

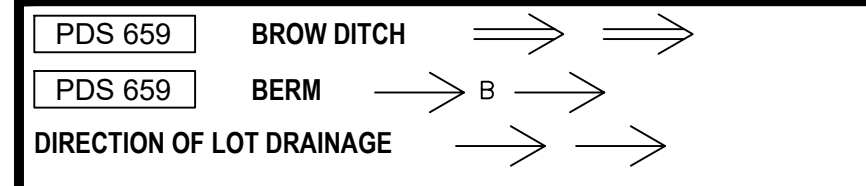
PLOT PLAN

By using these standard plans, the user agrees to release the City of Santee and the County of San Diego from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

**REQUIRED SPECIAL INSPECTIONS**

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**BMP LEGEND**



- MATERIALS & WASTE MANAGEMENT BMPs:**
- WM-1 MATERIAL DELIVERY & STORAGE
  - WM-4 SPILL PREVENTION AND CONTROL
  - WM-8 CONCRETE WASTE MANAGEMENT
  - WM-5 SOLID WASTE MANAGEMENT
  - WM-9 SANITARY WASTE MANAGEMENT
  - WM-6 HAZARDOUS WASTE MANAGEMENT
  - WM-3 STOCKPILE MANAGEMENT

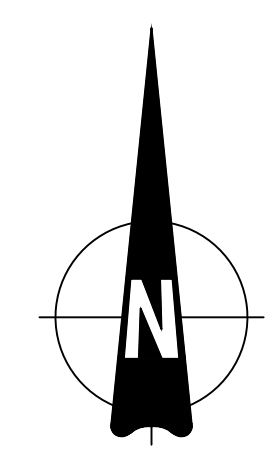
- TEMPORARY RUNOFF CONTROL BMPs:**
- SS-2 PRESERVATION OF EXISTING VEGETATION
  - SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER)
  - SS-4 HYDROSEEDING (SUMMER)
  - SS-6 / SS-8 STRAW OR WOOD MULCH
  - SS-10 ENERGY DISSIPATOR
  - SC-1 SILT FENCE
  - SC-2 FIBER ROLLS
  - SC-6 / SC-8 GRAVEL OR SAND BAGS
  - SC-7 STREET SWEEPING AND VACUUMING
  - SC-10 STORM DRAIN INLET PROTECTION
  - NS-2 DEWATERING FILTRATION

- POST-CONSTRUCTION SITE OT U:**
- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
  - 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
  - 4.3.6 RUNOFF COLLECTION
  - 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
  - 4.3.8 HARVESTING AND USING PRECIPITATION
  - 4.2.2 STORM DRAIN STENCILING & POSTING OF SIGNAGE
  - 4.2.6.0 FIRE SPRINKLER TEST WATER

**STUUT A CB/OUAUVO**  
Contractor and Property Owner understand that 1) proper BMPs must be in place during all construction phases; 2) any temporary exterior storage of construction or demolition materials and waste must be covered to prevent water runoff; and 3) measures must be in place to prevent the transport of dirt, dust or debris from the construction site. Further information can be found at [www.santeeh2o.org](http://www.santeeh2o.org)

**PLANNING INFORMATION**

- ZONING DISTRICT: \_\_\_\_\_
- LOT SIZE (SQ.FT.): \_\_\_\_\_
- SIZE OF PRIMARY RESIDENCE (SQ.FT.): \_\_\_\_\_
- PROPOSED SIZE OF ADU (SQ. FT.): \_\_\_\_\_
- PROPOSED HEIGHT OF ADU: \_\_\_\_\_
- PROPOSED NUMBER OF BEDROOMS: \_\_\_\_\_
- PROPOSED NUMBER OF BATHROOMS: \_\_\_\_\_
- SIZE OF ACCESSORY STRUCTURE(S) (SQ.FT.): \_\_\_\_\_
- EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_ (I.E. GARAGE, SHED)
- EXISTING LOT COVERAGE: \_\_\_\_\_ %
- PROPOSED LOT COVERAGE: \_\_\_\_\_ %
- WALKING DISTANCE (IN MILES) TO TRANSIT STOP \_\_\_\_\_
- DOES ADU QUALIFY FOR PARKING WAIVER? \_\_\_\_\_
- TOTAL NUMBER OF PARKING SPACES PROPOSED ON-SITE - IN A GARAGE/CARPORT: \_\_\_\_\_ UNCOVERED: \_\_\_\_\_
- DOES OWNER INTEND TO RENT EITHER DWELLING? (PLEASE CIRCLE) ONE BOTH NEITHER
- AIRPORT INFLUENCE AREA (AIA): \_\_\_\_\_
- WILDFIRE WILD-URBAN INTERFACE ZONE (WUI): (Y or N)



ENGINEERING SCALE: 1" = \_\_\_\_\_

**SHEET INDEX**

Sheet No.	SHEET NAME
PP-1	PLOT PLAN
GB	GREEN BUILDING SHEETS
A1	FLOOR PLAN
A2	ELECTRICAL PLAN
A3	ELEVATIONS - FRONT & BACK
A4	ELEVATIONS - RIGHT & LEFT
A5	ROOF PLAN / TRUSS LAYOUT
A6	SECTIONS
S1	FOUNDATION PLAN
S2	ROOF FRAMING
CS-1	MIN. CONSTRUCTION SPECIFICATIONS

**GENERAL CODES**

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS:

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

**DESIGN BASIS**

CONVENTIONAL LIGHT FRAME CONSTRUCTION  
 ROOF LIVE LOAD: 20 PSF  
 ULTIMATE WIND SPEED: 110 MPH  
 EXPOSURE CATEGORY: C  
 SITE CLASS: D  
 RISK CATEGORY: II  
 S<sub>ps</sub>: 1.25  
 SEISMIC DESIGN CATEGORY: D<sub>2</sub>  
 ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF  
 ALLOW SOIL LATERAL BEARING PRESSURE: 100 PSF/FT

**ENERGY EFFICIENCY SPECIAL FEATURES**

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

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**ENERGY EFFICIENCY HERS VERIFICATION**

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

- DUCT SEALING ( Y or N )
- REFRIGERANT CHARGE ( Y or N )
- COOLING SYSTEM AIRFLOW ( Y or N )
- COOLING SYSTEM UNIT FAN EFFICACY ( Y or N )
- COOLING SYSTEM SEER AND/OR EER ABOVE MIN. ( Y or N )
- WHOLE-BUILDING VENTILATION AIRFLOW ( Y or N )
- BUILDING ENVELOPE AIR LEAKAGE ( Y or N )
- QUALITY INSULATION INSTALLATION ( Y or N )
- OTHER (SPECIFY BELOW)

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY. CF2R FORMS ARE AVAILABLE AT [HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDG/ENERGY-STDs.HTML](http://www.sdcounty.ca.gov/PDS/BLDG/ENERGY-STDs.HTML) (CBES 10-103)

PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY. CF3R FORMS ARE AVAILABLE AT [HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDG/ENERGY-STDs.HTML](http://www.sdcounty.ca.gov/PDS/BLDG/ENERGY-STDs.HTML) (CBES 10-103)

**PARCEL INFORMATION**

ASSESSOR PARCEL NUMBER (APN): \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

**OWNER INFORMATION**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**CONTACT INFORMATION**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**PLOT PLAN PREPARED BY**

PRINTED NAME OF PREPARER: \_\_\_\_\_

THIS PLOT PLAN IS TRUE AND ACCURATE:

SIGNATURE OF PREPARER \_\_\_\_\_

DATE \_\_\_\_\_

**PROJECT SCOPE**

**PERVIOUS AREA INFORMATION**

This table only needs to be completed if you are trying to reduce your impervious area to comply with storm water requirements.

PERVIOUS SURFACE AREA TABLE				
SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (sf)	NOTES

PERVIOUS ELEMENT MANUFACTURER: \_\_\_\_\_  
 PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: \_\_\_\_\_  
 MAINTENANCE PROGRAM: \_\_\_\_\_  
 PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET: \_\_\_\_\_  
 CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE LINED OR SEALED.

**IMPERVIOUS AREA INFORMATION**

IMPERVIOUS SURFACE AREA TABLE				
SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)
1	ADU + OVERHANGS			
2	SFD			
3	DRIVEWAY			
4				

LAND DISTURBANCE: \_\_\_\_\_ SF

**SHEET TITLE**

**PLOT PLAN**

SHEET NUMBER

**PP-1**

SANTEE MUNICIPAL CODE SECTIONS 13.10.040.J and K

(J)(2) All new accessory dwelling units, shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures.

(K) Photovoltaic (PV) System. PV systems shall utilize high-efficiency equipment and fixtures consistent with the current Green Building Code and California Code of Regulations, Title 24 energy conservation standards.

(K)(2)(a) A detached accessory dwelling unit shall include at least a two kilowatt (kW) PV system.

City of Santee, Development Services  
**ACCESSORY DWELLING UNIT  
BUILDING DIVISION**



SHEET TITLE

GREEN BUILDING  
TIER 2 VOLUNTARY  
MEASURES

Sheet Number

**GB-**