: 1/4" = 1'-0"

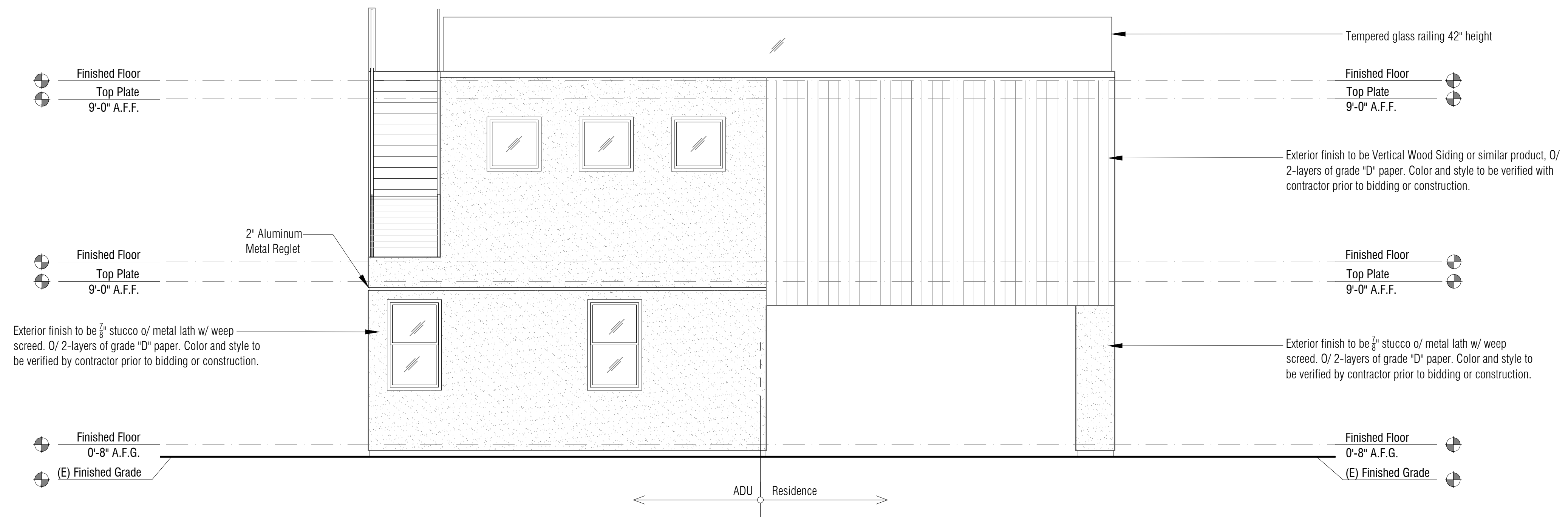


ELEVATION 2 SOUTH
 Scale: 1/4" = 1'-0"

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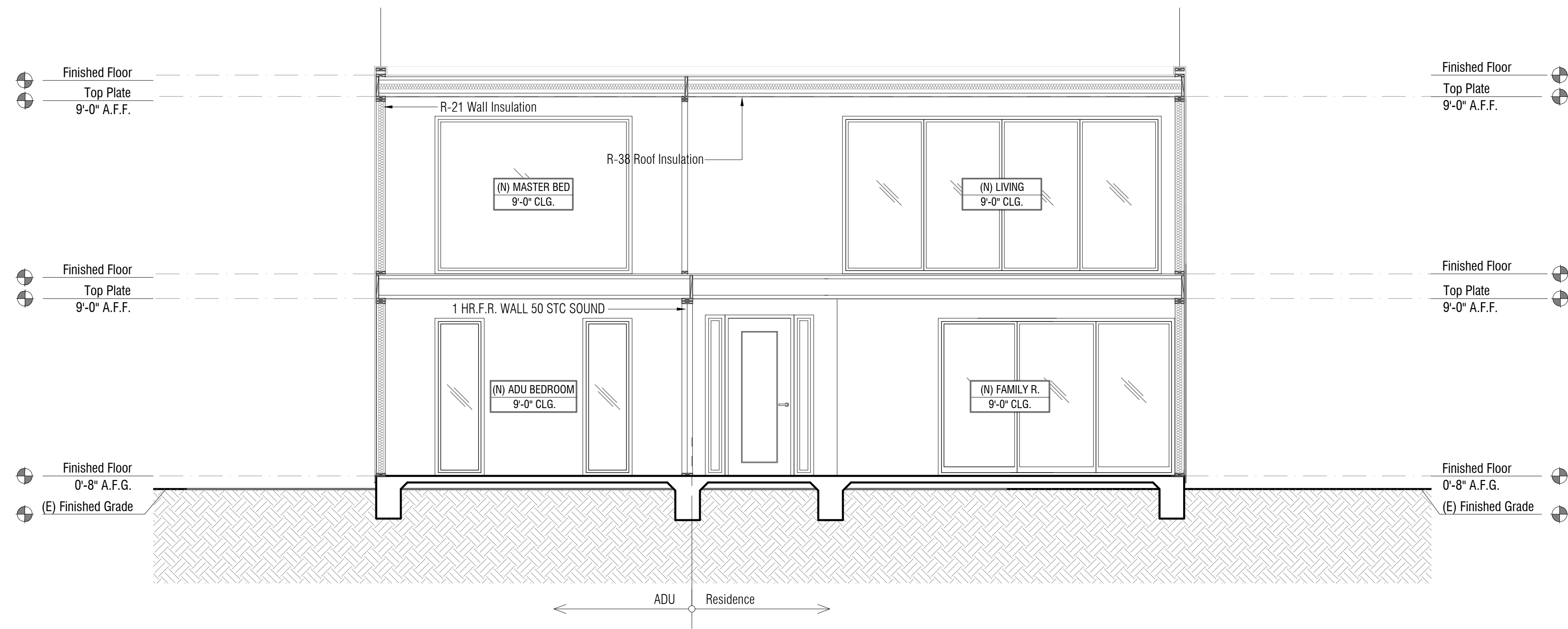


ELEVATION 3 NORTH
 Scale: 1/4" = 1'-0"

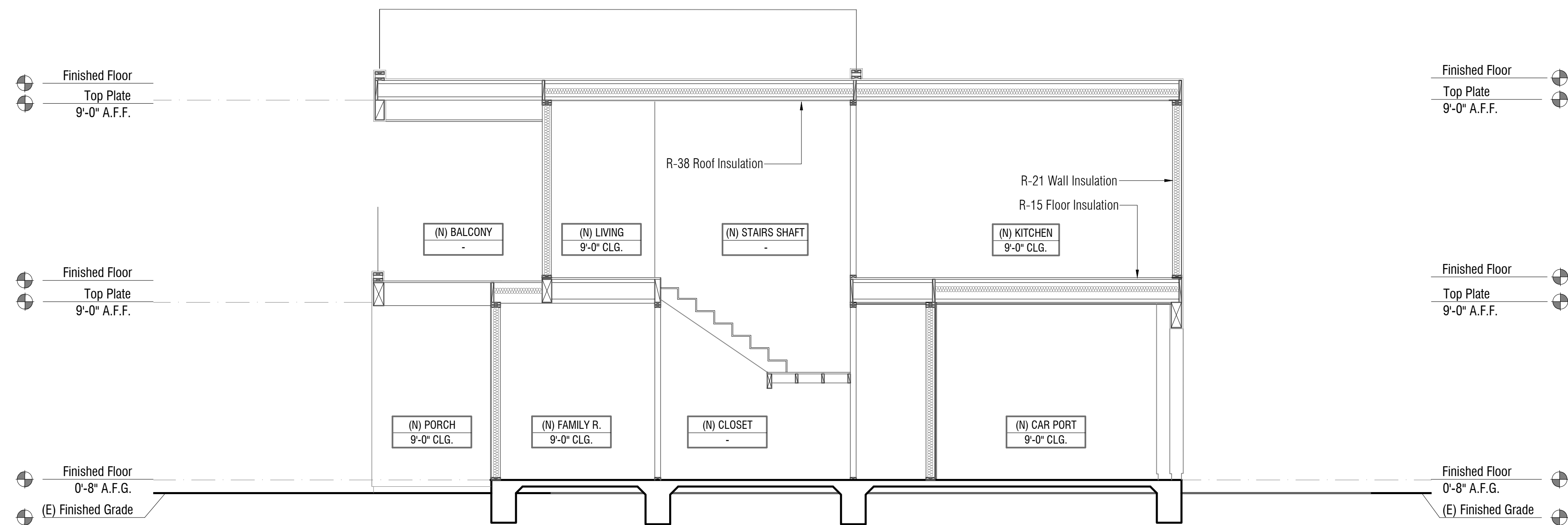


ELEVATION 4 EAST
 Scale: 1/4" = 1'-0"

Rev.	Date	By



SECTION A-A
Scale: $\frac{1}{4}'' = 1'-0''$



SECTION B-B
Scale: $\frac{1}{4}'' = 1'-0''$

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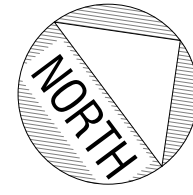
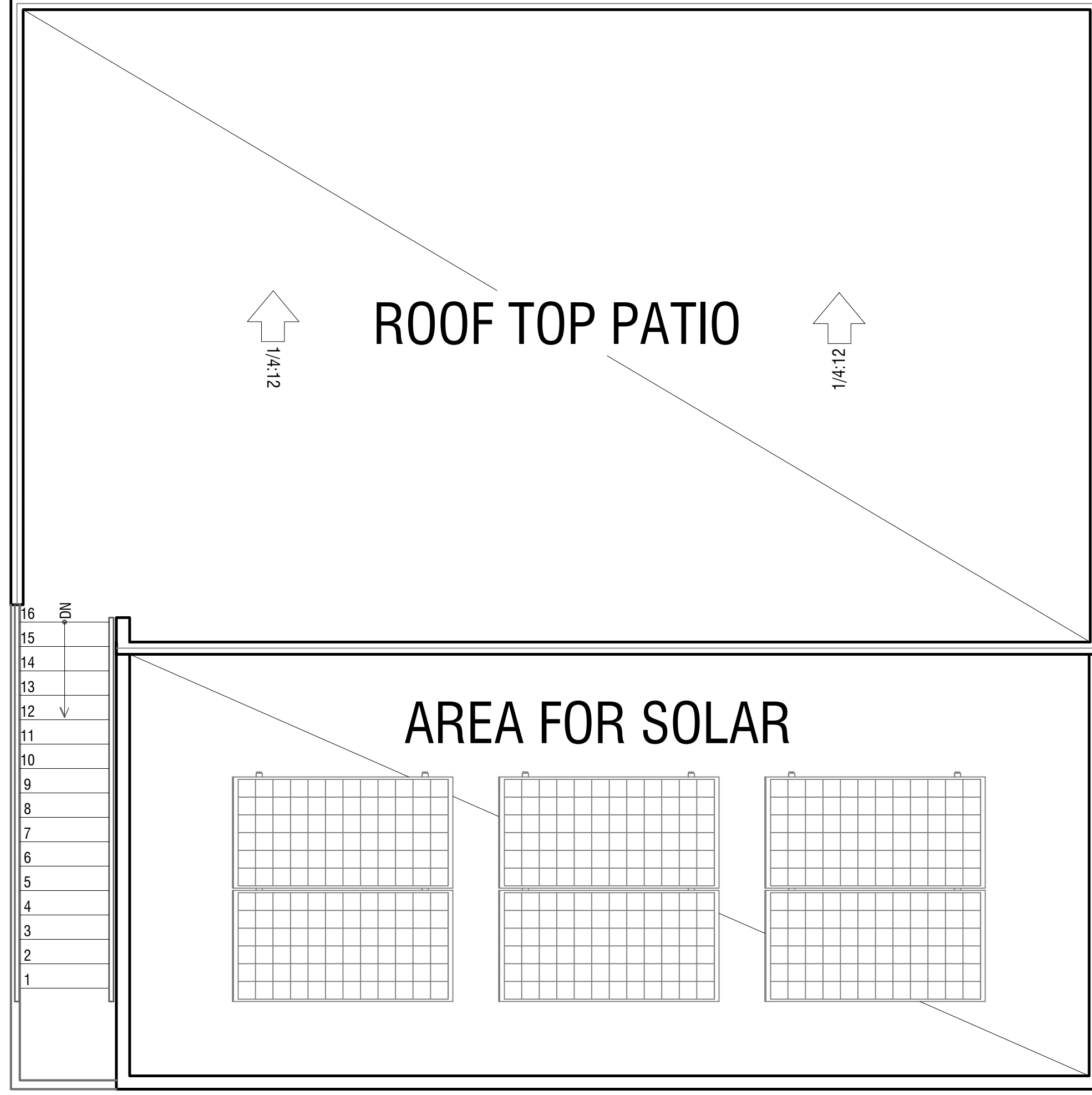
Alexander Ray

Sheet Title:
PROPOSED SECTIONS
PARCEL 2

Plan Prepared by:

Date: 9/3/25
Scale: $\frac{1}{4}'' = 1'-0''$

Sheet:
A-9



Proposed Roof Top Deck Floor Plan

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

Date: 9/3/25
Scale: 1/4" = 1'-0"

Sheet:

A-10

Sheet: 18 of 22

Sheet Title:
PROPOSED ROOF PLAN
PARCEL 2

Plan Prepared by:
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Rev.	Date	By

