

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED:May 3, 2023REPORT NO. HO-23-020HEARING DATE:May 10, 2023SUBJECT:PAN RESIDENCE, Process Three DecisionPROJECT NUMBER:698872OWNER/APPLICANT:Janet Pan and Daniel Dai, Owner / Angel Rodriguez, Applicant

<u>SUMMARY</u>

<u>Issue</u>: Should the Hearing Officer approve the demolition of an existing two-story, 940-square-foot, single-family residence and construction of a new three-story, 1,465-square-foot single-family residence with exterior decks and attached garage at 3812 Bayside Lane within the Mission Beach Community Plan Area?

Staff Recommendation: Approve Coastal Development Permit No. 2588320

<u>Community Planning Group Recommendation</u>: On October 18, 2022, the Mission Beach Community Planning Group voted 7-0-0 to recommend approval of the proposed project without conditions or recommendations.

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 12, 2023, and the opportunity to appeal that determination ended January 27, 2023.

BACKGROUND

The 0.03-acre site is located at 3812 Bayside Lane and is currently developed with a two-story 940square-foot single-family residence in an established residential area within the Mission Beach Precise Plan and Local Coastal Program (Community Plan). The project site is in the Mission Beach Planned District-Residential-Northern (MBPD-R-N) Base Zone, Coastal (Appealable) Overlay zone, Coastal Height Limit Overlay Zone, Parking Impact (Beach) Overlay Zone, Transit Area Overlay and Transit Priority Area (Attachments 1-3). The existing structure is more than 45 years old, requiring City staff to evaluate the proposal for historic significance. The historical determination found that the structure does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

Pursuant to San Diego Municipal Code (SDMC) Section 126.0702, a Process 3, Coastal Development Permit is required for development of a premises within the Coastal Overlay Zone. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

DISCUSSION

The project will demolish an existing two-story, 940-square-foot, single-family residence and construct a new three-story, 1,465-square-foot single-family residence with exterior decks and attached garage (Attachment 9). The project was designed to be in general conformance with the development patterns and bulk and scale of the existing neighborhood per the MBPD-R-N Zone pursuant to SDMC Section 1513.0301 et seq., including floor area ratio, density, and setbacks. Also, the proposed building height does not exceed the maximum Coastal Height Limit of 30-feet pursuant to SDMC Section 132.0505. Staff has determined that the placement of the proposed development fits into the established theme of the neighborhood that includes single-family and small multi-family structures.

The Community Plan designates the project site for a maximum density of 36 Dwelling Units per Acre, and the project complies. The Community Plan also contains the following goals related to the project:

- The continuation of the existing medium-density character of Mission Beach, exemplified by the overall low profile and random mix of housing types and styles. Mission Beach Precise Plan (MBPP), p17.
- The permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. MBPP, p17.

The project complies with these Community Plan goals of reducing bulk and scale by incorporating step-backs and other articulations throughout the building's envelope. The proposed residence will not encroach upon, negatively alter, or reduce any existing physical access corridor or public view corridor. The proposed development is contained within the legal lot area and conforms to property line setbacks and angled building envelope requirements for this area. The project is in conformity with the certified Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

ALTERNATIVES

- 1. Approve Coastal Development Permit No. 2588320, PTS-698872, with modifications.
- 2. Deny Coastal Development Permit No. 2588320, PTS-698872, if the findings required to approve the project cannot be affirmed.

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Respectfully submitted,

Mark Lopez Development Project Manager Development Services Department

Attachments:

- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Draft Permit with Conditions
- 5. Draft Resolution with Findings
- 6. Environmental Exemption
- 7. Community Planning Group Recommendation
- 8. Ownership Disclosure
- 9. Project Plans





Project Location Map

Pan Residence; Project No. 698872 3812 Bayside Lane, San Diego, CA 92109







Community Plan Land Use Map

Pan Residence; Project No. 698872 3812 Bayside Lane, San Diego, CA 92109







Aerial Photograph

Pan Residence; Project No. 698872 3812 Bayside Lane, San Diego, CA 92109



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: 24009087

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT PAN RESIDENCE, PROJECT NO. 698872 HEARING OFFICER

This Coastal Development Permit No. 2588320 is granted by the Hearing Officer of the City of San Diego to Janet Pan and Daniel Dai, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.03-acre site is located at 3812 Bayside Lane and is in the Mission Bay Planned District-Residential-Northern (MBPD-R-N) Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Beach) Overlay Zone, Transit Area Overlay Zone and Transit Priority Area within the Mission Beach Community Plan Area. The project site is legally described as: Lot A in Block 200 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651 filed in the Office of the County Recorder of San Diego County December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Janet Pan and Daniel Dai, Owner/Permittee to demolish an existing two-story single-family residence and construct a new three-story single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **May 10, 2023**, on file in the Development Services Department.

The project shall include:

- b. Demolition of an existing two-story, 940-square-foot single-family residence and construction of a new three-story, 1,465-square-foot single-family residence with exterior decks and attached garage; and
- c. 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 **May 24, 2026**.

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 construction 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" conditions(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. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

14. Prior to occupancy, the Owner/Permittee shall process a "Non-Conversion Agreement" for the garage area, subject to inundation.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.

16. Prior to the issuance of any construction permits, the Owner shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of flood waters.

17. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall denote on the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 2 feet.

19. Prior to occupancy, an Elevation Certificate must be submitted demonstrating that sufficient freeboard and venting (if applicable) has been provided with the design. The Elevation Certificate may be downloaded from https://www.fema.gov/media-library/assets/documents/160

20. Per the Code of Federal Regulations (CFR) Section 60.3(c)(5), any enclosed areas below the lowest floor of a proposed structure must have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego 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 (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

22. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. 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 so as not to prohibit the placement of street trees.

23. 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 that are consistent with 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 that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)6.

24. 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".

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the 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 landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

27. Owner/Permittee shall always maintain the number of off-street parking spaces on the property in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

28. 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.

29. 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.

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 May 10, 2023, and Resolution Number

ATTACHMENT 4

Coastal Development Permit No. 2588230 Date of Approval: May 10, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Mark Lopez 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.

By_

Janet Pan Owner/Permittee

By_

Daniel Dai Owner/Permittee

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

ATTACHMENT 5

HEARING OFFICER RESOLUTION NO. HO-COASTAL DEVELOPMENT PERMIT NO. 2588320 PAN RESIDENCE - PROJECT NO. 698872

WHEREAS, JANET PAN and DANIEL DAI, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing two-story, 940-square-foot, single-family residence and construct a new three-story, 1,469 square-foot, single-family residence with an attached garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2588320), on portions of a 0.03-acre site;

WHEREAS, the project site is located at 3812 Bayside Lane and is in the Mission Bay Planned District -Residential-Northern (MBPD-R-N) Base Zone, Coastal (Appealable) Overlay zone, Coastal Height Limit Overlay Zone, Parking Impact (Beach) Overlay Zone, Transit Area Overlay and Transit Priority Area within the Mission Beach Community Plan Area (Community Plan);

WHEREAS, the project site is legally described as Lot A in Block 200 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651 filed in the Office of the County Recorder of San Diego County December 14, 1914;

WHEREAS, on January 12, 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 Guideline Section 15302; and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on May 10, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2588320 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. 2588320:

A. COASTAL DEVELOPMENT PERMIT - SDMC Section 126.0708

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; and the proposed development will not adversely affect the applicable land use plan.

The project proposes to demolish an existing two-story, 940-square-foot, single-family residence and construct a new three-story, 1,469 square-foot, single-family residence with an attached garage.

The 0.03-acre site is located at 3812 Bayside Lane. The property is in the Mission Beach Planned District -Residential-Northern (MBPD-R-N) Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Beach) Overlay Zone, Transit Area Overlay and Transit Priority Area, and the Land Use designation is Residential (36 dwelling units per acre) as identified in the Community Plan.

The project site is located approximately 200 feet west of Mission Bay and 500 feet east of the Pacific Ocean and is not within the First Public Roadway. The site does not include physical accessway or public view corridors as designated in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan.

The project site is adjacent to existing public streets and sidewalks on the north, east, and south and no encroachment into those accessways are proposed. The project complies with the community goals of public view preservation as the project is designed to be in general conformance with the bulk and scale and development patterns of the existing neighborhood and the requirements of the MBPD-R-N Zone, including floor area ratio, density, setbacks and height not exceeding the Coastal Height Limit of 30-feet pursuant to SDMC Section 132.0505.

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 the Local Coastal Program land use plan; and the proposed project will 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 does not contain environmentally sensitive lands (ESL) as defined in the SDMC Section 113.0103. The property is not within or adjacent to the Multiple Species Conservation Program, or Multiple Habitat Planning Area. Drainage patterns for the project comply with the City's drainage regulations and standards. 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.

Staff has determined that the placement of the proposed development fits into the established character of the neighborhood that includes both single-family and small multi-family structures. The project has been designed to be in general conformance with the development patterns, and bulk and scale of the existing neighborhood per the MBPD-R-N Base Zone, including the floor area ratio, density, setbacks and height.

The 0.03-acre (1,335 square-feet) site is designated as Residential (36 dwelling units per acre) which could support one dwelling unit. Additionally, SDMC Section 1513.0304 allows a maximum permitted density of 1,200 square-feet per dwelling unit in Residential Subdistricts. The proposed project is consistent with the Community Plan land use designation. The Community Plan also contains the following goals related to the project:

- The continuation of the existing medium-density character of Mission Beach, exemplified by the overall low profile and random mix of housing types and styles. Mission Beach Precise Plan (MBPP), p. 17.
- The permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. MBPP, p. 17.

The project implements these goals through step-backs and other design articulations throughout the building's envelope. Also, the project will not encroach the proposed development and is contained within the legal lot area and conforms to property line setbacks and angled building envelope requirements for this area. Furthermore, the proposed building height does not exceed the maximum Coastal Height Limit of 30-feet pursuant to SDMC Section 132.0505.

The existing structure proposed for demolition is more than 45 years old. In accordance with SDMC Section 143.0212, City staff evaluated the building for historic significance and determined that the property does not meet the local designation

criteria as an individually significant resource under any adopted Historical Resources Board Criteria. No impacts to a historical resource would result from the proposed demolition. Therefore, the 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 located approximately 200 feet west of Mission Bay and 500 feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. There are no public views or coastal access from the project site, as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact 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 the findings hereinbefore adopted by the HEARING

OFFICER, Coastal Development Permit No. 2588320 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. 2588320, a copy of which is attached hereto and made a part hereof.

Mark Lopez Development Project Manager Development Services

Adopted on: May 10, 2023

IO#: 24009087

ATTACHMENT 6



THE CITY OF SAN DIEGO

Date of Notice: January 12, 2023 NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24009087

PROJECT NAME / NUMBER: Pan Residence/ 698872 COMMUNITY PLAN AREA: Mission Beach Community Plan COUNCIL DISTRICT: 2 LOCATION: 3812 Bayside Lane, San Diego, CA 92109

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) for the demolition of an existing 2-level residence and the construction of a new 1,469 square-foot (sf), 3-level single family residence with an attached garage, on a 0.03-acre site. The project is in the MBPD-R-N Zone, within the Mission Beach Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Priority Area, and the Parking Impact Overlay Zone (Coastal Impact, Beach Impact). The community plan designates the site as residential.

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 Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15302 which consists of replacement or reconstruction of existing structures and facilities where the new structure would be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Since CEQA Section 15302 allows for the replacement of existing structures, this exemption was deemed appropriate for this project. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: MAILING ADDRESS:

Veronica Davison 1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:

On January 12, 2023, the City of San Diego 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 within 10 business days from the date of the posting of this Notice (January 27, 2023). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

 Appeals filed via E-mail: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <u>https://www.sandiego.gov/sites/default/files/legacy/development-</u> <u>services/pdf/industry/forms/ds3031.pdf.</u>

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to <u>Hearings1@sandiego.gov</u> by 5:00pm. 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.

 <u>Appeals filed in person</u>: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <u>https://www.sandiego.gov/sites/default/files/legacy/development-</u> <u>services/pdf/industry/forms/ds3031.pdf</u>.

Deposit the fully completed appeal application <u>DS-3031</u> (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

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

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ATTACHMENT 7

Page 3	City of S	San Diego · Info	rmation Bulletir	n 620	August 2018
SD	City of San I Developme 1222 First Av San Diego, C	nt Services /e., MS-302			ity Planning Distribution Form
Project Name: Pan Residence CD	Р		Project Numbe 698872	er:	
Community: Miss	ion Beach	Maanine aan jaraata ka baada ka	and <u>annens na casa sa casa an</u> an	nerer (p. g. al general februaries)	
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and the second	e with Conditi	ons Listed Belov nding Recomme	v ndations Listed E	Below	Date of Vote: October 18, 2022
# of Members Yes 7		# of Members I	No 0	# of Me	embers Abstain 0
Conditions or Reco	mmendations			lenga nen evenen agagoar	
No Action (Please specify, e.g.)	., Need further inf	formation, Split vote,	Lack of quorum, etc.)	
NAME: Debbie Wat	tkins	an baran yan kana ya ka	an a		
TITLE: Chair, Miss	ion Beach Pre	ecise Planning B	oard	DATE:	October 25, 2022
Attach additional pages if necessary (maximum 3 attachments).					

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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

ATTACHMENT 8



DS-318 (10-17)

PAN RESIDENCE 3812 BAYSIDE LN SAN DIEGO, CA 92109





ROPRIETARY DESIGN: THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONJUNCTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPR

COASTAL PERMIT SET August 04, 2022



TS1



ABBREVIATIONS

A.C.T. ADJ. A.F.F. AGG. ALUM. ALUM. ALT. A.P. APPROX. ARCH.	ACOUSTICAL ACOUSTICAL CEILING TILE ADJUSTABLE. AT FINISHED FLOOR AGGREGATE ALUMINUM ALTERNATE ACCESS PANEL APPROXIMATE ARCHITECTURAL ASPHALT	MATL. MAX. MECH. MEZZ. MER. MIN. MISC. MOV. MTD.
ASST. AUTO. BD. BLDG. BOT.	ASSISTANT AUTOMATIC BOARD BUILDING BOTTOM BUILT UP ROOFING	MTL. MUL. N. N.I.C. NO. NOM.
CIRC. C.L. CLR. CLG. CLO. C.M.U. COL. CONC. CONF. CONSTR.	CABINET CIRCULATION CENTER LINE CLEAR CEILING CLOSET CONCRETE MASONRY UNIT COLUMN CONCRETE CONFERENCE CONFERENCE CONSTRUCTION	N.T.S. OA. O.C. O.D. O.F.D. OFF. OH. OPNG. OPP. PAV. P.C.
CONTR. COORD. CORR. CPT. C.J. C.T. CTR. CTR. C.W. DBL. DEMO. DEMO. DEPT.	CONTINUOUS CONTRACTOR COORDINATE CORRIDOR CARPET CONTROL JOINT CERAMIC TILE CENTER COLD WATER DOUBLE DEMOLITION DEPARTMENT	PL. P.LAM. PLAS. PLBG. PLWD. PNT. PNL. PNL. PNL. PNL. P.S.I. PTN. PTN.
DIAG. DIFF. DIM. DIV. DN. DN. D.P. DR.	DIAMETER DIAGONAL DIFFUSER DIMENSION DIVISION DOWN DAMPPROOFING DOOR	PT. QTY. R. RECEP. REINF. R.O.N.
E. EA. ELAS. ELEC. ELEV. EMER. ENCL. ENGR. ENT. E.J. E.J. E.J. E.J. E.Q.	DETAIL EAST EACH ELEVATION ELASTOMERIC ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ENGINEER ENTRANCE EXPANSION JOINT ELECTRICAL PANEL EQUAL	RAD. AD. B.C.D.C.F.F.D. R.R.R.R.R.R.F.D. LICHERENERER R.R. R.R.R.R.R.R.R.R.R.R. R.R.R.R.R.R.
E.M.C. EXH. EXST. EXP. EXT.	EQUIPMENT ELECTRIC WATER COOLER EXHAUST EXISTING EXPANSION EXTERIOR FLOOR DRAIN	S. SAN. SCHED. SECT. SECUR. S.F. SHR. SHR. SHT.
FDN. F.E. F.F. F.H.C. FIN. FL. FLEX. FLOUR. FT. FRUN. FURR. FUT. GA.	FOUNDATION FIRE EXTINGUISHER FINISH FLOOR FIRE HOSE CABINET FINISH FLOOR FLEXIBLE FLUORESCENT FOOT FURNITURE FURRING FUTURE GAUGE	SIM. SL. S.P. SPEC. SPKR. SQ. STA. STA. STA. STA. STA. STA. STA. STA
GALV. GEN. GL. GND. GR. GYP. BD.	GALVANIZED GENERAL GLASS GROUND GRADE GYPSUM BOARD	T. T.O. T.&B. T.&G. TEL. TEMP.
H.M. HORZ. HR. HT. HTG. H.V.A.C.	HARD CORE HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING HEATING, VENTILATION	TER. THK. TLT. TOPO. T.V. TYP. UNEXC.
N. NCAND. NCL. NSUL. NT.	HOT WATER INCH(ES) INCANDESCENT INCLUDED INSULATED INTERIOR INTERMEDIATE	UNF. U.N.O. UTL. VAC. V.C.T. VENT. VERT. VEST.
JT. KIT.	JANITOR JOINT KITCHEN	∨.I.F. ∨ <i>O</i> L. ∨.T. ₩.
LAUN. LAV. LB.(S) L.F. LT. MACH. MAINT.	LAMINATE LAUNDRY LAVATORY POUNDS LINEAR FOOT LIGHT MACHINE MAINTENANCE MASONRY	W.C. WD. W.F. W.H. WIN. WIN. WT. WT. W.W.F.
		YD.

MULLION NORTH NOT IN CONTRACT N.I.C. NO. NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE 0A. 0.C. 0.D. 0.F.D. OVERALL ON CENTER OUTSIDE DIAMETER OVERFLOW DRAIN OFF. OFFICE OH. OPNG. OVERHEAD OPENING OPP. OPPOSITE PAV. PAVING P.C. PRE-CAST PLATE P.LAM. PLASTIC LAMINATE PLAS. PLASTER PLBG. PLUMBING PLWD. PLYWOOD PNT. PAINT PNL. PANEL POL. POLISHED PROP PROPERTY P.S.F. P.S.I PTD. PAINTED PARTITION PTN. POINT QTY. QUANTITY RUBBER RECEP. RECEPTION REINF. REINFORCING RIGHT OF WAY R.O.W. RADIUS RAD. R.B. RUBBER BASE R.C.P. R.D. ROOF DRAIN REC. RECESSED REF. REFERENCE

MATERIAL

MAXIMUM

MINIMUM

MOVABLE

MOUNTED

METAL

REVISION ROOFING ROOM ROUGH OPENING SOUTH SANITARY SCHED. SCHEDULE SECTION SECUR. SECURITY SQUARE FOOT SHOWER SHEET SIMILAR SLOPE STANDPIPE SPECIFICATION SPKR. SPEAKER SQUARE STAINLESS STEEL STATION STANDARD STEEL STORAGE STRUCTURAL STRUC.

TREAD TOP OF

TELEPHONE TEMPERED TERRAZZO THICK TOILET TOPOGRAPHY TELEVISION TYPICAL

UNEXC. UNEXCAVATED UNFINISHED U.N.O. UTILITY

VAC. VACUUM V.C.T. VENT. VENTILATION VERT. VERTICAL VEST. VESTIBULE V.I.F. VERIFY IN FIELD VOLUME VOL. VINYL TILE

> WEST WATER CLOSET WOOD WIDE FLANGE WATER HEATER MINDOM WIRE MESH WATERPROOFING WATER WELDED WIRE MESH

YARD



CESS 3 CITY OF OPMENT PERMIT ONE NEW BIDENCES ON ING SINGLE EMOLISHED. INSSION BEACH, IN UNTY OF SAN DIEGO, ORDING TO MAP HE OFFICE OF THE DIEGO COUNTY,	GENERAL TSI COVER SHEE TS2 LEGEND AND TS3 STORM WATE	PROJECT DATA ER REQUIREMENTS APPLICABILITY CHECKLIST GREEN BUILDING STANDARDS Y SURVEY E PLAN ELOOR PLANS ELEVATIONS BECTIONS	ARCHIECTURE 3 Space Planning Interior Design #100 San Diego California 92109 31-9905 Fax: (858) 750-3471
	CONSUL	TANT DIRECTORY	OLBA hitecture - 0 Garnet Ave one: (619) 2
-	OWNER:	DANIEL DEI & JANET PAN 1940 GARNET AVENUE SUITE 100 SAN DIEGO, CA 92109	Arch 1940 Pho
LIMIT, PARKING AL), RESIDENTIAL AREA, TRANSIT	ARCHITECT:	GOLBA ARCHITECTURE, INC. 1940 GARNET AVENUE, SUITE 100 SAN DIEGO, CA 92109 TEL. (619) 231-9905	
LIMIT	SURVEY:	CONTACT: ANGEL RODRIGUEZ SAN DIEGO LAND SURVEYING & ENGINEERING, INC 4028 CONVOY COURT SAN DIEGO, CA 92123 TEL. (858) 565-8362 CONTACT: ROBERT J. BATEMAN	D CE
CA. RES. CODE, CA. MECH. E, 2019 CA. GRN. 5. ENERGY EFF.		FICATION STATEMENT	SIDE LANE 0, CA 92109
CCORDANCE FERRED)	POLICIES, REGULATIONS . THIS PROPOSED DEVELO 2. I HAVE PERFORMED R REQUIRED APPROVALS A	OR KNOWING AND COMPLYING WITH THE GOVERNING AND SUBMITTAL REQUIREMENTS APPLICABLE TO	A RE 3812 BAY SAN DIEG
	PROCESS OR RESULT IN 3. I HAVE TAKEN THE PR PERMIT COMPLETENESS F FOR PROFESSIONAL CER	LD SIGNIFICANTLY DELAY THE PERMITTING A CHANGE IN FEE/DEPOSIT REQUIREMENTS; OFESSIONAL CERTIFICATION FOR DEVELOPMENT REVIEW TRAINING AND AM ON THE APPROVED LIST RTIFICATION; FESSIONAL CERTIFICATION FOR DEVELOPMENT	PA
-OWED	PERMIT COMPLETENESS F SUBMITTALS ON A CONST 5. SUBMITTING INCOMPLE BASIS MAY RESULT IN TH CERTIFICATION FOR DEV	REVIEW PRIVILEGE REQUIRES ACCURATE STENT BASIS; TE DOCUMENTS AND PLANS ON A CONSISTENT #E REVOCATION OF MY PROFESSIONAL /ELOPMENT PERMIT COMPLETENESS REVIEW; NTS OR PLAN CONTENT IS MISSING, PROJECT	STERED ARCTIN
EXEMPT PER	CONTAINED IN LAND DEV 4, AND/OR SECTION 6 FO 8. FOR THE PROPOSED F PROCESS AND APPROVA PROJECT PROCESS LEVE PROJECT APPROVAL(S) 1	PROJECT, I HAVE DETERMINED THE APPROPRIATE AL TYPES TO BE AS FOLLOWS:	No. CI9738 Ren. T-3I-2I
			TS22 Rev. Date: 108-04-22

All development projects must implement so

Appendix E of the BMP Design Manual for info Note: All selected BMPs must be shown on the cor

Source Control Requirer 4.2.1 Prevention of Illicit Discharges into the M 4.2.2 Storm Drain Stenciling or Signage 4.2.3 Protect Outdoor Materials Storage Areas On, Runoff, and Wind Dispersal 4.2.4 Protect Materials Stored in Outdoor Wor Run-On, Runoff, and Wind Dispersal 4.2.5 Protect Trash Storage Areas from Rainfall and Wind Dispersal 4.2.6 BMPs based on Potential Sources of Runo On-site storm drain inlets Interior floor drains and elevator shaft sump Interior parking garages Need for future indoor & structural pest cont Landscape/Outdoor Pesticide Use Pools, spas, ponds, decorative fountains, and Food service Refuse areas Industrial processes Outdoor storage of equipment or materials Vehicle/Equipment Repair and Maintenance Fuel Dispensing Areas Loading Docks Fire Sprinkler Test Water Miscellaneous Drain or Wash Water Plazas, sidewalks, and parking lots SC-6A: Large Trash Generating Facilities SC-6B: Animal Facilities SC-6C: Plant Nurseries and Garden Centers SC-6D: Automotive Facilities Discussion / justification for <u>all</u> "No" answers shown above:

Pesticides are not expected to be utilized, except as a last resort. Refuse will be stored in containers with lids.

The City of San Diego | Storm Water Standards Form I-4A | January 2018 Edition

All development projects must implement site of the BMP Design Manual for information Note: All selected BMPs must be shown on the

Site Design Requireme 4.3.1 Maintain Natural Drainage Pathways and

Features

4.3.2 Conserve Natural Areas, Soils, and Veget 4.3.3 Minimize Impervious Area

4.3.4 Minimize Soil Compaction

4.3.5 Impervious Area Dispersion

4.3.6 Runoff Collection

4.3.7 Landscaping with Native or Drought Tole 4.3.8 Harvest and Use Precipitation

Discussion / justification for <u>all</u> "No" answers shown above: All new concrete walkways and porch will convey runoff to landscape areas.

⁽¹⁾ Answer for each source control and site design category shall be pursuant to the following: • "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required. "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion

- / justification must be provided.
- areas). Discussion / justification may be provided.

The City of San Diego | Storm Water Standards Form I-5A | January 2018 Edition

Source Control BMP Ch		For	n I-4A
for Standard P			
ource control BMPs. Refer			
ormation to implement BMI	Ps shown	in this c	hecklist.
onstruction plans.			
		Amaliad	122
ment		Applied ⁽	
/IS4	Yes		N/A
	Yes	No	✓ N/A
s from Rainfall, Run-	Yes	No	✓N/A
rk Areas from Rainfall,	Yes	ΠNο	√N/A
	_		_
ll, Run-On, Runoff,	Yes	√No	□N/A
off Pollutants			
	Yes	No	N/A
p pumps	✓Yes	No	N/A
	√Yes	No	□N/A
ntrol	Yes	ΠNο	√N/A
	✓Yes	No	N/A
d other water features	Yes	No	√N/A
	Yes	No	√N/A
	✓Yes	No	N/A
	Yes	No	√ N/A
	Yes	No	√ N/A
2	Yes	No	√N/A
	Yes	ΠNο	√N/A
	Yes	No	√ N/A
	Yes	No	√N/A
	Yes	No	√N/A

SD

for Standard Pr	ojects	Forr	n I-5A
te design BMPs. Refer to Cha to implement BMPs shown e construction plans.			
nent		Applied ⁽	
d Hydrologic	Yes	ΠNο	₩/A
etation	Yes	ΠNο	✓N/A
	Yes	ΠNο	✓ N/A
	Yes	ΠNο	✓N/A
	√ Yes	ΠNο	□N/A
	Yes	ΠNο	√N/A
erant Species	Yes	No	✓ N/A
	Yes	ΠNο	✓ N/A

Site Design BMP Checklist

• "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage

SD

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PART D - PDP Exempt Requirements

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

- If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt." If "no" is checked for all questions in Part D, continue to Part E.
- 1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
- Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
- Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?
- O Yes, PDP exempt requirements apply

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

 No, proceed to next question

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

- Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).
- If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project." • If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."
- 1. New development that creates 10,000 square feet or more of impervious surfaces collectively over OYes ONO the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
- 2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious OYes
 No surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
- 3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and beverages OYes ONe for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface.
- 4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet OYes ONO or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater.
- 5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet OYes INO or more of impervious surface (collectively over the project site).
- 6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The OYes ONO project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).

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City o	f San Diego • Form DS-560 • September 2021		Page	4
7.	New development or redevelopment discharging directly to a project creates and/or replaces 2,500 square feet of impervious si and discharges directly to an Environmentally Sensitive Area (ESA) that is conveyed overland a distance of 200 feet or less from the p open channel any distance as an isolated flow from the project to from adjacent lands).	urface (collectively over the project site),). "Discharging directly to" includes flow project to the ESA, or conveyed in a pipe or	O Yes	● No
8.	New development or redevelopment projects of retail gasolin replaces 5,000 square feet of impervious surface. The develop (a) 5,000 square feet or more or (b) has a projected Average Daily day.	ment project meets the following criteria:	OYes	● No
9.	New development or redevelopment projects of an automotic replaces 5,000 square feet or more of impervious surfaces. De of Standard Industrial Classification (SIC) codes <u>5013</u> , <u>5014</u> , <u>5541</u> ,	evelopment projects categorized in any one	OYes	● No
10	Other Pollutant Generating Project. These projects are not cover involve the disturbance of one or more acres of land and are exper- pollutants, including fertilizers and pesticides. This category does 5,000 square feet of impervious area and projects containing land regular use of fertilizers and pesticides (such as a slope stabilization area calculations need not include linear pathways for infrequent maintenance access or bicycle and pedestrian paths if the linear p or if runoff from the pathway sheet flows to adjacent pervious are	ected to generate post-construction phase not include projects creating less than lscaping without a requirement for the on project using native plants). Impervious vehicle use, such as emergency oathways are built with pervious surfaces	O Yes	● No
PART	F – Select the appropriate category based on the outcomes of Par	t C through Part E		
1.	The project is NOT SUBJECT TO PERMANENT STORMWATER REC	QUIREMENTS	OYes	No
2.	The project is a STANDARD DEVELOPMENT PROJECT . Site design apply. See the <u>Stormwater Standards Manual</u> for guidance.	and source control BMP requirements	● Yes	O No
3.	The Project is PDP EXEMPT . Site design and source control BMP r <u>Stormwater Standards Manual</u> for guidance.	equirements apply. Refer to the	OYes	● No
4.	The project is a PRIORITY DEVELOPMENT PROJECT . Site design, s control BMP requirements apply. Refer to the <u>Stormwater Standa</u> the project requires hydromodification plan management.	source control and structural pollutant rds Manual for guidance on determining if	OYes	No
Ange	el Rodriguez	Project Manager - Agent		
Nam	e of Owner or Agent	Title		

10/27/2021 Date

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Page 3

A STATE OF A	
Refer to Chapter 4 and	
t BMPs shown in this checklist.	

SD Development Services	THE CITY OF SAN DIEGO
FORM Stormwater Requirements	
DS-560 Applicability Checklist	
September 2021	
- Soliz Bayside Laile, Sali Diego CA 92109	Project Number:
SECTION 1: Construction Stormwater Best Management Practices (BMP) Require All construction sites are required to implement construction BMPs per the performance stand <u>Manual</u> . Some sites are also required to obtain coverage under the State Construction General <u>California State Water Resources Control Board</u> .	lards in the <u>Stormwater Standards</u>
For all projects, complete Part A - If the project is required to submit a Stormwater Pollut Pollution Control Plan (WPCP), continue to Part B.	tion Prevention Plan (SWPPP) or Water
 PART A - Determine Construction Phase Stormwater Requirements 1. Is the project subject to California's statewide General National Pollutant Discharge Elim Stormwater Discharges Associated with Construction Activities, also known as the State (Typically projects with land disturbance greater than or equal to 1 acre.) 	
 O Yes, SWPPP is required; skip questions 2-4. No; proceed to the next qu 2. Does the project propose construction or demolition activity, including but not limited t 	
excavation, or any other activity resulting in ground disturbance and/or contact with sto Yes, WPCP is required; skip questions 3-4. O No; proceed to the next questions 3-4.	ormwater?
 Does the project propose routine maintenance to maintain the original line and grade, the facility? (Projects such as pipeline/utility replacement) 	hydraulic capacity, or original purpose of
 O Yes, WPCP is required; skip question 4. No; proceed to the next qu 4. Does the project only include the following Permit types listed below? 	estion.
 Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Spa Permit. 	n Permit, Mechanical Permit,
 Individual Right of Way Permits that exclusively include only ONE of the followir or utility service. Right of Way Permits with a project footprint less than 150 linear feet that exclu 	
activities: curb ramp, sidewalk and driveway apron replacement, potholing, curl wall encroachments.	
Yes, no document is required. Check one of the boxes below and continue to Part B	
O If you checked "Yes" for question 1, an SWPPP is REQUIRED – continue to	
If you checked "No" for question 1 and checked "Yes" for question 2 or proposes less than 5,000 square feet of ground disturbance AND has less th entire project area, a Minor WPCP may be required instead. Continue to Pa	nan a 5-foot elevation change over the
If you check "No" for all questions 1-3 and checked "Yes" for question 4 document is required. Continue to Section 2.	
¹ More information on the City's construction BMP requirements as well as CGP requirements can be found a http://www.sandiego.gov/stormwater/regulations/index.shtml	iera di distanti nasida sambé
Visit our web site: <u>sandiego.gov/dsd</u> . Upon request, this information is available in alternative formats for perso	CLEAR FORM
DS-560 (09-21)	ins war alsolitaes.
City of San Diego • Form DS-560 • September 2021	Page 2
PART B - Determine Construction Site Priority	1 404 2
This prioritization must be completed within this form, noted on the plans, and included in the right to adjust the priority of projects both before and after construction. Construction projects based on if the project has a "high threat to water quality." The City has aligned the local definit the risk determination approach of the State Construction General Permit (CGP). The CGP deter specific sediment risk and receiving water risk. Additional inspection is required for projects wit nificance (ASBS) watershed. NOTE: The construction priority does NOT change construction BM rather, it determines the frequency of inspections that will be conducted by city staff.	are assigned an inspection frequency ion of "high threat to water quality" to rmines risk level based on project thin the Areas of Special Biological Sig-
Complete Part B and continue to Section 2	
 A. Projects located in the ASBS watershed. 2. High Priority 	
A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Per ASBS watershed.B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in	
 A. Projects that are not located in an ASBS watershed or designated as a High priority B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located i C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peratea. 	in an ASBS watershed.
 A. Projects not subject to a Medium or High site priority designation and are not located. 	ed in an ASBS watershed.
Section 2: Construction Stormwater BMP Requirements	
Additional information for determining the requirements is found in the <u>Stormwater Standards</u>	: Manual.
PART C – Determine if Not Subject to Permanent Stormwater Requirements Projects that are considered maintenance or otherwise not categorized as "new development p according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMP	
 according to the <u>Stormwater Standards Manual</u> are not subject to Permanent Stormwater BMP If "yes" is checked for any number in Part C: Proceed to Part F and check "Not Subject Standards St	

- If "no" is checked for all the numbers in Part C: Continue to Part D.
- 1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
- O Yes 💿 No 2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
- O Yes
 No 3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).

🔿 Yes 💿 No

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DS-560 (09-21)





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CALIFORNIA GREEN BUILDING STANDARDS CODE NOTES:

I. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2019 CGBSC.

2. PER 2019 CGBSC SEC. 4.303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.

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

4. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED OR SOIL MOISTER CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE. WEATHER BASED CONTROLLERS WITH INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS. SOIL MOISTER BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

5. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY

6. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER COBSC SECTION 4.408.1 AND CITY ORDINANCE.

7. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. (SECTION 4.410.1) THE MANUAL SHOULD INCLUDE IN ADDITION TO OTHER ASPECTS THE FOLLOWING:

I.) DIRECTION TO THE BUILDING OWNER OF OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. 2.) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: a.) EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT. b.) ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. c.) SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS & AIR FILTERS. d.) WATER RE-USE SYSTEMS. 3.) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS. 4.) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA. 5.) EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS. 6.) INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. 7.) INSTRUCTIONS FOR MAINTAINING GUTTERS/DOWNSPOUTS & THE IMPORTANCE OF DIVERTING WATER @ LEAST 5' AWAY FROM FOUNDATION. 8.) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC. 9.) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE. 10.) A

COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. A COPY OF A COMPLETE OPERATION AND MAINTENANCE MANUAL AS OUTLINED IN THE NOTES ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION. AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVED TO THE BUILDING OWNER. A COPY OF THE CERTIFICATION FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.

8. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION ...

9. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

IO. PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT W/ VOC LIMITS SET IN SECTION 4.504.2.2 AND TABLE 4.504.3 OF CALGREEN. II. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF CALGREEN.

12. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE G.C. OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES COMPLY WITH THE REQUIREMENTS OF CALGREEN MUST BE SUBMITTED TO THE BLDG. INSPECTOR. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.

13. CARPET & CARPET SYSTEMS SHALL BE COMPLIANT W/ VOC LIMITS. (SECTION 4.504.3) A LETTER FROM THE G.C., SUBCOTRACTOR, & OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL IS USED & ITS COMPLIANCE W/ CAL GREEN MUST BE SUBMITTED TO THE BLDG. INSPECTOR. 14. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING

I.) VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFOMANCE PRODUCTS DATABASE. 2.) PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM. 3.) CERTIFICATION UNDER THE RESILLIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. 4.) MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS

FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION I.I, FEBRUARY 2019 (ALSO KNOWN AS SPECIFICATION 01350) 15. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.

IG. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. 17. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE

ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. 18. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR

19. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB. FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT.

20. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT

21. OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. COLD WATER CONNECTION ONLY.

22. PER 2019 GREEN CODE SEC. 4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

FUTURE EV CHARGER NOTES:

I. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER IS REQUIRED.

2. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE I (NOMINAL I-IN. DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH

3. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER. 4. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.

5. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPRE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

6. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY: (a.) THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE" AND, (b.) THE RACEWAY TERMINATION LOCATION AS "EV CAPABLE."

PLUMBING NOTES (CONT.): 15. FOR NEW OR EXISTING 3 STORY OR MORE RESIDENTIAL



INSTALLATION AND HANDLING INSTRUCTIONS. 16. ALL NEW RESIDENTIAL BUILDINGS (SINGLE FAMILY, DUPLEXES, OR TOWNHOMES, SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TO DISCHARGE GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION. IN COMPLIANCE WITH SECTION 1602 OF THE CALIFORNIA PLUMBING CODE.

SYSTEM

2. MAKE DETAILED ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICES, AND PAY ALL FEES AND CHARGES LEVIED BY THEM. NOTIFY UTILITY COMPANIES WHEN WORK UNDER THIS SECTION COMMENCES.

3. COMPLETE POWER AND LIGHTING BRANCH CIRCUIT WIRING, NCLUDING JUNCTION BOXES, PULL BOXES, OUTLET BOXES, DEVICES, MATERIALS, AND EQUIPMENT FOR A COMPLETE INSTALLATION.

5. EXCAVATION, COMPACTED BACK FILL, AND CONCRETE WORK TO COMPLETE THE WORK UNDER THIS SECTION.

6. ALL OUTLETS AND SWITCHES TO BE 'DECORA' TYPE. COLOR: BY ARCHITECT.

I) KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY

2) LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICIENCY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.

3) OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

4) OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICIENCY LUMINAIRES OR MUST BE CONTROLLED BY A MOTION SENSOR AND CONTROLLED BY ONE OF THESE: PHOTOCONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).

COMPLY

5) FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR ENTRANCE OR EXIT.

THE WORK CONSISTS OF A COMPLETE SYSTEM AS AN EXTENSION OF THE EXISTING SYSTEM AND INCLUDES INSULATED SUPPLY DUCT DUCT WORK, GRILLES AND REGISTERS TO MATCH THE EXISTING AND OTHER WORK NECESSARY AS DRAWN TO COMPLETE THE INSTALLATION.

4. ARCHITECT IS NOT RESPONSIBLE IN ANY WAY FOR THE SIZING, ROUTING, LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. GENERAL CONTRACTOR TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED DROPS & SOFFITS AS REQUIRED.

BUILDINGS, CLASSIFIED AS GROUP R-3 OCCUPANCY, SUCH AS SINGLE-FAMILY RESIDENCES DUPLEXES AND TOWNHOUSES THE CITY OF SAN DIEGO ALLOWS USE OF ABS OR PVC PIPING FOR DWV SYSTEMS BY MEETING CONDITIONS A, B, C, & D AS FOLLOWS: A. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE "X" GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.

B. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN LOCATIONS WITHIN RESIDENTIAL DWELLING UNITS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT AND GOVERNING CBC OR CRC AS APPLICABLE. C. FIRE-BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO

FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATIONS SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE. D. THE INSTALLATION, STORAGE, HANDLING, AND PROTECTION OF THE ABS AND PVC PIPING SHALL BE PER THE MANUFACTURER'S

ELECTRICAL NOTES:

FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT SPECIALTIES, TRANSPORTATION, INCLUDING THE COSTS THEREOF, REQUIRED FOR OR INCIDENTAL TO PERFORM ALL OPERATIONS AND INSTALL THE WORK COMPLETE AS AN EXTENSION OF THE EXISTING

4. COMPLETE LINE-VOLTAGE WIRING TO AND CONNECTION OF ELECTRICAL EQUIPMENT PROVIDED UNDER OTHER SECTIONS, INCLUDING APPLIANCES, PULL BOXES, OUTLET BOX SWITCHES.

7. FIELD VERIFY ALL EXISTING CONDITIONS

LIGHTING NOTES:

NOTE: GENERALLY A HIGH EFFICIENCY STYLE OF FIXTURE IS FLUORESCENT COMPLETE WITH ELECTRIC BALLASTS. REGULAR INCANDESCENT, QUARTZ HALOGEN AND HALOGEN MR LAMPS DO NOT

6) PROVIDE AN EXTERIOR LIGHT AT NEW EXTERIOR EXITS.

MECHANICAL NOTES:

2. ALL DUCTWORK SHALL BE SIZED FOR .IO" STATIC PRESSURE.

3. INSTALL EXHAUST FANS AND PROVIDE AND INSTALL NECESSARY DUCTWORK. SEE "VENTILATION NOTES" FOR MORE INFO.

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

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

BIDDING NOTES:

I. THE CONTRACTOR SHALL INSPECT THE PREMISES DURING THE COURSE OF BIDDING AND PRIOR TO THE START OF CONSTRUCTION IN ORDER TO BE FAMILIAR WITH POSSIBLE FIELD CONDITIONS THAT MAY ARISE. SUCH CONDITIONS ARE TO BE REFLECTED AND QUALIFIED IN THE BID.

DEMOLITION NOTES:

I. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO ADJOINING AREAS, WHERE APPLICABLE.

2. CONTRACTOR TO REFERENCE NEW FLOOR PLANS AND SITE PLANS FOR PRECISE LIMITS OF DEMOLITION. CONSULT ARCHITECT IN AREAS OF UNCERTAINTY OR DISCREPANCY.

3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED, IN WRITING, IMMEDIATELY OF ANY DISCREPANCIES. DIMENSIONS SHOULD NOT BE SCALED FROM PLANS ELEVATIONS, SECTIONS, OR DETAILS OF THESE DRAWINGS.

ROOM REQUIREMENTS:

I. CEILING HEIGHT AT ALL HABITABLE ROOMS (OTHER THAN KITCHENS AND BATHS) SHALL BE A MINIMUM OF 7'-6" (REFER TO PLANS FOR ACTUAL CEILING HEIGHTS).

2. CEILING HEIGHT AT ALL KITCHENS, HALLS, CORRIDORS, LAUNDRY ROOMS, AND BATHROOMS SHALL BE A MINIMUM OF 7'-O" CLEAR. (REFER TO PLANS FOR ACTUAL CEILING HEIGHTS).

EXITS:

I. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH (EXCEPT HANDRAILS AND SKIRT BOARDS) OF 36 INCHES. PROVIDE HANDRAILS ON MINIMUM ONE SIDE AT A POINT 2'-10" ABOVE NOSING. STAIRWAYS SHALL HAVE MINIMUM CLEAR HEADROOM OR 6'-8". PROTECT WALLS AND SOFFITS OF ENCLOSED USABLE SPACE BELOW INTERIOR STAIRWAYS WITH ONE HOUR FIRE RESISTIVE CONSTRUCTION.

2. SLEEPING ROOMS SHALL HAVE A WINDOW OR AN EXTERIOR DOOR FOR EMERGENCY EXIT. WINDOW SILL HEIGHT SHALL NOT EXCEED 44 INCHES ABOVE THE FLOOR WINDOW SHALL HAVE A MINIMUM OF 5.7 SQUARE FEET OF OPENABLE AREA. A MINIMUM OF 24 INCHES NET CLEAR OPENING HEIGHT AND 20 INCHES NET CLEAR OPENING WIDTH

3. CORRIDORS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 INCHES.

4. PROVIDE 42 INCH HIGH GUARDRAILS AT BALCONIES, PORCHES, ETC. SPACE BETWEEN RAILS SHALL NOT EXCEED 4 INCHES.

FIRE DEPT. NOTES:

INTERIOR FINISH SHALL COMPLY WITH CODES AS FOLLOWS: C.B.C. CHAPTER 8.

2. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. (U.F.C. SECTION 9014.4)

3. THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH U.F.C. ARTICLE 87.

PLUMBING NOTES:

THE WORK CONSISTS OF A COMPLETE SYSTEM AS AN EXTENSION OF THE EXISTING SYSTEM INCLUDING SERVICE CONNECTIONS, DRAIN-WASTES, VENT , HOT AND COLD WATER, AND GAS LINES. EXCAVATION AND COMPACTED BACK-FILL REQUIRED AND THE INSTALLATION OF ALL FIXTURES, AND TRIM AND APPLIANCES.

2. SEWAGE CONNECTIONS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE DEPTH AND PROPER SLOPE FOR WASTE LINES PRIOR TO ESTABLISHING FLOOR HEIGHT.

3. MATERIALS SHALL BE STANDARD U.O.N. WATER LINES SHALL BE TYPE K COPPER BELOW GRADE AND TYPE M ABOVE GRADE. WASTE AND VENT SHALL BE ABS/DWV.

4. FIXTURES, TRIM, AND APPLIANCES: THE CONTRACTOR SHALL INSTALL ALL FIXTURES, TRIM AND APPLIANCES TO BE CONNECTED TO THE PLUMBING SYSTEM. THE CONTRACTOR SHALL INSPECT ALL UNITS WHEN DELIVERED TO THE JOB SITE AND REJECT ALL DAMAGED OR INCOMPLETE ITEMS. ALL ACCEPTED UNITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL COMPLETION OF THE JOB.

5. PROVIDE 24" CLEAR (MIN.) @ TOILET FRONT & 15" CLEAR (MIN.) @ CENTERLINE OF TOILET TO TOILET SIDEWALLS.

. PROVIDE WATER CLOSETS WITH A MAXIMUM FLOW OF 1.28 GALLONS FLUSH (GPF).

7. PROVIDE PERMANENT VACUUM BREAKERS AT AT ALL HOSE BIBS, NEW & EXISTING LOCATIONS TYP.

8. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).

9. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).

10. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).

II. PROVIDE MIXING VALVES AT SHOWERS PER SEC. 418.0 CPC 2019 12. GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT

STOPPED AT EACH FLOOR OR CEILING. CBC SECTION 711.6 13. WATER HEATER(S) SHALL COMPLY WITH SEC. 608.3 CPC 2019 FOR THERMAL EXPANSION REQUIREMENTS.

14. STATE HEALTH & SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.

GENERAL NOTES (CONT.):

UNLESS OTHERWISE INDICATED TO BE TO FINISH DIMENSIONS.

33. OWNER TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS/HER PROPERTY LINE IS.

34. UTILITIES EXISTING OR TEMPORARY SHALL BE LOCATED AND MARKED BY THE CONTRACTOR TO AVOID DAMAGE OR PERSONAL INJURY. CONTRACTOR TO PROVIDE ALL TEMPORARY UTILITIES REQUIRED DURING CONSTRUCTION.

35. THE PROJECT AREA AND BUILDING SITE SHALL BE MAINTAINED IN A SAFE CONDITION FREE FROM THE ACCUMULATION OF DEBRIS AND SCRAP MATERIAL

36. THE HIGHEST PROJECTION OF ANY PART OF THE BUILDING INCLUDING CHIMNEYS, VENTS, TOWERS, ETC. SHALL NOT EXCEED 30' ABOVE GRADE (APPLIES TO PROJECTS WEST OF INTERSTATE 5 ONLY)

37. THE CONTRACTOR SHALL, UPON SUBSTANTIAL COMPLETION, FURNISH THE ARCHITECT AND HIS HENCHMEN WITH A CASE OF FINE IMPORTED WINE.

SMOKE DETECTORS:

SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS; IN EACH ROOM USED FOR SLEEPING PURPOSES: IN EACH STORY WITHIN A DWELLING UNIT: INCLUDING BASEMENTS AND HABITABLE ATTICS.

2. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

4. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISION OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION I FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

CARBON MONOXIDE (CO) DETECTORS:

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

2. PROVIDE CARBON MONOXIDE ALARMS IN THE FOLLOWING LOCATIONS: I.) OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). 2.) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

3. SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075.

4. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

5. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

VENTILATION NOTES:

EXHAUST FAN / VENTILATION SYSTEM TO PROVIDE A MINIMUM OF 50 CFM FOR BATHROOM AND LAUNDRY ROOM VENTILATION. DISCHARGE TO THE EXTERIOR OF THE BUILDING NOT CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING.

2. PER SEC. 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

I) FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

3. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS

32. DIMENSIONS ARE TO THE FACE OF STUDS AND/OR CONCRETE BLOCK

GENERAL NOTES:

GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL FEATURES, EQUIPMENT OR FABRICATIONS ON THIS PROJECT TO THE ARCHITECT FOR REVIEW & APPROVAL. FAILURE BY THE GENERAL CONTRACTOR TO PROVIDE ANY SHOP DRAWINGS RELIEVES THE ARCHITECT OF ANY AND ALL RESPONSIBILITY OR LIABILITY FOR THAT ASSEMBLY OR FEATURE.

2. THE SPECIFICATIONS, UNDER SEPARATE COVER, ARE AN INTEGRAL PART OF THESE CONSTRUCTION DOCUMENTS.

3. THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT FOR EARTH WORK AND FOUNDATION EXCAVATION ARE A PART OF THIS WORK. A COPY OF THIS REPORT IS AVAILABLE AT THE OFFICE OF THE ARCHITECT.

4. THE CONTRACTOR SHALL, AS PART OF THIS CONTRACT, FURNISH ALL MATERIAL, LABOR, TRANSPORTATION AND EQUIPMENT AND PROPERLY INSTALL ALL WORK SPECIFIED HEREIN, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED TO COMPLETE THE CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF HIS WORK IN THE MANNER AND FORM PRESCRIBED BY THE PLANS AND SPECIFICATIONS. REPORT DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING ANY FINAL BIDS OR COMMENCING WITH ANY WORK.

6. CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL OTHER TRADES AGAINST DAMAGE OR INJURY CAUSED BY ACTIVITY OF ANOTHER SUBCONTRACTOR OR GENERAL CONTRACTOR. ANY DISCREPANCIES WITH OTHER TRADE'S WORK SHALL BE REPORTED TO THE GENERAL CONTRACTOR AND THE ARCHITECT PRIOR TO COMMENCING ANY WORK.

1. ALL CONSTRUCTION AND INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS WHICH GOVERN THIS TYPE OF CONSTRUCTION. THIS INCLUDES, BUT IS IN NO WAY LIMITED TO, THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (2019), CPC, CEC AND TITLE 24.

8. CONTRACTORS SHALL INDIVIDUALLY WARRANT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE NOTED.

9. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DO NOT SCALE DRAWINGS. THE CONTRACTOR IS TO MMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO STARTING ANY PORTION OF WORK.

IO. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK OR FOR MANUFACTURER'S STANDARD DETAILS AND INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

II. ITEMS SPECIFIED ON PLANS AND SPECIFICATIONS REPRESENT THE TYPE AND QUALITY REQUIRED. SUBCONTRACTORS MAY SUBSTITUTE "EQUAL" ITEMS IN THEIR BID WHEN APPROVED IN WRITING BY THE OWNER AND ARCHITECT.

12. CONTRACTOR SHALL, UPON COMPLETION OF HIS WORK, CLEAN AND CLEAR THE ENTIRE AREA OF ALL DEBRIS OR ANY OTHER MATERIAL CAUSED BY HIS OPERATION.

13. THE OWNER RESERVES THE RIGHT TO CHANGE, INCREASE OR REDUCE THE SCOPE OF THIS WORK. ALL CHANGES TO THIS CONTRACT SHALL BE ROUTED THROUGH THE ARCHITECT.

14. CONTRACTOR SHALL NOT MAKE CHANGES OR DO ANY EXTRA WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR HIS AUTHORIZED REPRESENTATIVE.

15. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED IN, ON, OR AROUND THE JOB SITE OR FOR METHODS OR TIMELINES OF PERFORMANCE OF THE WORK.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR, WITHOUT DAMAGE, OF ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES ENCOUNTERED IN AREAS WHERE EXCAVATIONS ARE NECESSARY AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. UTILITY LINES SHALL BE PROPERLY PROTECTED WHERE THEY MUST BE MAINTAINED UNDER A BUILDING.

18. THESE DRAWINGS ARE ISSUED AS A SET AND ARE NOT TO BE SEPARATED.

19. ALL CONSTRUCTION SHALL CONFORM WITH THE BUILDING DEPARTMENT STAMPED AND APPROVED SET OF DRAWINGS.

20. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, LATEST EDITION, IS HEREBY MADE A PART OF THESE DRAWINGS.

21. THE CONTRACTOR IS TO MAINTAIN ALL EXISTING CONDITIONS IN A WATERPROOF AND PROTECTED STATE DURING THE COURSE OF DEMOLITION AND ALL REPAIR AND CONSTRUCTION WORK.

22. ALL FASTENERS ON THIS PROJECT ARE TO BE CORROSION RESISTANT, I.E. GALVANIZED STAINLESS STEEL OR EQUAL.

23. SMOKE DETECTORS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE IN ANY ROOM AS REQUIRED PER THE CODE.

24. ALL SHEET METAL AND GUTTER INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITIONS OF THE S.M.A.C.N.A. ARCHITECTURAL SHEET METAL MANUAL.

25. ALL SHEET METAL FLASHING MATERIALS ARE TO BE PREPARED (ETCHING) AND PRIMED ON ALL SURFACES PRIOR TO INSTALLATION. TWO COATS OF PAINT ARE TO BE APPLIED TO ALL SURFACES. PROVIDE JOB TOUCHUP PRIOR TO INSTALLATION OF ANY METAL PIECES ON WHICH PRIMER IS SCRATCHED DUE TO TRANSPORTATION OR JOB CONDITIONS.

26. ALL SURFACES, JOINTS, EDGES AND PLANES ARE TO BE MAINTAINED AND COMPLETED IN A WATERTIGHT MANNER. SHOULD THE CONTRACTOR DISCOVER OR HAVE KNOWLEDGE OF ANY DETAIL OR CONDITION THAT MAY NOT BE WATERTIGHT OR COMPETENT, THE CONDITION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR REVIEW AND ANY RECOMMENDATIONS.

27. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE PROPOSED DRAWINGS OR THE ORIGINAL CONSTRUCTION DOCUMENTS THAT WOULD AFFECT THE PERFORMANCE OR INSTALLATION OF ANY TYPICAL OR SIMILAR CONSTRUCTION DETAIL.

28. THIS PROJECT SHALL COMPLY WITH THE 2019: CBC, CEC, CFC, CMC, AND CPC.

29. ALL PRODUCTS AND MATERIALS REQUIRE SHOP DRAWINGS AND SAMPLE SUBMITTAL FOR ARCHITECTS APPROVAL PRIOR TO INSTALLATION.

30. THE CONTRACTOR AND THEIR SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS IN DETAIL INCLUDING DIMENSIONS FOR THE PURPOSE OF DETERMINING THAT THE WORK CAN BE PERFORMED AS SHOWN PRIOR TO PROCEEDING WITH THE WORK. IF ANY CONFLICTS ARISE, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR WITH RELATED WORK.

31. "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS.

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LOT B





LEGEND:

	INDICATES WATER METER
GAS 🏵	INDICATES GAS METER
ELEC	INDICATES ELECTRIC METER
<u> </u>	INDICATES SIGN
FF	INDICATES FINISH FLOOR
CS	INDICATES CONCRETE SURFACE
\otimes	INDICATES GATE VALVE
	INDICATES PROPERTY LINE
KRENERRERRERRERRERRERRERRERRERRERRERRERRE	INDICATES ROCK WALL
	INDICATES WALL
W	INDICATES WATER LINE
S	INDICATES SEWER LINE
	INDICATES WATER SERVICE
	INDICATES SEWER CONNECTION

LEGAL DESCRIPTION:

LOT "A" IN BLOCK 200 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

BASIS OF ELEVATION:

CITY OF SAN DIEGO BENCHMARK: STANDARD STREET SURVEY MONUMENT "M-10" LOCATED AT THE EASTERLY 4' LINE AT THE INTERSECTION OF MISSION BOULEVARD AND SALEM COURT. ELEVATION = 5.105 M.S.L. N.G.V.D. 29 FEET

<u>ELEVATION DATUM NOTE:</u>

THE ELEVATIONS SHOWN HEREON ARE IN RELATION TO THE CITY OF SAN DIEGO BENCH MARK SYSTEM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. ALL ELEVATIONS SHOULD BE RAISED BY 2.23 FEET TO ADJUST TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.





Rabert J. Bateman, P.L.S. 7046

TOPOGRAPHY SURVEY For the exclusive use of: JANET PAN 3812 BAYSIDE LANE SAN DIEGO, CALIFORNIA 92109 San Diego Land Surveying & Engineering, Inc. 7028 Convoy Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354

Date: 10-15-2020	Revised: 6-24-2021	Revised:	
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet	
Drawing: Bayside Lane	3812 Topo A.I	P.N. 423-577-07	





EXISTING & DEMOLITION SITE PLAN)



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

<u>SITE NOTES:</u>

I. NO EASEMENTS ARE KNOWN TO EXIST OR ARE PROPOSED FOR THE SITE.

2. NO BUS STOPS EXIST OR ARE PROPOSED FOR THE SITE. 3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE

PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).

4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT OF PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION I (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

5. "SUBJECT TO INUNDATION" ALL AREAS LOWER THAN ELEVATION IO FT WHICH IS BASE FLOOD ELEVATION PLUS 2 FEET.

6. THE APPLICANT SHALL FLOODPROOF ALL STRUCTURES SUBJECT TO INUNDATION. THE FLOODPROOFED STRUCTURES MUST BE CONSTRUCTED TO MEET THE REQUIEREMENTS OF THE FEDERAL INSURANCE ADMINISTRATION'S TECHNICAL BULLETIN 3-93. ADDITIONALLY, REGISTERED CIVIL ANGINEER OR ARCHITECT MUST CERTIFY PRIOR TO OCCUPANCY THAT THOSE REQUIREMENTS HAVE BEEN MET.

7. PRIOR TO OCCUPANCY, THE APPLICANT SHALL PROCESS A "NON-CONVERSION AGREEMENT" FOR THE GARAGE AREA, SUBJECT TO INUNDATION.

8. THE APPLICANT SHALL ENTER INTO AN AGREEMENT WITH THE CITY WAIVING THE RIGHT TO OPPOSE SPECIAL ASSESSMENT INITIATED FOR THE CONSTRUCTION OF FLOOD CONTROL FACILITIES AND THEIR PERPETUAL MAINTENANCE.

9. THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT TO INDEMNIFY, PROTECT AND HOLD HARMLESS THE CITY, ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OR ACTION, LIABILITY OR LOSS BECAUSE OF, OR ARISING OUT OF FLOOD WATERS.

IO. FILL PLACED IN THE SPECIAL FLOOD HAZARD AREA FOR THE THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DESNITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.

II. THE APPLICANT WILL BE REQUIRED TO CONSTRUCT ALL PUBLIC IMPROVEMENTS TO MEET CURRENT STATE ACCESSIBILITY COMPLIANCE AND CURRENT CITY STANDARDS OR ARE DAMAGED DURING CONSTRUCTION.





inc

LOW WALL @ 3'-O" MAX HGT. WITHIN THE IO'-O" FRONT

SETBACK. (2) ENTRY GATE @ 3'-O" MAX. HGT. (3) FENCE @ 3'-O" MAX. HEIGTH WITHIN IO'-O" SETBACK. (4) FENCE @ 6'-O" MAX. HEIGTH PAST 10'-O" SETBACK.

4.8'

M.S.L

4.8'

M.S.L

4.9'

M.S.L

5.0'

M.S.L

- (5) REAR ENTRY GATE @ 6'-0" MAX. HGT.

- 6 CONCRETE SURFACE.
- (7) LANDSCAPED AREA.
- 8 ELECTIC METER.

- (9) GAS METER.
- (10) EXISTING I" WATER METER TO REMAIN.

- (II) NEW I" WATER METER.
- (12) NEW REDUCED PRESSURE BACKFL DEVICE I" ZURN MODEL 975XL2. NEW REDUCED PRESSURE BACKFLOW PREVENTOR
- RIGHT OF WAY TO BE PAVED WITH STANDARD GREY B
- CONCRETE TO MATCH EXISTING SIDEWALK.
- (14) EXISTING SEMER LINE TO REMAIN.



Ļ	EGEND
	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE
	CENTER OF STREET
	NEW SINGLE FAMILY R

NEW SINGLE FAMILY RESIDENCE
 CENTER OF STREET
LINE

ARTHWORK QUANTITIES:
UT QUANTITIES: 60 [CYD]
ILL QUANTITIES: O [CYD]
XCAVATED FROM FOUNDATIONS: 60 [CYD]
XPORT QUANTITIES: 60 [CYD] EXPORT
IAX. CUT DEPTH: I'
IAX. FILL DEPTH: 1'

SPECIAL NOTE #1: THE PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES

<u>SPECIAL NOTE #2:</u> PRIOR TO THE ISSUANCE OF ANY

CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN.











SECTION A



26'-11 1/4" 34.71' MAX. HEIGHT M.S.L. 17'-7 1/2" 25.4' THIRD FLOOR M.S.L.

O'-O" FIRST FLOOR (BASE FLOOD ELEVATION +2')

-3-0" 4.77' LOWEST ADJ. M.S.L. EX. GRADE



LANDSC	APING LEGEND *	
SHRUBS:		
	FORM: VERTICAL SHRUB FUNCTION: SCREENING DIANELLA VARIEGATA 'TASMAN FLAX-LILY' 5 GAL. MIN. EVERGREEN PERENIAL	
	COLOR FORM: VERITCAL SHRUB FUNCTION: SCREENING CALLISTEMON "BETTER JOHN" 5 GAL. MIN. PERIMETER HEDGE OPTIONAL ALTERNATIVE FOR SHRUE LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER - BROADLEAF EVERGREEN	
HARDSCAPE:		
GROUND	D COVER: MEYER ZOYSIA FORM: SOD FUNCTION: GROUND COVER PELARGONIUM PELTATUM IVY GERANIUM FLATS ANNUAL COLOR OPTIONAL ALTERNATIVES FOR GRO CYNODON DACTYLON BERMUDAGRASS FESTUCA ARUNDINACEA TALL FESCUE	





LANDSCAPE REQUIREMENTS



LANDSCAPE CALCULATIONS:

TOTAL FRONT PROVIDED YARD AREA: TOTAL FRONT PROVIDED LANDSCAPED AREA: TOTAL FRONT PROVIDED HARDSCAPE AREA



TOTAL LANDSCAPED WALK AREA (118 S.F.) > 114.5 S.F. REQ'D

LANDSCAPE NOTES:

I. ALL LANDSCAPE & IRRIGATION SHALL COMFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; THE MISSION BEACH PLANNED DISTRICT; & ALL OTHE CITY & REGIONAL STANDARDS.

2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTAINENCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMC 142.0403).

3. LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHAZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCROACH OR OVERHANG INTO THE COURTS AND PLACES RIGHT-OF-WAY BELOW MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE

PUBLIC-RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 1513.0402(a)(2)).

4. MAINTENANCE: AKK REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS & LITTER CONDITION & ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF PERMIT.

5. ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL. 6. ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-O" IN

HEIGHT. 7. MULCH: ALL REQUIRED PLATING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC

142.0413(b)). 8. 100% OF ALL REQUIRD YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3'-O" IN HEIGHT AND PAVED AREAS (LDC 1513.0402(a)(1)).

SITE NOTES:

I. THIS PROJECT SHALL NOT EXCEED 30' IN HEIGHT IN COMFORMANCE WITH SDMC SECTION 132.0505(a)).

2. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.

3. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.

4. PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW \$ EXISTING STRUCTURES VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4) MIN. SIZE OF NUMBERS SHALL BE 12".

5. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG & E.

SITE KEY

INDICATES PROPERTY LINE

INDICATES PROPERTY LINE

NOTE: ALL PROPOSED LANDSCAPING IN REQ. YARD AREAS SHALL BE MAINTAINED AT A HEIGHT OF 3' OR LOWER, ALL FRONT YARD WALLS TO BE NO GREATER THAN 3' IN HEIGHT.



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PROPOSED FLOOR PLANS

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