

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED:	January 3, 2024	REPORT NO. HO-24-002
HEARING DATE:	January 17, 2024	
SUBJECT:	Carvalho De Mendonca, Process Three Decisio	n
PROJECT NUMBER:	<u>690811</u>	
OWNER/APPLICANT:	Alexandre Carvalho De Mendonca, Owner / O Applicant	ffset Design & Drafting,

SUMMARY:

<u>Issue</u>: Should the Hearing Officer approve demolishing an existing 2,035-square-foot single dwelling unit and portion of existing garage and constructing a new two story, 4,298 square-foot single dwelling unit with basement, attached garage, balcony and decks for a total gross floor area of 9,858 square feet at 6208 Avenida Cresta within the La Jolla Community Plan area?

Proposed Actions: Approve Coastal Development Permit No. 2560553.

<u>Fiscal Considerations</u>: All costs associated with this action are recovered through a deposit account funded by the applicant.

<u>Housing Impact Statement</u>: The project proposes the replacement of an existing single dwelling unit with a new single dwelling unit.

<u>Community Planning Group Recommendation</u>: On April 11, 2023, the La Jolla Community Planning Association voted 13-0-1 to approve the project (Attachment 6).

<u>Environmental Review</u>: The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). The environmental determination for the project was made on November 13, 2023, and the opportunity to appeal the determination ended November 28, 2023 (Attachment 7). There were no appeals of the environmental determination.

BACKGROUND

The project site is developed with a 2,035 square-foot single dwelling unit at 6208 Avenida Cresta. The 0.20-acre site is not located between the sea and the first public roadway and there is no public view or coastal access from the project site, as identified in the La Jolla Community Plan (Community Plan). The project site is in the RS-1-5 Zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limit Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area (Attachments 1-3). The existing structure is more than 45 years old, requiring staff to evaluate the proposal for historic significance per San Diego Municipal Code (SDMC) Section 143.0212. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

A Process Three Coastal Development Permit is required for development within the appealable area of the Coastal Overlay Zone which is not exempt by SDMC Section <u>126.0704</u>. The decision to approve, conditionally approve, or deny the project shall be made by the Hearing Officer, and the decision is appealable to the Planning Commission. For decisions involving coastal development within the appealable area, the final City decision is appealable to the Coastal Commission.

DISCUSSION

The project (Attachment 9 – Project Plans) includes demolishing an existing single dwelling unit and portion of garage and constructing a new two story, 4,298 square-foot single dwelling unit with basement, attached garage, balcony and decks for a total gross floor area of 9,858 square feet. The project was designed to comply with the development regulations of the underlying RS-1-5 Zone, including building height (24 feet) that does not exceed the 30-foot height limit, density, setbacks, and floor area ratio (.49) that is below maximum (.56) allowed. No deviations or variances are required.

The Community Plan designates the site as low density residential (5-9 dwelling units per acre), and the development of one dwelling unit on the project site is consistent with the prescribed density. The project is consistent with the Community Plan goals of incorporating a variety of architectural styles, colors and building materials for single-family development and providing a dwelling unit that is similar in bulk and scale to the existing homes within the neighborhood. The project is also consistent with the Community Plan policy of avoiding extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and the promotion of good design and harmony within the visual relationships and transitions between new and older structures. The project complies with this Community Plan policy by incorporating terraces, off-setting planes, and variations within the front yard setback.

The project site does not contain sensitive vegetation or biological resources nor is the site within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

Additionally, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety and welfare. Permit requirements include the following:

- Constructing a new City standard 12-foot driveway adjacent to the site;
- Closing the existing driveway and providing a City standard curb, gutter and sidewalk;
- Entering into an Encroachment Maintenance Removal Agreement for the landscaping, walkway and curb outlet in the public right-of-way;
- Obtaining a bonded grading permit;
- Implementing storm water construction best management practices;
- Maintenance of all landscape improvements;
- Constructing all proposed public water and sewer facilities, per the City's Water and Sewer Facility design guidelines and regulations; and
- Installing appropriate private back flow prevention devices.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

- 1. Approve Coastal Development Permit No. 2560553, with modifications.
- 2. Deny Coastal Development Permit No. 2560553, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Xavier Del Valle, Development Project Manager

Attachments:

- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Draft Permit Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Community Planning Association Recommendation
- 7. Notice of Right to Appeal (NORA)
- 8. Ownership Disclosure Statement
- 9. Project Plans





Project Location Map

<u>Carvalho De Mendonca</u> Project No. 690811 – 6208 Avenida Cresta







Land Use Map

<u>Carvalho De Mendonca</u> Project No. 690811 – 6208 Avenida Cresta







Aerial Photograph

<u>Carvalho De Mendonca</u> Project No. 690811 – 6208 Avenida Cresta



ATTACHMENT 4

HEARING OFFICER RESOLUTION NO. _____ COASTAL DEVELOPMENT PERMIT NO. 2560553 CARVALHO DE MENDONCA – PROJECT NO. 690811 HEARING OFFICER

WHEREAS, ALEXANDRE CARVALHO DE MENDONCA, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 2,035-square-foot single dwelling unit and portion of existing garage and construct a new two story, 4,298 square-foot single dwelling unit with basement, attached garage, balcony and decks for a total gross floor area of 9,858 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2560553), on portions of a 0.20-acre site;

WHEREAS, the project site is located at 6208 Avenida Cresta in the RS-1-5 Zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limit Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 11 in Block 3 of La Jolla Hermosa, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1810, filed in the Office of the County Recorder of San Diego County, November 21, 1924;

WHEREAS, on November 13, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15302 (Replacement or Reconstruction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; WHEREAS, on January 17, 2024, the Hearing Officer of the City of San Diego considered

Coastal Development Permit No. 2560553 pursuant to the Land Development Code of the City of

San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following

findings with respect to Coastal Development Permit No. 2560553:

A. <u>COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section</u> <u>126.0708]</u>

1. <u>Findings for all Coastal Development Permits:</u>

a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The project site is located approximately 300 feet east from the Pacific Ocean in a developed area within the La Jolla Community Plan area. The project site is not between the sea and the first public roadway and there is no public view or coastal access from the project site, as identified in the La Jolla Community Plan (Community Plan). The project complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with the development regulations of the underlying RS-1-5 Zone, including building height (24 feet) that does not exceed the 30-foot height limit, density, setbacks, and floor area ratio (.49) that is below the maximum (.56) allowed. No deviations or variances are required. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project site is developed and does not contain sensitive vegetation or biological resources. The project site is not within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302 (Replacement

or Reconstruction). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The existing structure is more than 45 years old, requiring staff to evaluate the proposal for historic significance per SDMC Section 143.0212. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria specified in the Historical Resources Guidelines of the Land Development Manual. The project was designed to comply with the development regulations of the underlying RS-1-5 Zone, including building height (24 feet) that does not exceed the 30-foot height limit, density, setbacks, and floor area ratio (.49) that is below the maximum (.56) allowed. No deviations or variances are required.

The Community Plan designates the site as low density residential (5-9 dwelling units per acre), and the development of a one dwelling unit on the project site is consistent with the prescribed density. The project is consistent with the Community Plan goals of incorporating a variety of architectural styles, colors and building materials for single-family development and providing a dwelling unit that is similar in bulk and scale to the existing homes within the neighborhood. The project is also consistent with the Community Plan policy of avoiding extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and the promotion of good design and harmony within the visual relationships and transitions between new and older structures. The project complies with this Community Plan policy by incorporating terraces, off-setting planes, and variations within the front yard setback.

The project site is located approximately 300 feet east from the Pacific Ocean in a developed area within the La Jolla Community Plan area. The project site is not between the sea and the first public roadway and there is no public view or coastal access from the project site, as identified in the Community Plan. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is not located between the nearest public road and the sea or the shoreline of any body of water. The project will be redeveloped entirely within private property and will not adversely impact public access or any public recreation

opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer,

Coastal Development Permit No. 2560553 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal

Development Permit No. 2560553, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle Development Project Manager Development Services

Adopted on January 17, 2024

IO#: 24008931

RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24008931

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2560553 CARVALHO DE MENDONCA – PROJECT NO. 690811 HEARING OFFICER

This Coastal Development Permit No. 2560553 is granted by the Hearing Officer of the City of San Diego to ALEXANDRE CARVALHO DE MENDONCA, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.20-acre site is located at 6208 Avenida Cresta in the RS-1-5 Zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limit Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as: Lot 11 in Block 3 of La Jolla Hermosa, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1810, filed in the Office of the County Recorder of San Diego County, November 21, 1924.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single dwelling unit and construct a new two story, single dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 17, 2024, on file in the Development Services Department.

The project shall include:

- a. Demolishing an existing 2,035 square-foot single dwelling unit and portion of existing garage and constructing a new two story, 4,298-square-foot single dwelling unit with basement, attached garage, balcony and decks for a total gross floor area of 9,858 square feet; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 31, 2027.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 11. 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, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee 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, Owner/Permittee 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 Owner/Permittee 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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a new City standard 12-foot driveway adjacent to the site along Avenida Cresta, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway with a City standard curb, gutter and sidewalk adjacent to the site on Avenida Cresta, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the proposed grading. All grading shall conform to the requirements of the SDMC, satisfactory to the City Engineer.

16. The proposed drainage system as shown on the site plan is subject to approval by the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for the existing and proposed landscape, irrigation, street trees, walkway and curb outlet in the Avenida Cresta public right-of-way, including the existing site wall within the City's easement.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any grading permits, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City's Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A" on file in the Development Services Department.

21. Prior to issuance of any public improvement permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape construction documents for public right-of-way improvements. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed to not prohibit the placement of street trees.

22. Prior to issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape and irrigation construction documents which are consistent with the City's Landscape Standards. The construction documents shall be in substantial conformance with Exhibit "A" Landscape Development Plan on file in the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree which is unencumbered by hardscape and utilities unless otherwise approved per SDMC 142.0403(b)(6).

23. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A" Landscape Development Plan on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as "landscaping area."

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements as shown on the approved plans, including in the public right-of-way unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscaping shall be maintained consistent with the City's Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

PLANNING/DESIGN REQUIREMENTS:

25. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

26. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

WATER AND SEWER DEVELOPMENT REQUIREMENTS:

28. All proposed private water and sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

29. Prior to the issuance of any construction permits, if determined during the permit review process that the existing water service will not be adequate to serve the project, the Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer service(s) outside of any driveway or drive aisle, including the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPDs) on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer.

31. Prior to the issuance of any construction permits, the Owner/Permittee is required to develop and record an additional 4.5 feet of contiguous public sewer easement as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and City Engineer.

32. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

33. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City's Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on January 17, 2024, and [Approved Resolution Number].

ATTACHMENT 5

Coastal Development Permit No. 2560553 January 17, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

OWNER/PERMITTEE

Ву ____

Alexandre Carvalho De Mendonca

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

Page 3	City of S	an Diego · Info	ormation Bulletin	620	August 201
SD	City of San I Developme 1222 First Av San Diego, C	Diego nt Services re., MS-302 A 92101	Comn Commit	nun tee	ity Planning Distributior Form
Project Name: 6208 Avenida Cres	sta		Project Numbe 690811	er:	
Community: La J	olla				
For pr Select "Search f	oject scope an log into Op or Project Stat	d contact inforn penDSD at <u>https</u> us" and input tl	mation (project ma <u>s://aca.accela.com</u> ne Project Numbe	anager a <u>/SANDIE</u> r to acce	and applicant), <u>EGO</u> . ess project information.
Vote to Approv	/e				Date of Vote:
 Vote to Approv Vote to Approv Vote to Deny 	/e with Conditi /e with Non-Bi	ons Listed Belc nding Recomm	w endations Listed E	Below	April 11, 2023
# of Members Yes		# of Members	No	# of Me	embers Abstain
13			0		1
Conditions or Reco	s, Need further in	formation, Split vot	e, Lack of quorum, etc	.)	
NAME: Suzanne E	Baracchini				
TITLE: LJCPA Trus	stee/Secretary	/		DATE:	April 11, 2023
	Attach additic	onal pages if nec	essary (maximum :	3 attachi	ments).

Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities. DS-5620 (08-18) ONLINE FORM



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 13, 2023 NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008931

PROJECT NAME / NUMBER: Carvalho De Mendonca / 690811
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1
LOCATION: 6208 Avenida Cresta, San Diego, CA 92037

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit to demolish the existing 2,035 square foot (sf) single-family residence and portion of 506 sf garage to construct a new two-story single-family residence with basement level, attached garage, balcony, patio, and pool for a gross square footage of 10,324 located at 6208 Avenida Cresta. The 0.20-acre site is in the Residential-Single Unit (RS-1-5) zone, Coastal (Appealable Area) Overlay zone and is designated Low Density Residential (5-9 DU/AC) within the La Jolla Community Plan and Council District 1. LEGAL DESCRIPTION: Lot 11, TR1810 BLK 3.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Since the project proposes the replacement of an existing single-family residence with a new single-family residence, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

DEVELOPMENT PROJECT MANAGER: MAILING ADDRESS: PHONE NUMBER / EMAIL:

Xavier Del Valle 1222 First Avenue, MS 501, San Diego, CA 92101-4153 (619) 557-7941 / XDelValle@sandiego.gov

On November 13, 2023, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (November 28, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

- Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031can be obtained at https://www.sandiego.gov/sites/default/files/legacy/developmentservices/pdf/industry/forms/ds3031. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to https://www.sandiego.gov/sites/default/files/legacy/developmentservices/pdf/industry/forms/ds3031. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) <u>Appeals filed in person</u>: Environmental Determination Appeal Application Form <u>DS-3031</u> can be obtained at <u>https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf</u>. Bring the fully completed appeal application <u>DS-3031</u> (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DED NOV 1 3 2023	
Removed NOV 2 8 2023 Posted by M. Cafflur	-

Attachment 8



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

Ownership Disclosure Statement

DS-318

FORM

October 2017

Approval Type: Check appropriate box for type of □ Neighborhood Development Permit □ Site D □ Tentative Map □ Vesting Tentative Map □ Neighborhood	of approval(s) requested: 🗔 N Development Permit 🗔 Plan Map Waiver 🗔 Land Use Pla	Neighborhood Use Permit ned Development Permit n Amendment • • • • • • • • • • • • • • • • • • •	Coastal Developm Conditional Use P	ent Permit ermit 🛛 Variance
Project Title:		Project No	. For City Use Only	:
Project Address:				
Specify Form of Ownership/Legal Status (ple	ase check):			
Corporation Limited Liability -or- Gener	ral – What State?	Corporate Identification	ו No	
🗖 Partnership 🗖 Individual				
By signing the Ownership Disclosure Statement with the City of San Diego on the subject prop owner(s), applicant(s), and other financially inte- individual, firm, co-partnership, joint venture, a with a financial interest in the application. If the individuals owning more than 10% of the share officers. (A separate page may be attached if n ANY person serving as an officer or director A signature is required of at least one of the notifying the Project Manager of any changes ownership are to be given to the Project Manage accurate and current ownership information co	t, the owner(s) acknowledge perty with the intent to rece erested persons of the abore association, social club, frat he applicant includes a cor- es. If a publicly-owned cor- lecessary.) If any person is of the nonprofit organiza property owners. Attach a in ownership during the ti ger at least thirty days prio- build result in a delay in the h	e that an application for a p cord an encumbrance again ve referenced property. A cernal organization, corpora poration or partnership, in- poration, include the name a nonprofit organization or ation or as trustee or bene additional pages if needed. me the application is being in to any public hearing on the hearing process.	permit, map or othe nst the property. F financially intereste- tion, estate, trust, r clude the names, tit s, titles, and addres a trust, list the nam eficiary of the nong Note: The applican g processed or cons the subject property	r matter will be filed Please list below the d party includes any eceiver or syndicate eles, addresses of all ses of the corporate es and addresses of profit organization. ht is responsible for idered. Changes in v. Failure to provide
Property Owner				
Name of Individual:		Owner	Tenant/Lessee	Successor Agency
Street Address:				
City:			State:	Zip:
Phone No.:	Fax No.:	Email:		
Signature:		Date:		
Additional pages Attached: UYes	D No			
Applicant				
Name of Individual:		💷 Owner	Tenant/Lessee	Successor Agency
Street Address:				
City:			State:	Zip:
Phone No.:	Fax No.:	Email:		
Signature: <u>Alluy</u>		Date:		
Additional pages Attached: 🛛 🖵 Yes	D No			
Other Financially Interested Persons				
Name of Individual:		Owner	Tenant/Lessee	Successor Agency
Street Address:				
City:			State:	Zip:
Phone No.:	Fax No.:	Email:		
Signature:		Date:		
Additional pages Attached: 🛛 🖵 Yes	🗖 No			

Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities.

CARVALHO DE MENDONÇA RESIDENCE COASTAL SET 6208 AVENIDA CRESTA, LA JOLLA - CA 92037-6510



VICINITY MAP



BUILDING CODE

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA REDIDENTIAL CODE 2019 MECHANICAL CODE 2019 PLUMBING CODE 2019 PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA ENERGY CODE THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDINGS STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.

PROJECT TEAM

<u>OWNER</u>	<u>DESIGNER</u>
ALEXANDRE & PATRICIA DE MENDONCA 6208 AVENIDA CRESTA LA JOLLA, CA 92037	OFFSET DESIGN DRAFTING CONTACT: FLAVIA GOMES 3509 DEL REY STREET, UNIT 213 SAN DIEGO, CA 92109 PH: 858-344-7702 EMAIL: FLAVIA@OFFSETDESIGNDRAFT.CO
<u>TITLE 24</u> TBD	SHEILA BASÍLIO ARQUITETURA AV NOSSA SENHORA DA PENHA, 699 - 413 SANTA LÚCIA - VITÓRIA ESPÍRITO SANTO 29056250 BRAZIL
	AIA ARCHITECT ELIZABETH CARMICHAEL 2640 FINANCIAL CT. SUIT D SAN DIEGO CA 92102
SURVEY & CIVIL ENGINEERING CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92126 PH: 858-271-9901	STRUCTURAL ENGINEER TBD
LANDSCAPE ARCHITECT WICHMANN LANDSCAPE ARCHITECTURE 405 VIA DEL NORTE, STUDIO C LA JOLLA, CA 92037 PHONE #: (858) 459-9220	GEOTECHNICAL ENGINEERING GEOTECHNICAL EXPLORATION, INC. 7420 TRADE STREET SAN DIEGO, CA 92121 PHONE#: (858) 549-7222

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DATE

	SCOPE OF WORK	AREA CALCULATION		AREA CALCULATION			
COASTAL DEVELOPMENT PERMIT TO DEMOLISH THE EXISTING	RESIDENCE OF 2,035 S.F AND PORTION OF EXISTING GARAGE TO CONSTRUCT A NEW		BUILDING AREA	EXISITNG	DEMO	NEW	Τ
INCLUDED ON FAR) COVERED OPEN SPACE OF 2,199.	TACHED GARAGE OF 308 S.F. NEW BASEMENT : LIVING SPACE 1,000 S.F (NUT		BASEMENT LEVEL	678 SF	678 SF	3,333 SF	
			1ST FLOOR LEVEL	2,035 SF	2,035 SF	2,513 SF	╡
			GARAGE	506 SF	402 SF	568 SF	1
			POOL	0 SF	0 SF	547 SF	1
			BBQ AREA	0 SF	0 SF	418 SF	1
			DECK	0 SF	0 SF	402 SF	
			2ND FLOOR	0 SF	0 SF	1,783 SF	
			BALCONY	0 SF	0 SF	294 SF	
			TOTAL	3,2147 SF	3,133	10,324 SF	
ZONING	INFORMATION	-	FLOOR AREA SUMMARY	GF SI AL PF	OSS FLOOR AREA: 'E AREA: LOWABLE FAR: OPOSED FAR:	10,324 S 8,745 SI 4,897 SI 4,298 S	SF F F F
COASTAL HEIGHT OVERLAY: COASTAL OVERLAY ZONE (COZ): PARKING IMPACT OVERLAY ZONE (PIOZ): TRANSIT AREA OVERLAY ZONE (TAOZ) TRANSIT PRIORITY AREA (TPA) AFFORDABLE HOUSING PARKING DEMAND	30' CST-APP N-APP-2 PIOZ- COASTAL-IMPACT PIOZ-BEACH-IMPACT YES YES HIGH		LOT COVERAGE AREA:	TO FO HA LA	TAL SITE AREA OTPRINT RDSCAPE AREA NDSCAPE AREA	8,745 SI 2,513 SI 2,392 SI 3,840 S ¹	F (10 F (28 F (27 F (45
PALEONTOLOGICAL SENSITIVITY AREA GEOLOGIC HAZARD CATEGORY	HIGH 53		EXISTING IMPERVIOUS AREA EXISTING BUILDING FOOTPRI EXISTING LANDSCAPE	NT		5,395 SI 2,882 SI 4,970 S	F F F
			PROPOSED IMPERVIOUS ARE PROPOSED BUILDING FOOTP PROPOSED LANDSCAPE	A RINT		4,905 SF 2,513 SF 3,840 S	F F F
			TOTAL DISTURBANCE AREA			6,227 S'	F

ZONING: FRONT SETBACK: SIDE SET BACK: STREET SET BACK: REAR SETBACK: MAX. HEIGHT: APN:

YEAR BUILT: LEGAL DESCRIPTION: #STORIES: TOTAL SITE SQ.FT. SITE ADDRESS: OCCUPANCY TYPE: EASEMENT ON PROPERTY HISTORIC CONSTRUCTION TYPE EXISTING HOUSE

PROPOSED HOUSE EXISTING GARAGE PROPOSED GARAGE

PROJECT INFORMATION

RS-1-5 20' 0.08 X LOT WIDTH 0.10 X LOT WIDTH 357-012-10-00 1954 LOT 11, TR1810 BLK 3* \approx 0.2 ACRES | \approx 8,745 SF 6208 AVENIDA CRESTA, LA JOLLA, CA 92037 R3-U YES NO VB/N 2,711 SF 8,095 SF 506 SF 568 SF



TITLES	SHEETS
T1	TITLE SHEE

CA GREEN CODE CGB1 CA GREEN CODE CGB2 CA GREEN CODE CGB3 CA GREEN CODE

SPECIFICATION SHEET SPC SPECIFICATION SHEET

CIVIL C1 TOPOGRAPHIC MAP C2 GRADING PLAN C3 GRADING PLAN

ARCHITECTURAL As1.1 SITE PLAN

DEMO PLAN AD1.0 DEMO PLAN - LOWER LEVEL AD1.1 DEMO PLAN - FIRST FLOOR AD2.1 ROOF DEMO PLAN

SHEET INDEX

ARCHITECTURAL

- A1.0 EXISTING LOWER FLOOR PLAN
- A1.1 EXISTING FIRST FLOOR PLANA1.2 PROPOSED LOWER FLOOR PLAN
- A1.3 PROPOSED FIRST FLOOR PLAN
- 1.3 PROPOSED FINST FLOOR
- A1.4 PROPOSED SECOND FLOOR PLAN
- A2.1 EXISTING ROOF PLAN
- A2.2 PROPOSED ROOF PLAN A3.1 EXISTING ELEVATIONS
- A3.2 PROPOSED ELEVATIONS
- A3.3 PROPOSED ELEVATIONS
- A3.4 PROPOSED ELEVATIONS
- A3.5 PROPOSED ELEVATIONS
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A4.3 BUILDING SECTIONS A4.4 BUILDING SECTIONS
- LANDSCAPE
- L1.1 LANDSCAPE
- ARCHITECTURAL R1.1 RENDERINGS
- R1.2 RENDERINGS

CARVALHO DE MENDONGA RESIDENCE RESIDENCE COASTAL SET C

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

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All ideas, designs, and arrangements incated on these drawings are the property of **OFFSET DESIGN AND DRAFTING**, and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings without the written consent of the engineer.

DRAWN BY:

- RQ/RR
- DATE:

09/05/2023

PHASE:

COASTAL DEVELOPMENT

DISCRIPTION:

TITLE SHEET

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL



Attachment 9

LEGEND	
EXISTING CONTOUR —	
PROPOSED CATCH BASIN	
PROPOSED AREA DRAIN	
PROPOSED PVC DRAIN ==	=========
PROPOSED CONCRETE SURFACE	
PROPOSED EX DRIVEWAY TO BE REMOVED	D
PROPOSED RETAINING WALL	
EXISTING SEWER MAIN	SS
EXISTING WATER MAIN	———W————W————
EXISTING CIP WALL	
PROPOSED BASEMENT WALL	
ROOF DOWNSPOUT	DS
DRAINAGE DIRECTION	\rightarrow \rightarrow
PROPOSED 6" CURB AND SIDEWALK	44 A
PROPOSED PRIVATE CURB OUTLET	\circ
PROPOSED CURB CUT	



ANTONY K. CHRISTENSEN RCE 54021 EXP. 12-31-23



COASTAL DEVELOPMENT PERMIT NO.690811

LEGAL DESCRIPTION

LOT 11 IN BLOCK 3 OF LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 21, 1924.

NOTES

- 1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED NOVEMBER 30, 2020.
- 2. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
- 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 4. THE ASSESSOR PARCEL NUMBER IS: 357-012-10-00
- 5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- 6. SITE RUNOFF SHALL BE TREATED BY FLOW OVER LANDSCAPING.
- 7. BENCHMARK: CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTHWESTERLY CORNER OF VIA DEL NORTE AND AVENIDA CRESTA. ELEVATION 84.26' MEAN SEA LEVEL (N.G.V.D. 1929).
- 8. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

Sheet Title:	Sheet: 3 OF 17
CARVALHO DE MENDONCA RESIDENCE	Original Date: JANUARY 11, 2021
Project Name:	
	Revision 1: 07-07-21 REVISED
	Revision 2: 03-20-22 ADDRESS CITY COMMENTS
LA JOLLA, CA 92037	Revision 3: 08-29-23 REVISE DESIGN ADDRESS CITY COMMENTS
Project Address: 6208 AVENIDA CRESTA	Revision 4
	Revision 5:
PHONE (858)271-9901	
7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92126	
CHRISTENSEN ENGINEERING & SURVEYING	



LEGAL DESCRIPTION

LOT 11 IN BLOCK 3 OF LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 21, 1924.

NOTES

- 1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
- 2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
- 3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 6208 AVENIDA CRESTA, LA JOLLA, CA, 92037.
- 4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 357-012-10.
- 5. THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.20 ACRES.

ABBREVIATIONS

CONC	CONCRETE
EL.	ELEVATION
FF	FINISH FLOOF
FG	FINISH GRADE
TW	TOP OF WALL
TYP	TYPICAL

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTHWESTERLY CORNER OF VIA DEL NORTE AND AVENIDA CRESTA. ELEVATION 84.26' MEAN SEA LEVEL (N.G.V.D. 1929).

11-30-20

Date

PATRICK F. CHRISTENSEN, P.L.S. 7208



Prepared By:	
CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92126 PHONE (858)271-9901 FAX (858)271-8912	2
Project Address:	
6208 AVENIDA CRESTA	Revision 5: Revision 4:
LA JULLA, CA 92037	Revision 3:
	Revision 2:
	Revision 1:
Project Name:	
MENDONCA RESIDENCE	Original Date: NOVEMBER 30, 2020
Sheet Title:	Sheet 1 Of 1
TOPOGRAPHIC MAP	DEP#



COASTAL DEVELOPMENT PERMIT NO.690811

CONSTRUCTION NOTES

1 PROPOSED REMOVAL AND REPLACEMENT OF EX DRIVEWAY WITH 6" CURB AND SIDEWALK PER CURRENT CITY STANDARDS (PUBLIC)

- (2) PROPOSED 12' DRIVEWAY PER CURRENT CITY STANDARDS
- (3) EXISTING WATER SERVICE TO BE PROTECTED OR UPGRADED, AS REQUIRED. BACKFLOW OR PASSIVE PURGE STYLE FIRE SPRINKLER WILL BE REQUIRED
- PROPOSED PRIVATE CURB OUTLET PER CURRENT CITY STANDARDS Q100=0.48 CFS, V100 = 2.3 FPS
- (5) PROPOSED REMOVAL OF EXISTING CONCRETE DRIVEWAY, REPLACE WITH LANDSCAPING
- 6 PROPOSED PRIVATE SITE/RETAINING WALL (TYPICAL) (SEPARATE PERMIT)
- 7 PROPOSED PRIVATE 3636 CATCH BASIN WITH PUMP TO CONVEY COLLECTED RUNOFF TO CURB OUTLET
- (8) PORTION OF EXISTING GARAGE TO REMAIN.
- (9) PROPOSED AREA OF CUT WITHIN BASEMENT (TYPICAL)
- (1) PROPOSED BASEMENT WALL
- (1) PROPOSED PRIVATE 1212 CATCH BASIN
- (12) PROPOSED PRIVATE 6" TRENCH DRAIN
- (13) EXISTING 3' PUBLIC SEWER EASEMENT PER MAP NO. 1810 (TYPICAL)
- (14) PROPOSED ROOF DOWNSPOUT (TYPICAL)
- (15) PROPOSED PLANTER WALL (TYPICAL)
- (16) PROPOSED PRIVATE WALKWAY
- (17) VISIBILITY TRIANGLE AREA (TYPICAL)
- (18) PROPOSED LANDSCAPING WITHIN EXISTING/PROPOSED PUBLIC SEWER EASEMENT WITH ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT
- (19) APPROXIMATE LOCATION EX PRIVATE SEWER LATERAL, TO REMAIN
- 20) PROPOSED 4" PVC DRAIN PIPE
- (21) PROPOSED 4.5' SEWER EASEMENT DEDICATION
- 22 ENCROACHMENT MAINTENANCE AGREEMENT REQUIRED FOR EXISTING, PRIVATE, CAST IN PLACE WALL WITHIN AREA OF PROPOSED SEWER EASEMENT DEDICATION
- (23) EXISTING WATER METER BOX AND METER
- (24) PROPOSED 4" PVC PIPE FROM CATCH BASIN WITH PUMP TO CURB OUTLET

ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT REQUIRED FOR PRIVATE WALKWAY AND CURB OUTLET WITHIN AVENIDA CRESTA AND LANDSCAPING WITHIN EXISTING/PROPOSED SEWER EASEMENT

ENCROACHMENT MAINTENANCE AGREEMENT REQUIRED FOR EXISTING PRIVATE SITE WALL IN PROPOSED PUBLIC SEWER EASEMENT

GRADING DATA

AREA OF SITE - 8,746 S.F. AREA OF SITE TO BE GRADED - 8,746 SF PERCENT OF SITE TO BE GRADED - 100% AREA OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 0 SF PERCENT OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 0% AMOUNT OF CUT - 615 CY AMOUNT OF FILL - 195 CY AMOUNT OF EXPORT - 420 CY MAXIMUM HEIGHT OF FILL - 6' (2' WITHIN BUILDING FOOTPRINT) MAXIMUM DEPTH OF CUT - 5' (11' WITHIN BUILDING FOOTPRINT)

RETAINING WALL: 130' TOTAL LENGTH; 8.2' MAX HEIGHT (6.0' RETAINING)

NOTE: EARTHWORK CALCULATION IS APPROXIMATE TO FINISH SURFACE

IMPERVIOUS AREA: EXISTING IMPERVIOIUS AREA = 4,900 SF PROPOSED IMPERVIOUS AREA = 5,507 SF

NOTE: THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS NEAR THE PROJECT SITE.

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92126 PHONE (858)271-9901

Project Address: 6208 AVENIDA CRESTA LA JOLLA, CA 92037

Project Name:

CARVALHO DE MENDONCA RESIDENCE

Revision 5: **Revision 4** Revision 3: 08-29-23 REVISE DESIGN ADDRESS CITY COMMENTS Revision 2: 03-20-22 ADDRESS CITY COMMENTS

Original Date: JANUARY 11, 2021

Revision 1: 07-07-21 REVISED

Sheet: 4 OF 17

Sheet Title:

PRELIMINARY GRADING PLAN

JN 2019-71

C-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. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or mprovements 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.
302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply withthe specific green building measures applicable to each specific occupancy.
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
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
RENCH 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 unoff water.
/ATTLES. 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 ibes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
.106 SITE DEVELOPMENT .106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize pedative effects on the site
nd adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
 f 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, ne 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.
 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) .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
 uildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and dispessel systems
 Water conection and disposal systems French drains Water retention gardens Other water measures which keen surface water away from buildings and aid in groundwater recharge
Exception: Additions and alterations not altering the drainage path.
106.4 Electric vehicle (EV) charging for new construction . New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation a use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.
Exceptions: 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 commercial power supply. 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional
1.106.4.1 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 hall 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, naccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s)
eserved to permit installation of a branch circuit overcurrent protective device. .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
.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of arking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded p to the nearest whole number.
Notes: 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. .106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall ndicate the location of proposed EV spaces. Where common use parking is
rovided at least one EV space shall be located in the common use parking area and shall be available for use by all residents. 106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces equired by Section 4.106.2.2, Item 3, shall comply with at least one of
e following options: 1. 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. 2. The EV 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 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
Note: Electric Vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B
.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with e following:
 The minimum length of each EV space shall be 18 feet (5486 mm). The minimum width of each EV space shall be 9 feet (2743 mm). One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum side. A feat (1504 mm) wide minimum side. A feat (
aisie. A 5-root (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.
roximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide apacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

6.4.2.3 Single EV space required. Install a listed raceway capable of accom 1 (nominal 1-inch inside diameter). The raceway shall originate at the main : imity to the proposed location of the EV space. Construction documents shall icity to install a 40-ampere minimum dedicated branch circuit and space(s) i

6.4.2.4 Multiple EV spaces required. Construction documents shall indica struction documents shall also provide information on amperage of future EV trical panel service capacity and electrical system, including any on-site dist red EV spaces at the full rated amperage of the EVSE. Plan design shall be b uired raceways and related components that are planned to be installed under ginal construction.

6.4.2.5 Identification. The service panel or subpanel circuit directory shall i CAPABLE" in accordance with the California Electrical Code.

6.4.3 New hotels and motels. All newly constructed hotels and motels shall r ments shall identify the location of the EV spaces.

> Notes: 1. Construction documents are intended to demonstrate the project's 2. There is no requirement for EV spaces to be constructed or availabl

6.4.3.1 Number of required EV spaces. The number of required EV spaces lities in accordance with Table 4.106.4.3.1. Calculations for the required num

TABLE 4.106.4.3.1
TOTAL NUMBER OF PARKING SPACE
0-9
10-25
26-50
51-75
76-100
101-150
151-200
201 and over

6.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV s 1. The minimum length of each EV space shall be 18 feet (5486mm). 2. The minimum width of each EV space shall be 9 feet (2743mm)

106.4.3.3 Single EV space required.	When a single EV	space is required	, the

.106.4.3.4 Multiple EV spaces required.	When multiple EV spaces are require

1.106.4.3.5 Identification.	The service panels or sub-panels shall be identifie	d

6.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4 sibility provisions for the EV charging stations in the California Building Co

ERGY EFFICIENCY

GENERAL

1 SCOPE. For the purposes of mandatory energy efficiency standards in th nue to adopt mandatory standards.

TITLE 24 SEE SHEET T24 FOR

ATER EFFICIENCY AND CONSERVATION

03 INDOOR WATER USE

3.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbin 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 prope fixtures. Plumbing fixture replacement is required prior to issuance of final permit approval by the local building department. See Civil Code plumbing fixture, types of residential buildings affected and other imp

3.1.1 Water Closets. The effective flush volume of all water closets shall r ria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the

reduced flushes and one full flush.

3.1.2 Urinals. The effective flush volume of wall mounted urinals shall not allons per flush.

3.1.3 Showerheads.

3.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate rmance criteria of the U.S. EPA WaterSense Specification for Showerheads.

3.1.3.2 Multiple showerheads serving one shower. When a shower is serving one shower is serving one shower. wer outlets controlled by a single valve shall not exceed 1.8 gallons per minut

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

3.1.4 Faucets.

3.1.4.1 Residential Lavatory Faucets. The maximum flow rate of resident idential lavatory faucets shall not be less than 0.8 gallons per minuteat 20 p

3.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximu lings or sleeping units) in residential buildings shall not exceed 0.5 gallons

3.1.4.3 Metering Faucets. Metering faucets when installed in residential

3.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall r nen faucets may temporarily increase the flow above the maximum rate, but r

default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other me reduction.

3.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing f dance with the California Plumbing Code, and shall meet the applicable star ornia Plumbing Code. NOTE:

TABLE - MAXIMUM FIXTURE WATER USE
FIXTURE TYPE
SHOWER HEADS (RESIDENTIAL)
LAVATORY FAUCETS (RESIDENTIAL)
LAVATORY FAUCETS IN COMMON & PUBLIC USE ARE
KITCHEN FAUCETS
METERING FAUCETS
WATER CLOSET
URINALS

mmodating service or II identify tl reserved to	a 208/240- volt dedicated branch circuit. The raceway shall not be less than trade subpanel and shall terminate into a listed cabinet, box or enclosure in close ne raceway termination point. The service panel and/or subpanel shall provide o permit installation of a branch circuit overcurrent protective device.	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.
ate the race VSE, racew tribution tra	eway termination point and proposed location of future EV spaces and EV chargers. ay method(s), wiring schematics and electrical load calculations to verify that the ansformer(s), have sufficient capacity to simultaneously charge all EVs at all a 40-ampere minimum branch circuit.	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 https://www.water.ca.gov/
erground, e	nclosed, inaccessible or in concealed areas and spaces shall be installed at the time	MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
identify the	e overcurrent protective device space(s) reserved for future EV charging purposes as	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
provide E\	/ spaces capable of supporting future installation of EVSE. The construction	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.
capability	and capacity or facilitating future EV charging.	4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
s shall be l	based on the total number of parking spaces provided for all types of parking	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.
nber of EV :	spaces shall be rounded up to the nearest whole number.	Exceptions:
		 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. 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 for sility.
S	NUMBER OF REQUIRED EV SPACES	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.
	0	 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. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). Identify diversion facilities where the construction and demolition waste material collected will be taken.
	2	 Identify diversion activities where the construction and demoniton waste material conected with be taken. Identify construction methods employed to reduce the amount of construction and demolition waste generated. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
	4	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 landfillcomplies with Section 4.408.1.
	7	Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
	10	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
	6 percent of total	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
spaces sha	II be designed to comply with the following:	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
e EV space	shall be designed in accordance with Section 4.106.4.2.3.	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.
red, the EV	spaces shall be designed in accordance with Section 4.106.4.2.4.	 Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4 410 RUU DINC MAINTENANCE AND OREPATION.
4.106.4.3,	ance with Section 4.106.4.2.5. EV spaces for hotels/motels and all EVSE, when installed, shall comply with the	4.410 DOLENING MAINTENANCE AND OF LITENING 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-basedreference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
oue,onapie	4 HD.	 Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of thestructure.
		 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.
nis code, th	e California Energy Commission will	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.
CAL	CUATIONS	 Public transportation and/or carpool options available in the area. 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 humidity between 30-60 percent and what methods an occupant may use to maintain the
r tit	LE 24 CALCULATION	 Information about water-conserving landscape and irrigation design and controllers which conserve water. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
ON		 Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. Information about state solar energy and incentive programs available. A copy of all special inspections verifications required by the enforcing agency or this code.
		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.
ing fixtures	(water closets and urinals) and fittings (faucets and showerheads) shall comply	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.
erty shall b f a certifica e Section ⁻ portant ena	e replaced with water-conserving plumbing te of final completion, certificate of occupancy, or 101.1, et seq., for the definition of a noncompliant ctment dates	ENVIRONMENTAL QUALITY
not exceed	1.28 gallons per flush. Tank-typewater closets shall be certified to the performance	SECTION 4.501 GENERAL
ie composi	te, average flush volume of two	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 buildingle installers, accurate and paid being of a
t exceed O.	125 gallons per flush. The effective flush volume of all other urinals shall not exceed	SECTION 4 502 DEFINITIONS
te of not m	ore than 1.8 gallons per minute at 80 psi . Showerheads shall be certified to the	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
rved by mo ute at 80 ps	si, or the shower shall be designed to only allow one shower outlet to be in operation	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-iointed lumber, all as specified in California Code of regulations (CCR), title 17. Section 93120.1
tial lavatory	r faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate	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.
psi. num flow ra	te of lavatory faucets installed in common and public use areas (outside of	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 0 ³ /g ROC).
s per minut	e at 60 psi.	Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.
not exceed	1.8 gallons per minute at 60 psi.	MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.
not to exce eans mav H	ed 2.2 gallons per minute at 60 psi, and e used to achieve	to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
fivtures s	I fittings shall be installed in	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 crope formation in the troposphere.
andards ref	erenced in Table 1701.1 of the	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

SECTION 4.503 FIREPLACES

stoves and fireplaces shall also comply with applicable local ordinances.

mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503.1 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

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

FLOW RATE 1.8 GMP @ 80 PSI MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI 0.5 GPM @ 60 PSI EAS 1.8 GPM @ 60 PSI 0.2 GAL/CYCLE 1.28 GAL/FLUSH 0.125 GAL/FLUSH

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 tricloroethylene), 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 ARBArchitectural 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

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.

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

MENDONÇ SIDENCI Ы ALHO \mathbf{r} ARV/

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All ideas, designs, and arrangements incated on these drawings are the property of OFFSET DESIGN AND DRAFTING, and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings without the written consent of the engineer.

DRAWN BY:

Author

 \mathbf{O}

DATE:

09/05/2023

PHASE:

COASTAL DEVELOPMENT

DISCRIPTION:

CA GREEN CODE

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

RV.02

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGN SIGNATURE REQUIRED

ENVIRONMENTAL QUALITY (CONTINUED)

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in G	rams 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 COATINGS2.3		
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 COATINGS1	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	22.224	
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. IN	CLUDING 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.

CURRENT LIMIT
0.05
0.05
0.09
0.11
0.13

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).

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<text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text>	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	and or more of the
<text><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></text>	 Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chefrom Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also know as Specification 01350), certified as a CHPS Low the Collaborative for High Performance Schools (CHPS) High Performance Products Database. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions fr Using Environmental Chambers", Version 1.1, February 2010 (also know as Specification of Volatile Organic Chemical Emissions fr Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification of Volatile Organic Chemical Emissions fr Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350). 	emical Emissions <i>i-</i> Emitting Material ir rom Indoor Sources
<text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text>	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interibuildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by specified in those sections, as shown in Table	ior or exterior of the or before the dates
<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><section-header><section-header><section-header><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></section-header></section-header></section-header></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>	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 inclute the following:	ude at least one of
<section-header><section-header><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></section-header></section-header>	 Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, I standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency. 	European 636 3S
<text><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></text>	4.505 INTERIOR MOISTURE CONTROL	
<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>	 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 conc 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: 	rete slab-on-ground
<text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text>	 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 mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Ins 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. 	i concrete and a stitute, ACI
<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><section-header><section-header><section-header><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></section-header></section-header></section-header></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor fra enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:	aming shall not be
<section-header><section-header><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></section-header></section-header>	 Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification m approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 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 veri 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enfo provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high mois replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers recommendations prior to enclosure. 	iethods may be ified. ircing agency sture content shall be s' drying
<text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text>	4.506 INDOOR AIR QUALITY AND EXHAUST	
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 Normal Procession of this social in a balance is a more which cartains a ballhold, show or hubb towor carbibration. Upstraig integrits to balance or socials the shall corely with the California Energy Code. Social Composition of the Composition on social the shall corely with the California Energy Code. The heat loss and heat gain is established according to ANSI/ACCA 20 Annual 1 - 2011 (Pesidontial Lose Calculation), ASI/AC HAE hardbooks or other equivalent design sobbase or more control of the energy of	 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. a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 8 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) 	30%. A humidity
 Variate introduction of the control of the state of the s	Notes: For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. 	
 International of the second heat gain is established according to ANS/ACCA 2 Manual J 2011 (Residential Last Calculation), ASHRAE handbooks or other equivalent design software or include. State handbooks or other equivalent design to ansist/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or include. Despiter: Use of alternate design torparatures necessary to ensure the system hundrans are acceptable. DESTALLER & SPECIAL INSPECTOR QUALIFICATIONS TOTALLER TRAINING, HVAG system installers shall be halmed and cordiled in the proper installation of HVAC systems including odds and approxibility of a part for approximation acceptable in the destign torparature of exploring the analysis of the system installers and acceptable in the system. State certified query initiation of progenit. State certified query initiation of progenit. State certified query initiation of a part of the system or conclusion for approximation or approximation of the following and certification program. State certified query initiation of the following and certification program. State certified query initiation of the following and certification program. State certified query initiation of the following approximation or conclusion or conclusion programs. State certified query initiation of the following approximation. State certified query initiation of the following approximation or conclusion or conclusion or conclusion or conclusion or program inducting approximation or approximation oreal parate of the developing approx	4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment following methods:	t selected using the
Desplore the of alternate design temperatures necessary to ensure the system functions are acceptable. INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS A set of the approximate temperatures necessary to ensure the system functions are acceptable. A set of the approximate temperatures necessary to ensure the system functions are acceptable. A set of the approximate temperatures necessary to ensure the system functions are acceptable. A set of the approximate temperatures necessary to ensure the system functions of MAC systems including ducts and exploreed by a necessary and or entities of the install MAC systems or contractors (necessary installations when under the direct supervision and responsibility of a necessary and a complex system or contractors (necessary installations). A set or the approximate temperatures necessary to ensure the necessary consulting or verification organizations. A set of the approximate temperatures necessary to anticolarity consulting or verification organizations. A set of the program supersory of the statical system is been entropy on a set of the performance contractors, and home setup setup in the satisfication of a special inspectors what distants are acceptable to the entropy of the statical system is the entropy of the statical system is the satisfications or a special inspectors what contractors, and home setup setup in the approximate is the approximate and the satisfications of a special inspector is a special inspector shall demonstrate complexes with this code. A special inspector shall be informating approximation approximation approximation and the special setup is the approximation approximation approximation approximation approximation approximate approximate approximate approximate approximation ap	 The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent de methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent of methods. 	or other equivalent esign software or design software or
<section-header><section-header><section-header><section-header><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></section-header></section-header></section-header></section-header>	Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.	
 702 OUALIFICATIONS 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 national or regional ytocognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and regionality of a personal duct to install HVAC systems. Examples of acceptable HVAC training and certification programs include to install HVAC systems. The amples of acceptable HVAC training and certification programs include to install HVAC systems. The amples of acceptable HVAC training and certification programs include to install HVAC systems. The amples of acceptable HVAC training and certification programs include to the full cultily training organizations. 8. Training programs soponseed by trade, tabor or statewide energy consulting or verification organizations. 9. Deter programs acceptable to the enforcing agency. the owner or the responsible entity acting as the owner's agent shall employ one or more special impectors to provide impectors or other thules necessary to substantial compliance with this code. Special inspectors or agent filterations or equilible to the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special impector or other thules necessary to substantiate compliance with this code. 9. Certification by a national or regional green building program or standard publisher. 9. Certification by a national or regional green building program or standard publisher. 9. Successful completion of a thirt party appretice training program in the appropriate trade. 9. Descial inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting to compliance with this code. Special inspector shall employ one or more special inspector shall be proformal. 19. State Brack Strase as pepsical	INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS	
but are not limited to the following:	702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equi or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and res trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification pro	pment by a nationall ponsibility of a perso grams include
 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 inspecton or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the statistaction 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 when evaluating the qualifications of a special inspector: Certification by a national or regional green building program or standard publisher. Certification by a national or regional green building program or standard publisher. Successful completion of a third party apprentite training program in the appropriate trade. Other programs acceptable to the enforcing agency. Meter Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 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 inspections or task to be performed. In a special inspectors shall be independent entities with no financial interest in the materials and examinate compliance with this code. INERS Taters are special inspectors certified by the california Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). IRSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent sha	 but are not limited to the following: State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. 	
 Certification by a national or regional green building program or standard publisher. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. Successful completion of a third party apprentice training program in the appropriate trade. Other programs acceptable to the enforcing agency. Notes: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 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 be independent entities with no financial interest in the materials or the project they are inspecting of the enforcing agency to the particular type of inspection and the optimized of the enforcing agency to the particular type of inspection and the optimized of the enforcing agency. In addition, the special inspector shall have a certification from a recognized state, national or international association, 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. VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builde or installer certification, inspection reports, or other metho	 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 emp special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate comp satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications accept enforcing agency the following certifications or education may be considered by the enforcing agency when evaluation the qualifications of a special inspector. 	loy one or more betence to the table to the pector:
Notes: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 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 inspector natis to be performed. In addition, the special inspectors 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. VERIFICATIONS	 Certification by a national or regional green building program or standard publisher. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and hor Successful completion of a third party apprentice training program in the appropriate trade. Other programs acceptable to the enforcing agency. 	ne energy auditors.
[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. VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builde or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation specified in the appropriate section or identified applicable checklist.	Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home System (HERS).	e with this code. e Energy Rating
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 special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.	[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 inspector inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the 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 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.	ors to provide the enforcing agency y. The area of unce with this code.
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	or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable check	reconcations, builder cific documentation o klist.

Carpet and Rug Institute's Green Label Plus Program.

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following: FIRE DEPARTMENT NOTES 36. Complete plans and specification for the operation of elevators shall be submitted to fire and life safety for review and approval prior to installation. [CBC Sec. 3001.1] 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350). 37. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CBC Table 803.3 and shall meet the flame propagation performance GENERAL PLAN PROVISIONS 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. 1. Building undergoing construction, alteration, or demolition shall be in accordance with CFC Chapter 33. (CFC 3301.1) I meet the requirements of the Carpet and Rug Institute's Green Label program. 38. Key boxes shall be provided for all (high-rise buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors giving access to Provide fire protection for the building during construction in accordance with California Title 19 and CFC, chapter 9. alarm panels and or/annunciators, and any other) structures or areas where access to an area is restricted. le 4.504.1. Building shall comply with the 2013 CFC Article 81 for high pile combustible stock. 3. 39. 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 t least 80% of floor area receiving resilient flooring shall comply with one or more of the lines unless protected by an approved sprinkler system or located in a Type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard Storage, dispensing or use of any flammable or combustible liquids, flammable gases, and hazardous chemical shall comply with the California Fire Code shall be of non- or limited-combustible materials or similarly protected or separated. CFC 304.3 regulations. "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions 40. Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations, and standpipe connections shall not be concealed by curtains, mirrors, or other decorative uary 2010 (also know as Specification 01350), certified as a CHPS Low-Emitting Material in BUILDING INTERIOR FIRE PROTECTION PROVISIONS ce Products Database. material 41. Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308. guard Children & Schools program). Provide and install a minimum of one 2A 10BC classification fire extinguisher within 75' travel distance for each 3,000 sq. ft. or portion thereof on each floor. Mour Score program. handle a maximum of 40" Above Finish Floor (A.F.F), (CFC 906) 42. The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in anyegress paths or the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources n as Specification 01350). Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. No dead bolts, surface bolts, sliding bolts, or other locking 43. Complete plans and specifications for all fire extinguishing systems, including automatic sprinkler and standpipe systems and other special fire extinguishing systems and devices are permitted except as noted in (CBC 1008.1.8). At main entry doors provide a readily visible, durable sign on or adjacent to the door, stating, "This door must medium density fiberboard composite wood products used on the interior or exterior of the related appurtenances shall be submitted to the City of San Diego for review and approval prior to installation. remain unlocked during business hours". Letters to be 1" high on a contrasting background and any locking device shall be readily distinguishable as locked. ixics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates Contractor to secure all permits required by the fire department from the fire prevention bureau prior to occupying this building. Interior finish shall comply with codes as follows: (CBC Chapter 8), wall and finish materials shall not to exceed flame spread classifications per (CBC Section ovided as requested by the enforcing agency. Documentation shall include at least one of 803.1). All decorative materials shall be maintained in a flame-retardant condition. All penetrations of fire resistive wall assemblies must be protected per (CBC Section 712). 9. 10. Duct penetrations of fire rated floors, corridors, walls and ceilings shall use fire dampers per (CBC Section 909.10.4). ucts regulation (see CCR, Title 17, Section 93120, et seq.). rds of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S Maintain one hour fire resistive wall construction at built-in fixtures such as Fire Extinguisher cabinets, and electrical panels exceeding 16 sq. in. In area. (CBC 5 standards. Section 906.1) BUILDING EMERGENCY SIGNAGE PROVISIONS 12. Exit signs and illumination (eqress identification) shall be provided per (CBC Section 1011). Exit signs must be internally illuminated. The word "Exit" shall be in high contrast with their background as noted in this section. Electrically powered, self- luminous and photluminescent exit signs shall be listed and labeled in accordance with uilding Standards Code. UL924 and shall be installed in accordance ith the manufacture's instructions and Chapter 27 (CBC Section 1011.5). have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground Address shall be provided for all new and existing building in a position as to be plainly visible and legible from the street or road fronting the property. (CFC i, shall also comply with this section. 505.1). Address numerals shall be provided for each tenant space. Address letters shall be a minimum of eight (8) inches in height and be installed on a contrasting background. Prior to installation have Fire Inspector verify location of address. at least one of the following: 14. Provide 'Knox Box' as required per local fire department codes. n aggregate shall be provided with a vapor barrier in direct contact with concrete and a , shall be used. For additional information, see American Concrete Institute, ACI BUILDING FIRE SUPPRESSION SYSTEM PROVISIONS 15. This building (is / is not) equipped with an approved automatic sprinkler system. Submit design -building plans for modification and upgrades indicating fire department approval to Architect/Owner prior to installations. Changes to accommodate field conditions shall be re-submitted for final approval with no additional charge to the Owner. n visible signs of water damage shall not be installed. Wall and floor framing shall not be e content shall be verified in compliance with the following: 16. Fire sprinkler heads shall be centered in ceiling tiles and soffits. Locate in center of soffit for all conditions unless noted otherwise. Align with centerline of window mullion or center head between mullions only. Center heads between light fixture and adjacent wall. Random or asymmetrical placement of sprinkler heads is not acceptable. -type or contact-type moisture meter. Equivalent moisture verification methods may be Heads shall be recessed at soffit and areas were finished gypsum ceiling occur. ents found in Section 101.8 of this code. m) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 17. Plans for all fixed fire protection equipment such as standpipes, sprinkler systems, site utilities (detector check, Fire Dept. Connection, etc.), and fire alarm ed on wall and floor framing with documentation acceptable to the enforcing agency systems must be submitted by the installing contractor to, and approved by, the Fire Prevention Bureau, owner's insurance organization, and architect before this equipment is r framing. Insulation products which are visibly wet or have a high moisture content shall be installed avities. Wet-applied insulation products shall follow the manufacturers' drying 18. The installation of automatic sprinkler systems shall comply with the (CBC Section 901.2), for combined systems. Automatic fire sprinkler system shall be designbuild. When serving more than 100 sprinklers, automatic sprinkler systems shall be supervised by an approved central, proprietary or remote station service for a local alarm, which will give an audible signal at a constantly attended location. (Approved by the Fire Department). 20. It shall be the fire sprinkler contractor's responsibly to review the plans and provide fire sprinklers in all void spaces, canopy overhangs, etc. as required by the and shall comply with the following: uniform fire code and local ordinances. Any access openings shall be coordinated and approved by general contractor and owner prior to installation. Fire stops must be provided in accordance with (CBC Section 717) in the following locations: utside the building. em, fans must be controlled by a humidity control. a) In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling level. n a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity b) In concealed spaces of stud walls and partitions, including furred spaces, at 10 foot intervals along the length of the wall c) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilingand covered ceilings. xhaust fan and is not required to be integral (i.e., built-in) d) In concealed spaces between stair stringers at the soffits, drop ceiling and covered ceilings and in line with the run of stairs if unfinished. e) In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage forfire at ceiling and floor levels with non is a bathtub, shower or tub/shower combination combustible materials. ifornia Energy Code. 21. A fire sprinkler system, if required (as noted on SHEET #T-1), will be supplied and installed at contractor's sole cost and expense. System shall be installed in compliance with all codes, including local. Supply lines, valves, and pop-up heads, without drops, and any necessary temporary threaded galvanized plugs for installed drops onditioning systems shall be sized, designed and have their equipment selected using the and neads to an rooms and areas of the premises required by applicable codes. Monitoring devices, alarms, puns, enunciator panels, visual and audio warning indicator strobes, and any other required materials, system testing, inspection approval by the local fire inspector, and monitoring fees including telephone lines, if required, are the responsibility of the contractor. 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent 22. Life safety systems (i.e. smoke alarms and fire detection systems) are the responsibility of the landlord. Landlord is responsible for any monthly monitoring and associated fees. (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or Emergency fire devices: where required by the Fire Department, (contractor to verify prior to bid) contractor shall provide design-build (including all city & fire anual S - 2014 (Residential Equipment Selection), or other equivalent design software or dept. Approvals) visual emergency warning systems where audible emergency warning systems are required. This system shall be designed and installed in accordance with the (NFPA 72 AND 72G AS AMENDED IN CHAPTER 60, 6003 AND 6004). system functions are acceptable. 24. Accessibility requirements for emergency Fire Devices: ALIFICATIONS a) Install fire alarm pull devices and equipment @48" A.F.F. to center line or highest operable part. b) If emergency warning systems are required, they shall include visual warning devices that are designed and installed per (NFPA 72 AND 72G AS AMENDED IN CHAPTER 35/60). c) Place visual alarms at 80" A.F.F. to 6" below ceiling line (whichever is higher) in common use areas including lobbies, restrooms and hallways. d) Visual alarms flash < 60 times per minute shall comply with state fire marshal standards when audible emergency warning systems are supplied. e) Install visual alarms < 50'-0" apart in common use areas or max. 100'-0" apart when partitions/ obstacles are < 72" A.F.F., in lieu of hanging them ed in the proper installation of HVAC systems including ducts and equipment by a nationally from the ceiling. (NFPA 72G) y perform HVAC installations when under the direct supervision and responsibility of a person f) Locate visual notification devices in common use areas i.e.: restrooms, music rooms, corridors, gymnasiums, rooms with excessive noise, multiple C systems. Examples of acceptable HVAC training and certification programs include purpose rooms, occupational shops, lobbies, meeting rooms. (CBC Section 907.9.1.1). FIRE DEPARTMENT REQUIREMENTS 25. Fire access roadway signs/red curbs shall be installed per CFC 503.3. onsulting or verification organizations. 26. Fire hydrants shall comply with CFC 507.5. 27. Fire hydrant locations shall be identified by the installation of reflective markers. [CFC 901.4.3] e owner or the responsible entity acting as the owner's agent shall employ one or more compliance with this code. Special inspectors shall demonstrate competence to the 28. An approved access walkway leading from fire apparatus access roads to exterior openings required by fire or the building code shall be provided. Show walkway e performed. In addition to other certifications or qualifications acceptable to the on the plans. [CFC 504.1] he enforcing agency when evaluating the qualifications of a special inspector: Fire apparatus access roads and water supplies for fire protection, shall be installed and made serviceable prior to and during time of construction. [CFC 3310.1, andard publisher. 3312.1] zation, such as HERS raters, building performance contractors, and home energy auditors. Every building four stories or more in height shall be provided with not less than one standpipe for use during construction installed in accordance with (CBC 905 in the appropriate trade. 30 [CFC 905]). 31. Decorative materials shall be maintained in a flame-retardant condition. [TITLE 19, SECT. 3.08, 3.21; CFC 804] nterest in the materials or the project they are inspecting for compliance with this code.

32. REQUIREMENTS FOR PORTABLE FIRE EXTINGUISHERS:

a) At least one fire extinguisher with a minimum rating of 2-A-10-BC shall be provided within 75 feet maximum travel distance for each 6,000 square feet or portion thereof on each floor. [CFC Section 906] b) At least one fire extinguisher with a minimum rating of 4A20BC shall be provided outside of each mechanical, electrical or boiler room. [CFC 906.3.1, TITLE 19, SEC. 3.291 c) A sodium bicarbonate or potassium bicarbonate dry-chemical type portable fire extinguisher having a minimum rating of 10b shall be installed within 30 feet of commercial food heat-processing equipment. [CFC 906.3.2]

34. FIRE EXTINGUISHING SYSTEMS:

a) Complete plans and specifications for fire-extinguishing systems, including automatic sprinklers and wet and dry standpipes; halon systems and other special types of automatic fire-extinguishing systems; basement pipe inlets; and other fire-protection systems and appurtenances thereto shall be submitted to Fire and Life Safety for review and approval prior to installation. [CFC 901.2] b) Fire-extinguishing systems shall be installed in accordance with CFC 903.

c) All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electronically monitored where the number of sprinklers is 20 or more. [CFC 903.4] d) Approved automatic fire extinguishing systems shall be provided for the protection of commercial-type cooking equipment. Separate complete plans for these systems shall be submitted to fire and life safety for review and approval to installation. [CFC 904.11]

35. FIRE ALARM SYSTEMS

a) Complete plans and specifications for fire alarm systems shall be submitted to Fire and Life Safety for review

and approval prior to installation. [CFC 907.1.2] b) Installation of fire alarm systems shall be in accordance with CFC 907.

c) An approved audible sprinkler flow alarm shall be provided on the exterior of the building in an approved

location. An approved audible sprinkler flow alarm to alert the occupants shall be provided in the interior of the building in a normallyoccupied location. [CBC 903.4.2]

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All ideas, designs, and arrangements incated on these drawings are the property of OFFSET DESIGN AND DRAFTING, and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings without the written consent of the engineer.

DRAWN BY:

Author

DATE:

09/05/2023

PHASE:

COASTAL DEVELOPMENT

DISCRIPTION:

CA GREEN CODE

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

RV.02

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

2019 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

BUILDING ENVELOPE MEASURES:

AIR LEAKAGE. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFMper square foot or less when tested per NFRC-400,ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*

LABELING. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a). FIELD FABRICATED EXTERIOR DOORS AND FENESTRATION products must use U-factors and solar heat gain coefficient (SHGC) values from Tables110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*

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. INSULATION CERTIFICATION BY MANUFACTURERS. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).

INSULATION REQUIREMENTS FOR HEATED SLAB FLOORS. Heated slab floors must be insulated per the requirements of § 110.8(g).

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.

RADIANT BARRIER. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs. § 150.0(a):Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. 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 continuous roof or ceiling which is sealed to limit infiltration and ex filtration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.

LOOSE-FILL INSULATION. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

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 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.

RAISED-FLOOR INSULATION. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor

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 no 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).

VAPOR RETARDER. In climate zones 1through 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(d).

VAPOR RETARDER. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.

FENESTRATION PRODUCTS. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.

SPACE CONDITIONING, WATER HEATING, AND PLUMBING SYSTEM MEASURES:

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.

HVAC EFFICIENCY. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table110.2-K

CONTROLS FOR HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS. Heat pumps with supplementary electric resistance heaters must 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 he cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

NATER HEATING RECIRCULATION Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, pack flow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.

FHERMOSTATS. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.

SOLATION VALVES. Instantaneous water heaters with an input rating greater than 6.8 kBtuper hour (2 kW) must have isolation 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.

PILOT LIGHTS. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per h our); and pool and spa heaters.

3UILDING 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 ACCA Manual J using design conditions specified in § 150.0(h)2.

CLEARANCES. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer t§ 150.0(h)3B:Liquid Line Drier Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

STORAGE TANK INSULATION. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

NATER PIPING, SOLAR WATER-HEATING SYSTEM PIPING, AND SPACE CONDITIONING SYSTEM LINE INSULATION. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a ninimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.

NSULATION PROTECTION. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 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-crushable casing or sleeve.

GAS OR PROPANE WATER HEATING SYSTEMS. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt. 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor. 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in he electrical panel adjacent to the circuit breakerfor the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btuper hour.

RECIRCULATING LOOPS. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.

SOLAR WATER-HEATING SYSTEMS. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the nternational Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director

DUCTS AND FANS MEASURES:

DUCTS. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, he contractor must certify to the customer, in writing, that the insulation meets this requirement.

CMC COMPLIANCE. All air-distribution system ducts and plenums must meet the requirements of the CMC§§601.0.602.0.603.0.604.0.605.0and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*

FACTORY-FABRICATED DUCT SYSTEMS. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw

FIELD-FABRICATED DUCT SYSTEMS. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other equirements specified for duct construction

BACK DRAFT DAMPER. Fan systems that exchange air between the conditioned space and outdoors must have back draft or automatic dampers. GRAVITY VENTILATION DAMPERS. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all

PROTECTION OF INSULATION. Insulation must be protected from damage, sunlight, moisture, equipmentmaintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation

POROUS INNER CORE FLEX DUCT. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.

openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

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 § 150.0(m)11 and Reference Residential Appendix RA3.

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 two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*

SPACE CONDITIONING SYSTEM AIRFLOW RATE AND FAN EFFICACY. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be \geq 350 CFM per ton of nominal cooling capacity, and an airnandling unit fan efficacy \leq 0.45 watts per CFM for gas furnace air handlers and \leq 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow \geq 250 CFM per ton of nominal cooling capacity, and an air- handling unit fan efficacy \leq 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

REQUIREMENTS FOR VENTILATION AND INDOOR AIR QUALITY:

REQUIREMENTS FOR VENTILATION AND INDOOR AIR QUALITY. All dwelling units mustmeet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air

SINGLE FAMILY DETACHED DWELLING UNITS. 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 provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.

MULTIFAMILY ATTACHED DWELLING UNITS. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates inaccordance with Equation 150.0-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 B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same 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 system type and the dwelling-unit envelope leakage must be \leq 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in 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 accordance with Reference Residential Appendix RA3.8. less than 160 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. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the MULTIFAMILY BUILDING CENTRAL VENTILATION SYSTEMS. Central ventilation systems that serve multiple dwelling units must be balanced toprovide ventilation airflow for building, or on the roof or overhang of another structurelocated within 250 feet of the building, or on covered parking installed with the building project, and have a total area no each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit air flows must be within 20percentof the unit with the lowest airflow less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire Building, including mixed rate as it relates to the individual unit's minimum required airflow rate needed for compliance.

KITCHEN RANGE HOODS. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.

FIELD VERIFICATION AND DIAGNOSTIC TESTING. Dwelling unitventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.

POOL AND SPA SYSTEMS AND EQUIPMENT MEASURES:

CERTIFICATION BY MANUFACTURERS. Any pool or spa heating system or equipment must be certified to have all of the following: at hermal efficiency that complies with the Appliance Efficiency Regulations; 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 electric resistance heating

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.

COVERS. Outdoor pools or spas that have a heat pump or gas heater must have a cover.

be set or programmed to run only during off-peak electric demand periods PILOT LIGHT. Natural gas pool and spa heaters must not have a continuously burning pilot light.

POOL SYSTEMS AND EQUIPMENT INSTALLATION. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and

LIGHTING MEASURES:

LIGHTING CONTROLS AND COMPONENTS. All lighting control devices and systems, ballasts, and luminaries must meet the applicable requirements of § 110.9.* THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN LUMINARIES EFFICACY. All installed luminaries must meet the requirements in Table 150.0-A. DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL. BLANK ELECTRICAL BOXES. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaries or other device must be no 1. PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control. BELOW: RECESSED DOWN LIGHT LUMINARIES IN CEILINGS. Luminaries recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; 2. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE sealing; maintenance; and socket and light source as described in §150.0(k)1C.

ELECTRONIC BALLASTS FOR FLUORESCENT LAMPS. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz

NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS. Night lights, step lights and path lights are not required to comply with Table150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5watts of power and emit no more than 150 lumens. LIGHTING INTEGRAL TO EXHAUST FANS. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

SCREW BASED LUMINARIES. Screw based luminaries must contain lamps that comply with Reference Joint Appendix JA8.

LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINARIES. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements ncluding marking requirements, must not be installed in enclosed or recessed luminaries.

LIGHT SOURCES IN DRAWERS, CABINETS, AND LINEN CLOSETS. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A 7. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT 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 STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES S/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

INTERIOR SWITCHES AND CONTROLS. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A INTERIOR SWITCHES AND CONTROLS. Exhaust fans must be controlled separately from lighting systems.

INTERIOR SWITCHES AND CONTROLS. Controls and equipment must be installed in accordance with manufacturer's instructions. 10. IF A NON-STORM WATER DISCHARGE LEAVE'S THE SITE. THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, INTERIOR SWITCHES AND CONTROLS. Controls must not by pass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with 150.0(k). SEDIMENT AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR. INTERIOR SWITCHES AND CONTROLS. Lighting controls must comply with the applicable requirements of § 110.9.

INTERIOR SWITCHES AND CONTROLS. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.

INTERIOR SWITCHES AND CONTROLS. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

controlled by occupancy or vacancy sensors, must have dimming controls.

INTERIOR SWITCHES AND CONTROLS. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.

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 meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic 16. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS. EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSIONAND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

RESIDENTIAL OUTDOOR LIGHTING. For low-rise residential building swith four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections110.9, 17. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALLBMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by \$150.0(k)3B or \$150.0(k)3D must comply with the applicable EVENT.THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS requirements in Sections110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

INTERNALLY ILLUMINATED ADDRESS SIGNS. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5watts of power as determined according to § 130.0(c).

RESIDENTIAL 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 Sections110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

INTERIOR COMMON AREAS OF LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.

INTERIOR COMMON AREAS OF LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; andii.Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress

Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.

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 pumps to

INTERIOR SWITCHES AND CONTROLS. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.

INTERIOR SWITCHES AND CONTROLS, Luminaries that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not

SOLAR READY BUILDINGS:

SINGLE FAMILY RESIDENCES. Single family residences located in subdivisions with 10or 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) through § 110.10(e).

LOW-RISE MULTIFAMILY BUILDINGS. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).

AZIMUTH. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.

SHADING. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.

SHADING. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.

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.

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.

DOCUMENTATION. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant

MAIN ELECTRICAL SERVICE PANEL. The main electrical service panel must have a minimum bus bar rating of 200 amps. 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'

STORM WATER NOTES

STORM WATER QUALITY NOTES - CONSTRUCTION BMPs

PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWOMP) FOR POST-CONSTRUCTION BMPS.

3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.

4. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

5. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWP/E OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.

8. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

9. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS. SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

11. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

12. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.

13. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES

14. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

15. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.

18. POSSIBLE AS..SAFETY ALLOWS.

19. CONSTRUCTION ENTRANCE EXI.T AREA. TEMPORARY CONST. .R. UCT. ION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEETTC-1 OR CALTRANS FACT SHEET TC-01

20. TO PREVE NT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALLB.E 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM

21. WATER MANAGEMENT AND DISCHARGE CONTROL"

STORM WATER

INSERT HERE STORM WATER FORM

Attachment 9

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

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All ideas, designs, and arrangements incated on these drawings are the property of OFFSET DESIGN AND DRAFTING, and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings without the written consent of the engineer.

DRAWN BY:

Author

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DATE:

09/05/2023

PHASE:

COASTAL DEVELOPMENT

DISCRIPTION:

CA GREEN CODE

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTA

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

 Braced wall line spacing. Spacing between braced wall lines shall not exceed 20 feet or alternate provisions of CRC R602.10.1.3. Shear wall cumulative length. The cumulative length of shear walls within each braced wall line shall meet the provisions of CRC Table R602.10.3(2) for seismic loads. (CRC R602.10.1.1)
13. Shear wall spacing. Shear walls shall be located not more than 25 feet on center. (CRC R602.10.2.2)
 14. Shear wall offset. Shear walls may be offset out-of-plan not more than 4 feet from the designated braced wall line and not more than 8 feet offset wall considered part of the same braced wall line. (CRC R602.10.1.2) 15. Shear wall location. Shear walls shall be located at the ends of each braced wall line or meet the alternate provisions of CBC R602.10.2.2
 Individual shear wall length. Shear walls shall meet minimum length requirements of CRC R602.10.6.5.1.
17. Cripple wall bracing. Cripple walls shall be braced per CRC R602.10.11.
18. Shear wall and diaphragm nailing. All shear walls, roof diaphragms, and floor diaphragms shall be nailed to supporting construction per (R602.3(1), (CRC R604.3)
19. Shear wall joints. All vertical joints in shear wall sheathing shall occur over, and be fastened to, common studs. Horizontal joints in shear v
over, and be fastened to, minimum 1-1/2-inch-thick blocking. (CRC R602.10.10) 20 Framing over openings. Headers, double joists, or trusses of adequate size to transfer loads to vertical members shall, be provided over w
openings in load-bearing walls and partitions. (CBC 2304.3.2)
21. Joists under bearing partitions. Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized t support the load, that are separated to permit the installation of piping or vents shall be full-depth solid-blocked with minimum 2-inch nominal lumbe maximum 4 feet on center. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls, or partitions more than the joist such joists are of sufficient size to carry the additional load. (CRC R502.4)
22. Joists above or below shear walls. Where joists are perpendicular to a shear wall above or below, a rim joist, band joist, or blocking shall along the entire length of the shear wall. Where joists are parallel to a shear wall above or below, a rim joist, end joist, or other parallel framing member cannot be located directly above and/or below the shear wall. Where a parallel framing member cannot be located directly above and/or below the shear wall. Where a parallel framing member cannot be located directly above and/or below the shear wall.
 Floor member bearing. The ends of each floor joist, beam, or girder shall have minimum 1-1/2 inches of bearing on wood or metal and m
of bearing on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjoining stud or by the use of approve (CRC R502.6) 24. Floor joist lap. Floor joists framing opposite sides over a bearing support shall lap minimum 3 inches and shall be nailed together within r face nails. A wood or metal splice with strength equal to or greater than that provided by the lap is permitted. (CRC R502.6.1)
 25. Floor joist-to-girder support. Floor joists framing into the side of a wood girder shall be supported by approved framing anchors or on lec
minimum nominal 2 inches by 2 inches. (CRC R502.6.2)
attachment to full-depth header, band joist, or rim joist, to an adjoining stud, or shall be otherwise provided with lateral support to prevent rotation. (CI
27. Floor joist bridging. Floor joists exceeding nominal 2 inches by 12 inches shall be supported laterally by solid blocking, iagonal bridging metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at maximum 8-foot intervals. (CRC R502.7.1)
28. Framing of floor openings. Openings in floor framing shall be framed with a header and trimmer joists. When the header joist span does feet, the header joist may be a single member the same size as the floor joist. Single trimmer joists may be used to carry a single header joist located the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross sections floor joists framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 4 feet.
joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10)
29. Girders. Girders for single-story construction or girders supporting loads from a single floor shall not be less than 4 inches by 6 inches for less, provided that girders are spaced not more than 8 feet on center. Other girders shall be designed to support the loads specified in the CBC. Girde occur over supports. When a girder is spliced over a support, an adequate tie shall be provided. The ends of beams or girders supported on masonry shall not have less than 3 inches of bearing. (CBC 2308.7)
30. Ridges, hips, and valleys . Rafters shall be framed to a ridge board or to each other with a gusset plate as a tie. Ridge boards shall be min pominal thickness and not less in depth than the cut end of the rafter. At all valley and hips, there shall be a valley or hip rafter not less than 2-inch no
and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed distribute the specific load at that point. Where the roof pitch is less than 3:12 slope (25% gradient), structural members that support rafters and ceiling as ridges, hips, and valleys, shall be designed as beams. (CRC R802.3)
31. Ceiling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other per CRC Table R802.5.1(9), and the raft nailed to the wall top plate per CRC Table R602.3(1). Ceiling joists shall be continuous or securely joined per CRC Table R802.5.1(9) where they meet partitions and are nailed to adjacent rafters to provide a continuous tie plate, joists connected higher in the attic shall be installed as rafter ties, or rafter installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be minimum 2 inches
nominal, installed per CRC Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceilings joists or rafter ties are not pro formed by these rafters shall be supported by a wall or engineer-designed girder. (CRC R802.3.1)
32. Ceiling joists lapped. Ends of ceiling joists shall be lapped minimum 3 inches or butted over bearing partitions or beams and toenailed to element. Where ceiling joists provide resistance to rafter thrust, lapped joists shall be nailed together per CRC Table R602.3(1) and butted joists shall in a manner to resist such thrust. (CRCR802.3.2)
33. Collar ties. Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space. Collar ties shall be a mir
 34. Purlins. Purlins installed to reduce the span of rafters shall be sized not less than the required size of the rafters they support. Purlins shall
and shall be supported by 2-inch-by-4-inch nominal braces installed to bearing walls at a minimum 45-degree slope from horizontal. The braces sha maximum 4 feet on center with a maximum 8-foot unbraced length. (CRC R802.5.1)
35. Roof/ceiling member bearing. The ends of each rafter or ceiling joist shall have not less than 1-1/2 inches of bearing on wood or metal ar 3 inches of bearing on masonry or concrete. (CRC R802.6)
36. Roof/ceiling member lateral support. Roof framing members and ceiling joists with a nominal depth-to-thickness ratio exceeding 5:1 sha with lateral support at points of bearing to prevent rotation. (CBC B802.8)
 37. Roof/ceiling bridging. Rafters and ceiling joists with a nominal depth-to-thickness ratio exceeding 6:1 shall be supported laterally by solid
diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch wood strip nailed across the rafters or ceiling joists at maximum 8-foot intervals. R802.8.1)
38. Framing of roof/ceiling openings. Openings in roof and ceiling framing shall be framed with a header and trimmer joists. When the head does not exceed 4 feet, the header joist may be a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joist shall be doubled cross section to support the ceiling joists or rafters framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist control of the trimmer joist span exceeds.
the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 i inches. (CRC R502.10)
39. Roof framing above shear walls. Rafters or roof trusses shall be connected to top plates of shear walls with blocking between the rafters of R602.10.8)
40. Roof diaphragm under fill framing. Roof plywood shall be continuous under California fill framing.
41. Roof diaphragm at ridges. Minimum 2-inch nominal blocking required for roof diaphragm nailing at ridges.
42. Blocking of roof trusses. Minimum 2-inch nominal blocking required between trusses at ridge lines and at points of bearing at exterior wa
43. Truss clearance. Minimum 1/2-inch clearance required between top plates of interior non-bearing partitions and bottom chords of trusses
44. Drilling, cutting, and notching of roof/floor framing. Notches in solid lumber joists, rafters, blocking, and beams shall not exceed the member depth, shall be not longer than one-third the member depth, and shall not be located in the middle one-third of the span. No ends shall not exceed one-fourth the member depth. The tension side of the members A inches or greater in nominal thickness shall not be not been shall not been shall not be not been shall not been shall not be not been shall not been
member ends. The diameter of holes bored or cut into members shall not exceed one-third the member depth. Holes shall not be closer than top or bottom of the member or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than notch. (CRC R502.8.1)
45. Exterior landings, decks, balconies, and stairs. Such elements shall be positively anchored to the primary structure to resist both vertical forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. (CRC R311
 46. Fireblocking. Fireblocking shall be provided in the following locations (CRC R302.11 and CRC R1003.19): a. In concealed spaces of stud walls and partitions including furred spaces and parallel rows of stude or stangered stude as following furred spaces.
 i. Vertically at the ceiling and floor levels ii. Horizontally at intervals not exceeding 10 feet
 b. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceiling c. In concealed spaces between stair stringers at the top and bottom of the run d. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free and products of combustion a. At openings and fireplaces per item E 40
 At commercising interplaces per nem c.49 f. Cornices of a two-family dwelling at the line of dwelling-unit separation 47. Fireblocking materials. Except as otherwise specified in items E.48 and E.49, fireblocking shall consist of the following materials with the line of the following materials with the line of the following materials with the line of the following materials.
maintained (CKC R302.11.1): a. Two-inch nominal lumber b. Two thicknesses of one-inch nominal lumber with broken here initial
 c. One thickness of 23/32-inch wood structural panel with joints backed by 23/32-inch wood structural panel d. One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard
 e. 1/2-inch gypsum board f. 1/4-inch cement-based millboard g. Batts or blankets of mineral or glass fiber of other approved materials installed in such a manner as to be securely retained in pl blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted for compliance with the 10-foot horizontal fireble
constructed using parallel rows of studs or staggered studs. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit, or similar obstructions are encountered, the insul packed tightly around the obstruction. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form a intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

cumulative length of shear walls within each braced wall line shall meet the provisions of CRC Table R602.10.3(1) for

be offset out-of-plan not more than 4 feet from the designated braced wall line and not more than 8 feet from any other vall line. (CRC R602.10.1.2)

All shear walls, roof diaphragms, and floor diaphragms shall be nailed to supporting construction per CRC Table

in shear wall sheathing shall occur over, and be fastened to, common studs. Horizontal joints in shear walls shall occur thick blocking. (CRC R602.10.10)

ouble joists, or trusses of adequate size to transfer loads to vertical members shall be provided over window and door

ists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized to adequately e installation of piping or vents shall be full-depth solid-blocked with minimum 2-inch nominal lumber spaced at erpendicular to joists shall not be offset from supporting girders, walls, or partitions more than the joist depth unless

Where joists are perpendicular to a shear wall above or below, a rim joist, band joist, or blocking shall be provided joists are parallel to a shear wall above or below, a rim joist, end joist, or other parallel framing shall be wall. Where a parallel framing member cannot be located directly above and/or below the shear wall, full-depth etween the parallel framing members to each side of the shear wall. (CRC R602.10.8)

each floor joist, beam, or girder shall have minimum 1-1/2 inches of bearing on wood or metal and minimum 3 inches supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjoining stud or by the use of approved joist hangers.

opposite sides over a bearing support shall lap minimum 3 inches and shall be nailed together within minimum 3 10d equal to or greater than that provided by the lap is permitted. (CRC R502.6.1)

joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips

ists shall be supported laterally at ends and each intermediate support by minimum 2- inch full-depth blocking. by m joist, to an adjoining stud, or shall be otherwise provided with lateral support to prevent rotation. (CRC R502.7)

eeding nominal 2 inches by 12 inches shall be supported laterally by solid blocking, iagonal bridging (wood or nailed across the bottom of joists perpendicular to joists at maximum 8-foot intervals. (CRC R502.7.1)

gs in floor framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 ne same size as the floor joist. Single trimmer joists may be used to carry a single header joist located within 3 feet of t span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the angers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 feet. Tail e header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10)

struction or girders supporting loads from a single floor shall not be less than 4 inches by 6 inches for spans 6 feet or than 8 feet on center. Other girders shall be designed to support the loads specified in the CBC. Girder end joints shall over a support, an adequate tie shall be provided. The ends of beams or girders supported on masonry or concrete

hall be framed to a ridge board or to each other with a gusset plate as a tie. Ridge boards shall be minimum 1-inch e cut end of the rafter. At all valley and hips, there shall be a valley or hip rafter not less than 2-inch nominal thickness er. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and the roof pitch is less than 3:12 slope (25% gradient), structural members that support rafters and ceilings joists, such signed as beams. (CRC R802.3)

s. Ceiling joists and rafters shall be nailed to each other per CRC Table R802.5.1(9), and the rafter shall be .3(1). Ceiling joists shall be continuous or securely joined per CRC Table R802.5.1(9) where they meet over interior ovide a continuous tie plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be ling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be minimum 2 inches by 4 inches or connections of equivalent capacities shall be provided. Where ceilings joists or rafter ties are not provided, the ridge wall or engineer-designed girder. (CRC R802.3.1)

ig joists shall be lapped minimum 3 inches or butted over bearing partitions or beams and toenailed to the bearing e to rafter thrust, lapped joists shall be nailed together per CRC Table R602.3(1) and butted joists shall be tied together

s to resist wind uplift shall be connected in the upper third of the attic space. Collar ties shall be a minimum 1 inch by

he span of rafters shall be sized not less than the required size of the rafters they support. Purlins shall be continuous ninal braces installed to bearing walls at a minimum 45-degree slope from horizontal. The braces shall be spaced ot unbraced length. (CRC R802.5.1)

ends of each rafter or ceiling joist shall have not less than 1-1/2 inches of bearing on wood or metal and not less than

rt. Roof framing members and ceiling joists with a nominal depth-to-thickness ratio exceeding 5:1 shall be provided

ceiling joists with a nominal depth-to-thickness ratio exceeding 6:1 shall be supported laterally by solid blocking, ous 1-inch-by-3-inch wood strip nailed across the rafters or ceiling joists at maximum 8-foot intervals. (CRC

Openings in roof and ceiling framing shall be framed with a header and trimmer joists. When the header joist span a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry a single header aring. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient ers framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2

afters or roof trusses shall be connected to top plates of shear walls with blocking between the rafters or trusses. (CRC

bof/floor framing. Notches in solid lumber joists, rafters, blocking, and beams shall not exceed one-sixth -third the member depth, and shall not be located in the middle one-third of the span. Notches at member epth. The tension side of members 4 inches or greater in nominal thickness shall not be notched except at red or cut into members shall not exceed one-third the member depth. Holes shall not be closer than 2 inches to the ther hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the

s, and stairs. Such elements shall be positively anchored to the primary structure to resist both vertical and lateral g. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. (CRC R311.3)

t intervals not exceeding 10 feet tween concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings veen stair stringers at the top and bottom of the run

pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame

dwelling at the line of dwelling-unit separation therwise specified in items E.48 and E.49, fireblocking shall consist of the following materials with the integrity

ral or glass fiber of other approved materials installed in such a manner as to be securely retained in place. Batts or other approved non-rigid materials shall be permitted for compliance with the 10-foot horizontal fireblocking in walls uds or staggered studs. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross-section of the 6 inches measured vertically. When piping, conduit, or similar obstructions are encountered, the insulation shall be . Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner bility to remain in place and to retard the spread of fire and hot gases.

Fireblocking at openings around vents, pipes, ducts, cables, and wires at ceiling & floor level. Such openings shall be fireblocked with an approved material to resist the free passage of flame and products of combustion. (CRC R302.11)

49. Fireblocking of chimneys and fireplaces. All spaces between chimneys and floors and Ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood joists, beams, or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney. (CRC R1003.19)

50. Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in Ceiling is suspended under the floor framing

Floor framing is constructed of truss-type open-web or perforated members

51. Draftstopping materials. Draftstopping shall not be less than 1/2-inch gypsum board, 3/8-inch wood structural panels, or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of draftstops shall be maintained. (CRC R302.12.1)

52. Combustible insulation clearance. Combustible insulation shall be separated minimum 3 inches from recessed luminaires, fan motors, and other heatproducing devices. (CRC R302.14)

GENERAL MATERIAL SPECIFICATIONS F.

Lumber. All joists, rafters, beams, and posts 2-inches to 4-inches thick shall be No. 2 grade Douglas Fir-Larch or better. All posts and beams 5 inches and thicker shall be No. 1 grade Douglas Fir-Larch or better. Studs not more than 8 feet long shall be stud-grade Douglas Fir-Larch or better when supporting not more than one floor, roof, and ceiling. Studs longer than 8 feet shall be No. 2 grade Douglas Fir-Larch or better.

Concrete. Concrete shall have a minimum compressive strength of 2,500 psi at 28 days and shall consist of 1 part cement, 3 parts sand, 4 parts 1-inch 2. maximum size rock, and not more than 7-1/2 gallons of water per sack of cement. (CRC R402.2)

Mortar. Mortar used in construction of masonry walls, foundation walls, and retaining walls shall conform to ASTM C 270 and shall consist of 1 part portland cement, 2-1/4 to 3 parts sand, and 1/4 to 1/2 part hydrated lime. (CBC 2103.2)

Grout. Grout shall conform to ASTM C 476 and shall consist of 1 part portland cement, 1/10 part hydrated lime, 2-1/4 to 3 parts sand, and 1 to 2 parts gravel. Grout shall attain a minimum compressive strength of 2,000 psi at 28 days. (CBC 2103.3)

Masonry. Masonry units shall comply with ASTM C 90 for load-bearing concrete masonry units. (CBC 2103.1) 5.

Reinforcing steel. Reinforcing steel used in construction of reinforced masonry or concrete structures shall be deformed and comply with ASTM A 615. (CBC 2103.4)

Structural steel. Steel used as structural shapes such as wide-flange sections, channels, plates, and angles shall comply with ASTM A36. Pipe columns shall comply with ASTM A53. Structural tubes shall comply with ASTM A500, Grade B.

Fasteners for preservative-treated wood. Fasteners for preservative-treated and fire-retardant-treated wood - including nuts and washers -- shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.1) **Exception:** 1/2-inch diameter or greater steel bolts

Exception: Fasteners other than nails and timber rivets may be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695. Class 55 minimum Exception: Plain carbon steel fasteners acceptable in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment

Fasteners for fire-retardant-treated wood. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.3)

G. ROOFING AND WEATHERPROOFING

Roof covering. All roof covering shall be installed per applicable requirements of CBC 1507. Roof coverings shall be at least Class A rated in accordance with ASTM E 108 or UL 790, which shall include coverings of slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets. (County Building Code 92.1.1505.1)

Roof flashing. Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction, and around roof openings. Where flashing is of metal, the metal shall be corrosion-resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet). (CRC R903.2.1)

Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches wide as measured perpendicular to the slope. Cricket or saddle covering shall be sheet metal or the same material as the roof covering. (CRCR903.2.2)

Water-resistive barrier. A minimum of one layer of No. 15 asphalt felt shall be attached to studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with and building appendages in a manner to maintain a weather-resistant exterior wall envelope. (CRC R703.2)

Wall flashing. Approved corrosion-resistant flashing shall be applied shingle fashion at the following locations to prevent entry of water into the wall cavity or penetration of water to the building structural framing components (CRC R703.8): Exterior door and window openings, extending to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings

Under and at the ends of masonry, wood, or metal copings and sills Continuously above all projecting wood trim

Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction

At wall and roof intersections At built-in autters

Dampproofing. Dampproofing materials for foundation walls enclosing usable space below grade shall be installed on the exterior surface of the wall, and shall extend from the top of the footing to finished grade. (CRC R406.1)

Weep screed. A minimum 0.019-inch (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed with a minimum vertical attachment flange of 3-1/2 inches shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 92. The weep screed shall be placed a minimum 4 inches above the earth or 2 the building. (CRC R703.7)

GRADING AND SOILS H.

Grading permit. Grading permit required if volume of earth moved exceeds 200 cubic yards or if any cuts or fills exceed 8 feet in height/depth. (County Grading Ordinance 202)

Compaction report. Compaction report required for fill material 12 inches or more in depth. (CBC 1803.5.8) 2.

TEM	DESCRIPTION OF BUILDING ELEMENTS	FASTENER ^{a, b, c}	SPACING OF FASTENERS
17	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 ¹ /2* × 0.113*)	*
2	Ceiling joists to plate, toe nail	3-8d (2 ¹ /2* × 0.113*)	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nall	3-10d	
4	Collar tie rafter, face nall or $1^{1}/_{4}^{*} \times 20$ gage ridge strap	3-10d (3" × 0.128")	
5	Rafter to plate, toe nail	2-16d (3 ¹ /2* × 0.135*)	-
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 ¹ /2* × 0.135*) 3-16d (3 ¹ /2* × 0.135*)	:
	Wall		
7	Built-up corner studs	10d (3* × 0.128*)	24* o.c,
8	Built-up header, two pieces with $^{1\!\!/}_2{}^*$ spacer	16d (3 ¹ / ₂ " × 0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3 ¹ /2" × 0.135")	16" o.c. along each edge
10	Continuous header to stud, toe nall	4-8d (2 ¹ /2* × 0.113*)	
11	Double studs, face nail	10d (3* × 0.128*)	24* o.c.
12	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3 ¹ /2* × 0.135*)	
14	Sole plate to joist or blocking, face nail	16d (3 ¹ /2" × 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3 ¹ /2" × 0.135")	16" o.c.
16	Stud to sole plate, toe nall	3-8d (2 ¹ / ₂ * × 0.113*) or 2-16d (3 ¹ / ₂ * × 0.135*)	
17	Top or sole plate to stud, end nail	2-16d (3 ¹ / ₂ * × 0.135*)	
18	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	
19	1" brace to each stud and plate, face nail	2-8d (2 ¹ /2" × 0.113") 2 staples 1 ³ /4"	
20	1" × 6" sheathing to each bearing, face nall	2-8d (2 ¹ /2" × 0.113") 2 staples 1 ³ /4"	•
21	1* × 8' sheathing to each bearing, face nail	2-8d (2 ¹ / ₂ * × 0.113*) 3 staples 1 ³ / ₄ *	
22	Wider than $1^* \times 8^*$ sheathing to each bearing, face nail	3-8d (2 ¹ /2* × 0.113*) 4 staples 1 ³ /4*	•
_	Floor		
23	Joist to sill or girder, toe nall	3-8d (2 ¹ /2" × 0.113")	
24	1* × 6* subfloor or less to each joist, face nall	2-8d (2 ¹ / ₂ * × 0.113*) 2 staples 1 ³ / ₄ *	
25	2* subfloor to joist or girder, blind and face nail	2-16d (3 ¹ /2" × 0.135")	
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 ¹ /2* × 0.113*)	6" o.c.
27	2" planks (plank & beam - floor & roof)	2-16d (3 ¹ /2* × 0.135*)	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3* × 0.128*)	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each solice.
	I and a second and a state as a self-	a real of the original	At each loist or rafter

		- A 11	SPACING OF FASTENERS	
DESCRIPTION OF BUILDING ITEM MATERIALS		DESCRIPTION OF FASTENER ^{b, c, a}	Edges (inches) ¹	Intermediate supports ^{c, e} (inches)
Wood	d structural panels, s	ubfloor, roof and interior wall sheathing to framing and part framing	cleboard wall s	sheathing to
30	³ /8°- ¹ /2°	6d common (2* × 0.113°) nail (subfloor wall) ⁱ 8d common (2 ¹ / ₂ * × 0.131*) nail (roof)	6	12 ⁹
31	⁶ /18*- ¹ /2*	6d common (2* × 0.113*) nail (subfloor, wall) 8d common (21/2* × 0.131*) nail (roof)f	6	12 ⁰
32	¹⁹ / ₃₂ "- 1*	8d common nail (2 ¹ /2* × 0.131*)	6	129
33	1 ¹ /8*- 1 ¹ /4*	10d common (3* × 0.148*) nail or 8d (21/2* × 0.131*) deformed nail	6	12
		Other wall sheathing		
34	1/2* structural cellulosic fiberboard sheathing	¹ /2" galvanized roofing nail. ⁷ / ₁₆ " crown or 1" crown staple 16 ga., 1 [*] /4" long	3	6
35	²⁵ / ₂₂ * structural cellulosic fiberboard sheathing	1 ³ / ₄ * galvanized roofing nail, ⁷ / ₁₆ * crown or 1* crown staple 16 ga., 1 ¹ / ₂ * long	3	6
36	¹ / ₂ * gypsum sheathing ⁴	$1^1/_2^{\ast}$ galvanized roofing nail; staple galvanized, $1^1/_2^{\ast}$ long; $1^1/_4$ screws, Type W or S	7	7
37	5/a* gypsum sheathing ^a	$1^{3}\mathit{I_{4}}^{*}$ galvanized roofing nail; staple galvanized, $1^{5}\mathit{I_{6}}^{*}$ long; $1^{5}\mathit{I_{6}}^{*}$ screws, Type W or S	7	7
	N	lood structural panels, combination subfloor underlayment	to framing	
38	3/4" and less	6d deformed (2* × 0.120*) nail or 8d common (2 ¹ / ₂ * × 0.131*) nail	6	12
39	⁷ /8*- 1*	8d common (2 ¹ /₂* × 0.131*) nall or 8d deformed (2 ¹ /₂* × 0.120*) nail	6	12
40	1 ¹ /8*- 1 ¹ /4*	10d common (3" × 0.148") nall or 8d deformed (2 ¹ / ₂ " × 0.120") nall	6	12

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but

not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. b. Staples are 16 gage wire and have a minimum $\frac{7}{16}$ -inch on diameter crown width. c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically e. Spacing of fasteners not included in this table shall be based on Table R602.3(2)

f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing. g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208. h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required

THESE ARE MINIMUM REQUIREMENTS AND SHALL NOT SUPERSEDE MORE **RESTRICTIVE SPECIFICATIONS ON** THE PLANS OR AS REQUIRED BY APPLICABLE CODE.

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

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All ideas, designs, and arrangements incated on these drawings are the property of OFFSET DESIGN AND DRAFTING, and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings without the written consent of the engineer.

DRAWN BY:

Author

 \bigcirc

DATE:

09/05/2023

PHASE:

COASTAL DEVELOPMENT

DISCRIPTION:

SPECIFICATION SHEET

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

SITE PLAN LEGEND

AREA OF PROPOSED POOL

SITE PLAN KEYNOTES

NEW SITE FENCE 1 APPROXIMATE LOCATION OF EXISTING 3/4" WATER METER. V.I.F. EXISTING SEWER LATERAL. V.I.F. EXISTING 12' SDGE EASEMENT FOR POWER POLES AND WIRES. 6' EACH SIDE OF THE PROPERTY LINE. LOCATION OF NEW 200 AMP ELECTRIC METER. V.I.F. EXISTING NATURAL GAS METER. V.I.F. 6 NEW CURB AND DRIVEWAY APRON PER R.O.W APPROVAL # AND CITY STANDARDS SDG-159 EXISTING RETAINER WALL TO REMAIN. 8 EXISTING 6' SEWER EASEMENT PER SUBDIVISION MAP 3' EACH SIDE OF PROPERTY LINE. 9 10 NEW CONCRETE PAVER PROPOSED HOUSE. 11 PROPOSED GARAGE. 12 13 PROPOSED POOL 14 PROPOSED ELEVATOR. PROPOSED WATER FEATURE. 15 16 PROPOSED EXTERIOR STAIR. 17 AREA OF EXISTING GARAGE TO REMAIN TRASH & RECYCLE 18 OUTDOOR SHOWER 19 I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT

PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702 LHO DE MENDONÇA Residence COASTAL CARVALHO DE 6208 AVENIDA A JOLLA - CA 9

Attachment 9

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE: COASTAL DEVELOPMENT

DISCRIPTION:

SITE PLAN

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

> As1.1 RV.02

DESIGN SIGNATURE REQUIRED

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DATE
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DEMO) FLOOF	R PLAN	LEGEND

EXISTING WOOD STUD WALLS Note: The majority of the exisiting exterior walls are 2 x 4 stud

E EXISTING WALLS - TO BE DEMOLISHED AND REMOVED

EXISTING ROOF TO BE DEMOLISHED

DEMOLITION NOTES

- 1. CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
- 2. CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
- 3. CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
- 4. REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
- 5. REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
- 6. REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
- 7. REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
- 8. REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.

9. REMOVE ALL EXISTING WINDOWS AS INDICATED AND PREP OPENING TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS

10. REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.

11. ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.

DEMO FLOOR PLAN KEYNOTES

EXISTING BASEMENT TO BE DEMOLISHED

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3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

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MENDONG/ ENCE SIDENCI DE CARVALHO R

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE: COASTAL DEVELOPMENT

DISCRIPTION:

DEMO PLAN - LOWER LEVEL

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGN SIGNATURE REQUIRED

DEMO FLOOR PLAN LEGEND

EXISTING WOOD STUD WALLS Note: The majority of the exisiting exterior walls are 2 x 4 stud

□ □ □ □ EXISTING WALLS - <u>TO BE DEMOLISHED AND REMOVED</u>

EXISTING ROOF TO BE DEMOLISHED

DEMOLITION NOTES

- 1. CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
- 2. CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
- 3. CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
- 4. REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
- 5. REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
- 6. REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
- 7. REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
- 8. REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.

9. REMOVE ALL EXISTING WINDOWS AS INDICATED AND PREP OPENING TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS

10. REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.

11. ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.

DEMO FLOOR PLAN KEYNOTES

- 1 EXISTING WALLS TO BE DEMOLISHED
- EXISTING DRIVEWAY APRON TO BE DEMOLISHED PER R.O.W APPROVAL #
- 3 EXISTING BALCONY TO BE DEMOLISHED
- 4 EXISTING LANDSCAPE TO BE REMOVED5 EXISTING WALL TO REMAIN
- 6 EXISTING GARAGE DOOR TO BE DEMOLISHED AND IN FILL

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE:

COASTAL DEVELOPMENT

DISCRIPTION:

DEMO PLAN - FIRST FLOOR

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGN SIGNATURE REQUIRED

AD1.1 RV.02

DEMO FLOOR PLAN LEGEND

EXISTING WOOD STUD WALLS Note: The majority of the exisiting exterior walls are 2 x 4 stud

□ □ □ □ □ EXISTING WALLS - <u>TO BE DEMOLISHED AND REMOVED</u>

EXISTING ROOF TO BE DEMOLISHED

DEMOLITION NOTES

- 1. CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
- 2. CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
- 3. CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
- 4. REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
- 5. REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
- 6. REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
- 7. REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
- 8. REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.

9. REMOVE ALL EXISTING WINDOWS AS INDICATED AND PREP OPENING TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS

10. REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.

11. ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.

DEMO FLOOR PLAN KEYNOTES

1 EXISTING ASPHALT ROOF TO BE DEMOLISHED

Sesign + draffing

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE:

COASTAL DEVELOPMENT

DISCRIPTION:

ROOF DEMO PLAN

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

EXISTING FLOOR PLAN LEGEND

EXISTING WOOD STUD WALLS Note: The majority of the exisiting exterior walls are 2 x 4 stud 001

F1

EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEET

EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET

LANDSCAPE AREAS LS

EXISTING FLOOR PLAN KEYNOTES

EXISTING CRAWL SPACE EXISTING STORAGE EXISTING BEDROOM EXISTING RECREATION ROOM

5

EXISTING LANDSCAPE

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3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGN SIGNATURE REQUIRED

LHO DE MENDONÇA Residence OASTAL CARVALHO DE 3208 JOLI

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE: COASTAL DEVELOPMENT

DISCRIPTION:

EXISTING LOWER FLOOR PLAN

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

> A1.0 RV.02

EXISTING FLOOR PLAN LEGEND

EXISTING FLOOR PLAN KEYNOTES

EXISTING LIVING ROOM EXISTING NOOK EXISTING ENTRY EXISTING KITCHEN EXISTING LAUNDRY EXISTING W.C. EXISTING MAIN BEDROOM EXISTING MAIN BATHROOM EXISTING MAIN CLOSET 9 EXISTING HALLWAY 10 EXISTING BEDROOM 1 11 EXISTING BATHROOM 1 12 EXISTING BALCONY 13

> I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGN SIGNATURE REQUIRED

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3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

COASTAL

CA 9

6208 AVF A JOLLA -

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DRAWN BY:

LHO DE MENDONÇA Residence

CARVALHO DE

Author

DATE:

09/05/2023

PHASE:

COASTAL DEVELOPMENT

DISCRIPTION:

EXISTING FIRST FLOOR PLAN

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

> A1.1 RV.02

Attachment 9

FLOOR PLAN LEGEND

EXISTING WOOD STUD WALLS Note: The majority of the exisiting exterior walls are 2 x 4 stud

EXISTING WALLS - TO BE DEMOLISHED AND REMOVED

NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans

NEW WALL: 2 X 6 WOOD STUD WALL @ 16" O.C. - or as called out on plans

 ONE HOUR-CONSTRUCTION

 2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. ONE SIDE W/ 7/8" EXTERIOR PLASTER (STUCCO), SEE DETAIL 7-A-10.2.

001 **F1** LS +

à. . à a

EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEETHEET

EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET

LANDSCAPE AREAS

ATTIC ACCESS MINIMUM SIZE OF 22' X 30

PROPOSED STRUCTURAL COLUMN

EARTH CUT

CONCRETE PAVER

FLOOR PLAN KEYNOTES

- 1 PROPOSED BASEMENT / CROWN SPACE
- 2 POOL ABOVE 3 NEW COLUMNS PER STRUCTURAL
- 4 NEW CONCRETE WALL
- 5 F.A.R. EXEMPT

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGN SIGNATURE REQUIRED

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE: COASTAL DEVELOPMENT

DISCRIPTION:

PROPOSED LOWER FLOOR PLAN

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

1/4" = 1'-0"

	GENERAL FLOOR PLAN NOTES	-
	CABINET CABINET DIMENSIONS ARE TAKEN FROM FACE OF DRYWALL. ANY DISCREPANCIES AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE ISSUES RESOLVED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. B. REFER TO SITE PLAN FOR SITE AND UTILITY INFORMATION. C. FOR DOOR AND WINDOWS SEE SCHEDULES ON SHEET A6.1 D. FOR DOOR AND WINDOWS SEE SCHEDULES ON SHEET A6.1	
	E. FOR ELECTRICAL SEE SHEETS E1.1 F. INSULATION: VERIFY W/ TITLE 24 CALCULATIONS. R-15 BATT INSULATION AT ALL NEW 2 X 4 EXTERIOR WALLS AND RAISED FLOOR AREAS	く フ 寺
	R-15 BATT INSULATION AT ALL ACCESSIBLE INTERIOR WALLS FOR SOUND CONTROL. R-30 BATT INSULATION AT CEILING & ROOF AREAS. H. HVAC EQUIPMENT: MINI SPLIT - 24 CALCULATIONS ON SHEET T-24.	
	J. WATER HEATER: EXISTING TO REMAIN - 24 CALCULATIONS ON SHEET T-24. K. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED IN EACH BEDROOM AND ON EACH LEVEL. PERMANENTLY WIRED WITH BATTERY BACKUP AT NEW AREAS. DETECTOR SHALL SHOULD AN ALARM AUDIBLE IN ALL SEEPING	
	AREA OF THE UNIT. SECTION 310.9.1.2 BATTERY POWERED AT EXISTING AREAS PER U.B.C. SEC. 1210 L. NEW FAU: EXISTING TO REMAIN -24 CALCULATIONS ON SHEET T-24.	
	M. CEILING HEIGHTS: HABITABLE SPACE SHALL HAVE A CEILING EIGHT OF NOT LESS THAN 7 FEET 6 INCHES EXCEPT AS NOTED. IF ANY ROOM IN BUILDING HAS A SLOPING CEILING, THE CEILING HEIGHT FOR THE ROOM IS REQUIRED IN ONLY ONE HALF OF THE AREA THEREOF.	
	NO PORTION OF THE ROOM MEASURING LESS THAN 5 FEET FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL BE INCLUDED IN ANY COMPUTATION OF THE MINIMUM AREA. THEREOF, UBC SECTION 310.6.1 N. GYPSUM WALL BOARD: PROVIDE 5/8" TYPE 'X' GYP. BD. AT INTERIOR WALLS THROUGHOUT.	\sim
	P. BATH / SHOWER LOCATIONS: COVER WOOD FRAMIING W/ TYVER VAPOR BARRIER AT FRAMIING BEHIND SHOWER / TOBS. USE CONCRETE BACKER BOARD AT ALL TUB / SHOWER FLOORS WALLS / CEILING LOCATIONS. USE WATER RESISTANT GYP. BOARD ON ALL WALLS AT BATHBOOM LOCATIONS - BATHTIJB AND SHOWER FLOORS AND WALLS ABOVE BATHTIJBS WITH INSTALLED SHOWER HEADS AND	
	IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. Q. NOISE: ALL SEPARATING WALL ASSEMBLIES SHALL PROVIDE A MINIMUM STC OF 50. FLOOR COVERINGS INCLUDED IN THE	3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109
	ASSEMBLY MUST BE PERMANENTLY RETAINED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING PROVIDING THE SAME SOUND INSULATION. ALL PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS OR HEATING, OR VENTILATING DUCTS SHALL BE SEALED AND INSULATED TO MAINTAIN	858-344-7702
	R. 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 SILL HAVE A	
	DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R ARE REVIEWED AND APPROVED.	\triangleleft
	BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) IF 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 BOT BE ISSUED UNTIL CFF3R IS REVIEWED AND APPROVED	ONG
	#1: PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE THE THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS OF THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102	П П П
	VERIFY DIMENSIONS IN FIELD. PLEASE NOTIFY ENGINEER OF ANY DISCREPANCY IMMEDIATELY	SET DPMENT BPMEN
	THE CONTRACTOR WILL VERIFY THESE PLANS WITH THE EXISTING BUILDING AND SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCY PRIOR TO PERFORMING ANY WORK	DE STAL L DEVELC - CA 920
	FLOOR PLAN LEGEND	COA: COA: COA: COA: COA: COA: COA: COA:
	EXISTING WOOD STUD WALLS Note: The majority of the exisiting exterior walls are 2 x 4 stud	Ť Ĕ
	EXISTING WALLS - TO BE DEMOLISHED AND REMOVED NEW WALL: 2 X 4 WOOD STUD WALL @ 16" 0.C or as called out on plans	/AI
	NEW WALL: 2 X 6 WOOD STUD WALL @ 16" O.C or as called out on plans	AN A
	ONE HOUR-CONSTRUCTION 2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. ONE SIDE W/ 7/8" EXTERIOR PLASTER (STUCCO),	CA
A3.2	SEE DETAIL 7-A-10.2.	
	EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEETHEET	Copyright © 2022 All ideas, designs, and arrangements incated on these drawings are the property of OFFSET DESIGN AND DRAFTING , and are intended to be used in connection with this
	EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET	specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings
	LANDSCAPE AREAS	without the written consent of the engineer.
	ATTIC ACCESS MINIMUM SIZE OF 22' X 30	DRAWN BY:
	PROPOSED STRUCTURAL COLUMN	Author DATE:
	EARTH CUT	09/05/2023
	CONCRETE PAVER	PHASE:
	ΕΙ ΟΟΒ ΡΙ ΔΝ ΚΕΥΝΟΤΕς	PROPOSED FIRST FLOOR PLAN
4	1 PROPOSED DRIVE WAY	
+	 a PROPOSED WATER FEATURE b PROPOSED LANDSCAPE 	REVISION:
$\begin{array}{c} + \\ + \\ + \\ + \\ + \\ + \\ + \\ + \\ + \\ + $	 5 PROPOSED CONCRETE STAIRS 6 PROPOSED TWO-CAR GARAGE 7 PROPOSED SALINA AREA 	RV.00 - 10/21/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA
	 8 PROPOSED BBQ AREA 9 PROPOSED DINING ROOM 	RV.02 - 09/05/2023 - COASTAL
	10 PROPOSED LIVING ROOM 11 PROPOSED KITCHEN 12 PROPOSED PANTRY	
+ + +	 13 PROPOSED LAUNDRY 14 PROPOSED HALLWAY 15 PROPOSED ELEVATOR 	
+++++++++++++++++++++++++++++++++++++++	16 PROPOSED POOL 17 PROPOSED SPA	
	 18 PROPOSED POWDER ROOM 19 PROPOSED OUTDOOR SHOWER 20 PROPOSED TRASH AND RECYCLE BIN 	
	21 1HR WALL 22 PROPOSED FIREPLACE	
	 23 EXISTING WALL TO REMAIN - REFINISH AS NEEDED 24 FILL UP GARAGE OPENING 	
		1 ک
	I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:	AI.J

RV.02

Attachment 9

GENERAL FLOOR PLAN NOTES

A. ALL DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS TAKEN FROM FACE OF STUD, UNLESS NOTED OTHERWISE. ALL CABINET

- DIMENSIONS ARE TAKEN FROM FACE OF DRYWALL. ANY DISCREPANCIES AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE
- ATTENTION OF THE ENGINEER AND THE ISSUES RESOLVED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. B. REFER TO SITE PLAN FOR SITE AND UTILITY INFORMATION.
- C. FOR DOOR AND WINDOWS SEE SCHEDULES ON SHEET A6.1
- D. FOR CEILING AND MECHANICAL SEE SHEETS E1.1 E. FOR ELECTRICAL SEE SHEETS E1.1.
- F. INSULATION: VERIFY W/ TITLE 24 CALCULATIONS. R-15 BATT INSULATION AT ALL NEW 2 X 4 EXTERIOR WALLS AND RAISED FLOOR AREAS
- R-15 BATT INSULATION AT ALL ACCESSIBLE INTERIOR WALLS FOR SOUND CONTROL. R-30 BATT INSULATION AT CEILING & ROOF AREAS.
- H. HVAC EQUIPMENT: MINI SPLIT 24 CALCULATIONS ON SHEET T-24
- J. WATER HEATER: EXISTING TO REMAIN 24 CALCULATIONS ON SHEET T-24.

K. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED IN EACH BEDROOM AND ON EACH LEVEL. PERMANENTLY WIRED WITH BATTERY BACKUP AT NEW AREAS. DETECTOR SHALL SHOULD AN ALARM AUDIBLE IN ALL SEEPING AREA OF THE UNIT.

SECTION 310.9.1.2 BATTERY POWERED AT EXISTING AREAS PER U.B.C. SEC. 1210 L. NEW FAU: EXISTING TO REMAIN -24 CALCULATIONS ON SHEET T-24.

M. CEILING HEIGHTS: HABITABLE SPACE SHALL HAVE A CEILING EIGHT OF NOT LESS THAN 7 FEET 6 INCHES EXCEPT AS NOTED. IF

ANY ROOM IN BUILDING HAS A SLOPING CEILING, THE CEILING HEIGHT FOR THE ROOM IS REQUIRED IN ONLY ONE HALF OF THE AREA THEREOF. NO PORTION OF THE ROOM MEASURING LESS THAN 5 FEET FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL BE INCLUDED IN ANY COMPUTATION OF THE MINIMUM AREA THEREOF. UBC SECTION 310.6.1

N. GYPSUM WALL BOARD: PROVIDE 5/8" TYPE 'X' GYP. BD. AT INTERIOR WALLS THROUGHOUT. P. BATH / SHOWER LOCATIONS: COVER WOOD FRAMING W/ TYVEK VAPOR BARRIER AT FRAMING BEHIND SHOWER / TUBS. USE

CONCRETE BACKER BOARD AT ALL TUB / SHOWER FLOORS WALLS / CEILING LOCATIONS. USE WATER RESISTANT GYP. BOARD ON ALL WALLS AT BATHROOM LOCATIONS. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE.

Q. NOISE: ALL SEPARATING WALL ASSEMBLIES SHALL PROVIDE A MINIMUM STC OF 50. FLOOR COVERINGS INCLUDED IN THE ASSEMBLY MUST BE PERMANENTLY RETAINED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING PROVIDING THE SAME SOUND INSULATION. ALL PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS OR HEATING, OR VENTILATING DUCTS SHALL BE SEALED AND INSULATED TO MAINTAIN MINIMUM STC RATING OF 45 PER ASTM E 90 AND E 413.

R. 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 SILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF

THE ASSOCIATED CF1R CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R ARE REVIEWED AND APPROVED. S. 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) IF 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 BOT BE ISSUED UNTIL CFF3R IS REVIEWED AND APPROVED

#1: PRIOR TO FINAL INSPECTION

THE LICENSED CONTRACTOR, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE THE THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS OF THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102

VERIFY DIMENSIONS IN FIELD. PLEASE NOTIFY ENGINEER OF ANY DISCREPANCY IMMEDIATELY

THE CONTRACTOR WILL VERIFY THESE PLANS WITH THE EXISTING BUILDING AND SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCY PRIOR TO PERFORMING ANY WORK

FLOOR PLAN LEGEND

- Note: The majority of the exisiting exterior walls are 2 x 4 stud
- ______

 EXISTING WALLS TO BE DEMOLISHED AND REMOVED
- NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. or as called out on plans

NEW WALL: 2 X 6 WOOD STUD WALL @ 16" O.C. - or as called out on plans

EXISTING WOOD STUD WALLS

 ONE HOUR-CONSTRUCTION

 2 X
 WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. ONE SIDE W/ 7/8" EXTERIOR PLASTER (STUCCO),

 SEE DETAIL 7-A-10.2.

ŧ	EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEETHEET

EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET

LANDSCAPE AREAS

ATTIC ACCESS MINIMUM SIZE OF 22' X 30

PROPOSED STRUCTURAL COLUMN

EARTH CUT

à. à a CONCRETE PAVER

FLOOR PLAN KEYNOTES

- PROPOSED POOL BELOW
- PROPOSED MAIN BEDROOM PROPOSED OFFICE
- 3 PROPOSED MAIN CLOSET
- 4 MAIN BATHROOM
- 5 PROPOSED HALLWAY 6 PROPOSED BEDROOM 1
- 7 PROPOSED BATH 1
- 8 PROPOSED CLOSET
- 9 PROPOSED BEDROOM 2
- 10 PROPOSED BATH 2 11 PROPOSED ELEVATOR
- 12 PROPOSED BALCONY
- 13 GRAVEL
- **14** GLASS RAILING 15 PROPOSED PLANTER

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGN SIGNATURE REQUIRED

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE:

COASTAL DEVELOPMENT

DISCRIPTION:

PROPOSED SECOND FLOOR PLAN

REVISION:

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A1.4 RV.02

ROOF GENERAL	NOTES		
WHEN PROVIDED, ALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE, OR SHALL BE PROTECTED BY LOUVERS AND CORROSION- RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/8"-INCH OPENINGS OR ITS EQUIVALENT. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ROTATION IN ONLY ONE DIRECTION			
#1: PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE THE THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS OF THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102			
THE CONTRACTOR WILL VERIFY THESE PLANS WITH THE EXISTING BUILDING AND SITE AND NOTIFY THE DESIGN OF ANY DISCREPANCY PRIOR TO PERFORMING ANY WORK			
	EXISTING TO REMAIN UNLESS NOTED OTHERWIS		
	<u> </u>		

ROOF LEGEND

INDICATES DIRECTION OF ROOF SLOPE. SEE PLAN FOR ROOF PITCH

PLUMBING VENT. VERIFY IN FIELD

2" X 2" S.S. DOWNSPOUT TO LANDSCAPING AT GRADE. PROVIDE SPLASHBLOCK DIRECTED TOWARDS LANDSCAPIN

ROOF PLAN FLOOR PLAN KEYNOTES

<varies>

🗆 DS

Attachment 9

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

MENDONÇA RESIDENC CARVALHO DE

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Author

DATE:

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PHASE: COASTAL DEVELOPMENT

DISCRIPTION:

EXISTING ROOF PLAN

REVISION:

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DESIGN SIGNATURE REQUIRED

DESIGN SIGNATURE REQUIRED

EXISTING - NORTH ELEVATION / 1/8" = 1'-0"

EXISTING - WEST ELEVATION / 1/8" = 1'-0"

GENERAL NOTES

#1: PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE THE THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS OF THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3

VERIFY DIMENSIONS IN FIELD. PLEASE NOTIFY ENGINEER ANY DISCREPANCY IMMEDIATELY.

THE CONTRACTOR WILL VERIFY THESE PLANS WITH THE EXISTING BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO PERFORMING ANY WO

EXISTING ELEVATION KEYNOTES

1 2 3 4 5	EXISTING ASPHALT ROOF EXISTING STUCCO EXISTING GLAZING EXISTING GRADING EXISTING DOOR
6	EXISTING GARAGE DOOR
7	EXISTING WOOD RAILING

DESIGN SIGNATURE REQUIRED

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

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ELEVATION KEYNOTES

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GENERAL NOTES

#1: PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE THE THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS OF THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3

VERIFY DIMENSIONS IN FIELD. PLEASE NOTIFY ENGINEER ANY DISCREPANCY IMMEDIATELY.

THE CONTRACTOR WILL VERIFY THESE PLANS WITH THE EXISTING BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO PERFORMING ANY WO

NOTE:

1.) THE HEIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 131.0444 &; 132.0505

Author

DATE:

09/05/2023

PHASE: COASTAL DEVELOPMENT

DISCRIPTION:

PROPOSED ELEVATIONS

REVISION:

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ELEVATION KEYNOTES

- PROPOSED CONCRETE WALL PROPOSED GLASS ELEVATOR TOWER PROPOSE 6' WALL 4 PROPOSED INFINITY POOL 5 PROPOSED GLASS RAILING 6
- PROPOSED COLUMNS PER STRUCTURAL

DESIGN SIGNATURE REQUIRED

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE: COASTAL DEVELOPMENT

DISCRIPTION:

PROPOSED ELEVATIONS

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

DESIGN SIGNATURE REQUIRED

DATE

2. SEE SHEET A-3.3 AND A-3.4 FOR EXTERIOR ELEVATIONS AND EXTERIOR FINISH NOTES.

 INSULATION		
FLOORS	R-19	
CEILLINGS	R-30	
INT. WALLS	R-19	
EXT WALLS	B-21	

Attachment 9

COASTAL

6208 AVE A JOLLA -

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGN SIGNATURE REQUIRED

RV.02

Attachment 9

INSULATION		
Г		I
FLOORS	R-19	
CEILLINGS	R-30	
INT. WALLS	R-19	
EXT. WALLS	R-21	

FLOORS	R-19
CEILLINGS	R-30
INT. WALLS	R-19
EXT. WALLS	R-21

RV.02

Attachment 9

DESIGN SIGNATURE REQUIRED

DATE

SECTION NOTES 1. ELEVATIONS CALL-OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL SHEATHING DIAPHRAGM (FF). 2. SEE SHEET A-3.3 AND A-3.4 FOR EXTERIOR ELEVATIONS AND EXTERIOR FINISH NOTES.

INSULATION

FLOORS	R-19
CEILLINGS	R-30
INT. WALLS	R-19
EXT. WALLS	R-21

Attachment 9

6208 AVE A JOLLA -

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A4.4 RV.02

DESIGN SIGNATURE REQUIRED DATE

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

PLANTING NOTES

1. PREPARE ALL PLANTING AREAS AS FOLLOWS, ALL QUANTITIES ARE BASED ON 1000 SQ. FT.: SCARIFY EXISTING SOIL TO A DEPTH OF 8"; REMOVE ALL DEBRIS, WEEDS AND ROCKS LARGER THAN 2" DIA.; APPLY 2 CU. YDS. NITRIFIED WOOD SHAVINGS, 150 LBS. AGRICULTURAL GYPSUM, 10 LBS. IRON SULPHATE, 50

LBS. TRI-C HUMATE AND 15 LBS. 6-20-20 FERTILIZER (EXCLUDING SLOPES TO BE HYDROSEEDED OR SLOPES EQUAL TO OR GREATER THAN 2:1). ROTOTIL IN TWO DIRECTION ALL AMENDMENTS INTO THE TOP 8" OF EXISTING SOIL, RAKE TO GRADE AND IRRIGATE THOROUGHLY.

2. FERTILIZER/SOIL AMENDMENT TREATMENT ABOVE IS FOR BIDDING PURPOSES ONLY. SOILS TEST MAY REDUCE OR INCREASE TOTAL SOIL AMENDMENT YARDAGE. CONTRACTOR SHALL OBTAIN A SOILS ANALYSIS TEST WITH AT LEAST TWO SOILS SAMPLES OF FINAL ROUGH GRADE AT SITE AND SUBMIT RESULTS TO LANDSCAPE ARCHITECT. COST OF LAB TEST SHALL BE PAID BY OWNER. SOIL TEST KITS ARE AVAILABLE BY CALLING 1-800-927-3311. CONTRACTOR TO SUBMIT MODIFIED SOIL PREPARATION BID TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO STARTING SOIL PREPARATION WORK.

3. GROUND COVERS INCLUDING BERMUDA GRASS AND OTHER NOXIOUS WEEDS SHALL BE SPRAYED W/ 'ROUND-UP. WAIT TWO WEEKS MIN. AND SPRAY A SECOND TIME IF NECESSARY AND THEN REMOVE. WEED ERADICATION SHALL TAKE PLACE DURING ACTIVE GROWING PERIOD (JUNE-OCTOBER) AND SHALL BE COMPLETED AT LEAST 10 DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING AND/OR IRRIGATION WORK.

4. ALL NEWLY INSTALLED TREES SHALL BE RESTAKED WITH 2° DIA LODGE POLE(S) OUTSIDE OF THE ROOTBALL. 15 GAL TREES SHALL BE STAKED WITH (1) LODGE POLE ON THE WINDWARD SIDE OF THE TREE. 74* BOX TREES SHALL HAVE (2) LODGE POLES OPPOSITE OF EACH OTHER. TREES LARGER THAN 24° BOX SHALL BE GUYED. INSTALL (2) PLASTIC CINCH TIES PER STAKE WITH ONE TWIST BETWEEN STAKE AND TRUNK.

5. EVERY PLANT DELIVERED TO THE JOB SITE SHALL BE IN GOOD CONDITION, WITH A LEGIBLE PLANT TAG IDENTIFYING THE BOTANICAL GENIUS, SPECIES AND VARIETY OF PLANT FOR VERIFICATION BY LANDSCAPE ARCHITECT WITH APPROVED PLANS AND OR PLANT LEGEND. PLANT MATERIAL WITHOUT TAGS WILL BE REJECTED AND RETURNED TO THE NURSERY AT THE CONTRACTORS COST.

6. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. MULCH SHALL BE 1 1/2* MINUS FOREST FINES FROM AGRISERVICE, 760-295-6255. 7. ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT.

8. ALL PLANT MATERIAL SHOWING SINGS OF DEFOLIATION, LEANING, CHLOROSIS (YELLOWING), OR SETTLING PRIOR TO, OR AT THE END OF MAINTENANCE SHALL BE REPLACED BY THE CONTRACTOR, INCLUDING GROUND COVER.

20. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT 9. LANDSCAPE CONTRACTOR TO PROVIDE GUARANTEES NORMAL TO THE TRADE FOR LONGEVITY OF ALL PLANT MATERIALS; THREE MONTHS FOR SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT SHRUBS AND GROUND COVERS, AND ONE YEAR FOR TREES. WITHIN 30 DAYS OF DAMAGE.

10. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM ONCE A WEEK MAINTENANCE SERVICE FOR A PERIOD OF 90 DAYS (MINIMUM 12 SERVICE DAYS OVERALL) BEGINNING THE FIRST DAY AFTER FINAL APPROVAL OF JOB COMPLETION BY CLIENT AND LANDSCAPE ARCHITECT. 11. CONTRACTOR TO INFORM LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS. 12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANLIAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

13. OWNER TO LOCATE AND STAKE PROPERTY LINES. NO DEMOLITION, CONSTRUCTION OR PLANTING SHALL OCCUR OUTSIDE OF PROPERTY LINE WITHOUT PROPERTY OWNERS CONSENT.

14.CONTRACTOR AND OR OWNER SHALL OBTAIN ALL NECESSARY APPROVALS AND OR PERMITS FOR ANY AND ALL WORK WITHIN THE RIGHT OF WAY (OUTSIDE THE PROPERTY LINES) AS WELL AS WITHIN THE BOUNDS OF THE PROPERTY.

15. OWNER TO INSURE NEWLY INSTALLED PLANT MATERIAL RECEIVES ENOUGH WATER TO MAINTAIN GOOD HEALTH AND VIGOROUS GROWTH WITHOUT OVER WATERING. PLANT MATERIAL SHALL BE WATERED PERIODICALLY AT SUCH TIME JUST PRIOR TO LEAF WILTING. ADJUST WATERING TO ACCOMMODATE FOR VARIATIONS IN RAIN FALL, TEMPERATURE, SOLAR EXPOSURE AND SEASONAL CHANGES FOR EACH PLANT.

16. OWNER TO MAINTAIN AND KEEP CLEAR ALL DRAINAGE SWALES AND INSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS TOWARDS SUBSURFACE DRAINAGE OR OFF SITE STORM DRAIN SYSTEMS AT A MINIMUM OF 2% SLOPE.

17. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE 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 PER THE CONDITIONS OF THE PERMIT.

18. ALL PLANTING AREAS PREVIOUSLY COVERED WITH CONCRETE, ASPHALT OR ANY OTHER IMPERVIOUS MATERIAL SHALL BE RIPPED TO AMDEPTH OF 12", AMENDED AS PER APPROVED SOILS REPORT AND TREATED WITH SARVON SOIL TREATMENT PER MANUFACTURERS SPECIFICATIONS. 19. POST FERTILIZATION FOR ALL PLANTING AREAS (16-6-8) SHALL OCCUR 45 DAYS AFTER PLANTING AT A RATE OF 15 LBS. PER 1,000 SQ. FT.

21. MINIMUM TREES SEPARATION DISTANCE: TRAFFIC SIGNALS/STOP SIGNS - 20 FEET UNDERGROUND UTILITIES LINES - 5 FEET (10 FEET FOR SEWER) ABOVE GROUND UTILITY STRUCTURES - 10 FEET

DRIVEWAY (ENTRIES) - 10 FEET INTERSECTION (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

22. THE RIGHT OF WAY, EXISTING GRADES, ELEVATIONS AND BUILDING LOCATION AS SHOWN ON THESE DRAWINGS WAS FURNISHED TO THE LANDSCAPE ARCHITECT AS A PORTION OF THE SUPPORT DOCUMENTATION AS PROVIDED IN THE CONTRACT DOCUMENTS. WICHMANN LANDSCAPE ARCHITECTURE IS NOT RESPONSIBLE FOR VERIFYING THE INFORMATION AS SUPPLIED, AND THE INCLUSION ON THESE DRAWINGS DOES NOT IMPLY ANY WARRANTY OF THE ACCURACY OR CORRECTNESS OF THE SUPPORT DOCUMENTATION, THE SUPPORT INFORMATION IS SHOWN FOR INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK.

23. CONTRACTOR SHALL TAG AND PHOTOGRAPHY ALL SELECTED TREES AND SPECIMEN PLANTS AT THE NURSERY. PHOTOGRAPHS OF TAGGED TREES AND SPECIMEN PLANTS SHALL BE SUPPLIED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT MATERIAL BEING SHIPPED AND OR PICKED-UP FROM NURSERY.

24. NOTICE TO GENERAL CONTRACTOR: GENERAL CONTRACTOR SHALL COORDINATE PRIOR TO CONSTRUCTION ALL 110 ELECTRICAL SERVICE SHOWN OR NOT SHOWN ON LANDSCAPE PLAN, IRRIGATION PLAN OR LOW-VOLTAGE LIGHTING PLAN INCLUDING BUT NOT LIMITED TO SWITCHED AND UNSWITCHED OUTLETS IN THE LANDSCAPE, POWER SUPPLY TO LOW-VOLTAGE LIGHTING TRANSFORMERS, IRRIGATION CONTROLLERS, ETC.

25. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES.

26. 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 WRAP AROUND THE ROOT BALL.

27. 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 SDMC 142.0411

28. 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 IS NOT PERMITTED.

PLANT LEGEND - Front Yard Only						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	
EXISTING STREE	ET TREE - to remain					
TREE	Washingtonia robusta	Mexican Fan Palm	1	30' ht x 10' spd		
SHRUBS	Metrosideros excelsus	New Zealand Christmas Tre	e 2	24" Box (min)	Low	
(b)	Agave attenuata 'Blue Flame'	Blue Flame Agave	10	15 Gal.	Low	
\bigcirc	Chondropetalum tectorum	Dwarf Cape Rush	13	5 Gal.	Low	
(")	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamb	000 11	5 Gal.	Low	
WAR FURNING	Phormium 'Dark Delight'	Dark Delight Flax	4	15 Gal.	Low	
GROUND COVE	RS					
ZZ	Marathon II or Festuca glauca 'Elijah Blue'	Turf Elijah Blue Fescue	as shown 12" OC	sod	Medium Low	
	Senicio serpens	Blue Chalk Fingers	18" OC	Flats	Low	
PLANT L	.EGEND					
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	
EXISTING STRE	ET TREE - to remain					
TREE	Washingtonia robusta	Mexican Fan Palm	1 :	30' ht x 10' spd		
ANY-	Citrus	Lemon & Lime	2	24" Box (min)	Med	
50	Metrosideros excelsus	New Zealand Christmas Tree	e 2	24" Box (min)	Low	
SHRUBS						
B	Agave attenuata 'Blue Flame'	Blue Flame Agave	10	15 Gal.	Low	
	Aloe striata	Coral Aloe	10	1 Gal.	Low	
(-)	Chondropetalum tectorum	Dwarf Cape Rush	13	5 Gal.	Low	
(Q)	'Marble Queen'	Marble Queen Mirror Plant	6	5 Gal.	Medium	
-	Dianella tasmanica 'Destiny'	Destiny Variegated Flax Lily	6	5 Gal.	Medium	
(Dietes grandiflora 'Variegata'	Variegated Fortnight Lily	9	1 Gal.	Low	
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamb	00 19	5 Gal.	Low	
HERE F	Phormium 'Dark Delight'	Dark Delight Flax	5	15 Gal.	Low	
E+	Pittosporum crassifolium 'Nana'	Dwarf Karo	12	5 Gal.	Medium	
(L)	Rhaphiolepis umbellata 'Minor'	Indian Hawthorn	42	E Cal		
VINES/ESPALIE	2		13	o Gal.	Low	
Zar	Bougainvillea 'Double Delight'	Bougainvillea - espalier	1	5 Gal.	Low	
Nor	Trachelospermum jasminoides	Start Jasmine	3	5 Gal.	Medium	
GROUND COVER	25					
	Festuca glauca 'Elijah Blue' or Marathon II or	Elijah Blue Fescue or Turf	12" OC as shown front yard	Sod	Low Medium	
	Marathon II or Paspalum	Turf	as shown rear yard	Sod	Medium Low	
	Senicio serpens	Blue Chalk Fingers	18" OC	Flats	Low	
LANDSCAPE AREA CALCULATIONS						
Lot Siz	2e	8,746 sq.	ft.		_	

Attachment 9

Lot Size		8,746 sq. ft.	
Planting Area Required Planting Area Provided		2,187 sq. ft. 3,157 sq. ft.	
Percent of Landscape Area (MIN 25%)		36.1%	
PREPARED BY:			
NAME:	<u>WICHMANN</u> LANDSCAPE ARCHTECTURE	REVISION 10:	
		REVISION 9:	
ADDRESS:	<u>405 VIA DEL NORTE</u> LAJOLLA, CA 92037	REVISION 8:	AND SCAPE PRO
		REVISION 7:	Stave Wichmann
PHONE #:	<u>858-459-9220</u>	REVISION 6:	50000000 7.31.22 03 1.22 3.1.22
		REVISION 5:	WIE OF CAL IFOR
PROJECT NAME:		REVISION 4:	
CARVALHO DE MENDONCA 6208 AVENIDA CRESTA LAJOLLA, CA 92037		REVISION 3:	<i></i>
		REVISION 2:	NUL
		REVISION 1:	
SHEET TITLE:		ORIGINAL DATE: <u>03/02/2021</u>	

PTS#: 0690811

PLANTING PLAN

Attachment 9

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

CARVALHO DE MENDONÇA RESIDENCE SET COASTAL 6208 AVENIDA (LA JOLLA - CA 92 5

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE: COASTAL DEVELOPMENT

DISCRIPTION: RENDERINGS

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

desig 3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702 CARVALHO DE MENDONÇA RESIDENCE COASTAL 6208 AVI A JOLLA -

Attachment 9

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DRAWN BY:

Author

DATE:

09/05/2023

PHASE: COASTAL DEVELOPMENT

DISCRIPTION: RENDERINGS

REVISION:

RV.00 - 10/27/2022 - COASTAL RV.01 - 03/21/2023 - LJCPA RV.02 - 09/05/2023 - COASTAL

R1.2