

**La Jolla Shores Planned District Advisory Board**  
**La Jolla Recreation Center**  
**615 Prospect Street, La Jolla CA 92037**

Please provide the following information on this form for calendaring your project on an upcoming La Jolla Shores Planned District Advisory Board meeting.

**For Information Items**

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): K4
- Address and APN(s): \_\_\_\_\_
- Project contact name, phone, e-mail: \_\_\_\_\_
- Project description: (N) SFR. TO REPLACE (E) HOME.
- In addition to the project description, please provide the following:
  - lot size: 81 ACRE 35,415 FT.
  - existing structure square footage and FAR (if applicable): 3400 sq'
  - proposed square footage and FAR: 7091 .20%
  - existing and proposed setbacks on all sides: FX-0 SY-4 SX-4 -RY- (N) B/W SET BACKS THE SAME REAR BASED ON ESK. LINE
  - height if greater than 1-story (above ground): \_\_\_\_\_
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): GENERAL OPINION

**For Action Items**

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): PTS# 522708 NAME K4 RESIDENCE.
- Address and APN(s): 7595 HILLSIDE DR. APN. 352-141-0100
- Project contact name, phone, e-mail: JESS GONZALES .(619) 292-5520 JESSGONZALES4299@GMAIL.COM
- Project description: (N) 2-STORY SFR. 5 BEDROOM - 3 CAR GARAGE WITH BASEMENT AREA.
- In addition, provide the following:
  - lot size: 8169 FT. 35,415'
  - existing structure square footage and FAR (if applicable): \_\_\_\_\_
  - proposed square footage and FAR: 3400
  - existing and proposed setbacks on all sides: \_\_\_\_\_
  - height if greater than 1-story (above ground): \_\_\_\_\_

**Exhibits and other materials to provide:**

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits, which can contain the following:
  - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;

**(CONTINUED ON THE NEXT PAGE)**

- B. Elevations for all sides;
- C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
- D. If the proposal is for a building with more than one story, show:
  - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
  - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
  - the height of neighboring buildings compared to the proposed structure's height.



- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

**PLEASE DO NOT PROVIDE THE FOLLOWING:**

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects.

Thank you,

Marlon I. Pangilinan  
Senior Planner  
Planning Department  
9485 Aero Drive MS 413  
San Diego CA 92123  
619-235-5293  
[www.sandiego.gov/planning](http://www.sandiego.gov/planning)



**CDGI**  
C O N C E P T O  
T. 619.858.2345 F. 619.858.2344  
P.O.Box. 84180 San Diego Ca. 92138  
office@cdgius.com www.cdgius.com



7595 HILLSIDE DR. LA JOLLA, CA. 92037

ADDRESS:

NOTES

STORM QUALITY NOTES

THIS PROJ.ET SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT. THE CITY OF SAN DIEGO DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT & MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPs WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREETS (S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.

2) ALL STOCKPILES OF SOIL &OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN 7 CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY W'S A DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

3) A CONCRETE WAHOUTSH SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.

4) THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORK ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.

5) ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

6) THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

7) POST CONSTRUCTION BMP NOTE: ALL REPLACED AND NEW IMPERVIOUS SURFACES TO DRAIN TO NEARBY LANDSCAPED AREAS FOR FILTRATION PURPOSES.

GENERAL NOTES

01. SEE SHEET C-1 (GRADING & DRAINAGE) FOR ALL EXISTING AND PROPOSED UTILITIES ON THE SITE OR IN THE ADJACENT RIGHT OF WAY.

02. PROVIDE BUILDING ADDRESS NUMBER VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-004.

03. NO EXISTING STOP STOP.

04. NO FIRE HYDRANTS WITHIN 600 FEET

05. DECK NOTE: IGNITION-RESISTANT MATERIALS THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-74-A AND SFM STANDARD 12-74-5.

MECHANICAL NOTES

01. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL

02. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING LAUNDRY EXHAUST FOR HUMIDITY CONTROL

ENERGY EFFICIENCY NOTES

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

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

GREEN CODE NOTE

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

02. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM)

03. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTES (GPM)

04. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM)

05. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW 1.28 GALLONS PER MINUTE (GPM)

06. PER 2013 CGBSC SEC 4.303.1.3.2. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEAD AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME

07. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS

08. PER 2013 CGBSC SEC 4.303.1. 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

09. PER 2013 CGBSC SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

A. FANS SHALL ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING

B. 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 RANGES OF 50 TO 80 PERCENT

10. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE GPM AND A LARGE METER SIZE REQUIREMENT:

OWNER SIGNATURE: \_\_\_\_\_

GREEN BUILDING NOTES CON'T

09. AEROSOL PAINTS AND COATING SHALL BE COMPLAINT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.3.2 OF THE CALIFORNIA GREEN BUILDING CODE.

10. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE.

11. CARPET AND CARPET SYSTEM SHALL BE COMPLAINT WITH VOC LIMITS (SECTIONS4.504.3) A LETTER FROM THE CONTRACTOR, SUB-CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.

12. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING

A. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOL, (CHPC) HIGH PERFORMANCE PRODUCT DATABASE

B. PRODUCTS COMPLAINT WITH CHPS CRITERIAL CERTIFIED UNDER THE GREEN GUARD CHILDREN & SCHOOL PROGRAM

13. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED IN THE INTERIOR OR 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 4.50.5 AND TABLE 4.504.5 OF CALGREEN

14. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUB CONTRACTOR 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.

15. 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

16. THE MOISTURE CONTENT OR BUILDING MATERIAL USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURES CONTENT SHALL BE VERIFIED BY EITHER PROBE TYPE OR CONTRACT TYPE MOISTURE METER .

NOTES

STORM QUALITY NOTES

THIS PROJ.ET SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT. THE CITY OF SAN DIEGO DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT & MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPs WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREETS (S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.

2) ALL STOCKPILES OF SOIL &OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN 7 CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY W'S A DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

3) A CONCRETE WAHOUTSH SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.

4) THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORK ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.

5) ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

6) THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

7) POST CONSTRUCTION BMP NOTE: ALL REPLACED AND NEW IMPERVIOUS SURFACES TO DRAIN TO NEARBY LANDSCAPED AREAS FOR FILTRATION PURPOSES.

GENERAL NOTES

01. SEE SHEET C-1 (GRADING & DRAINAGE) FOR ALL EXISTING AND PROPOSED UTILITIES ON THE SITE OR IN THE ADJACENT RIGHT OF WAY.

02. PROVIDE BUILDING ADDRESS NUMBER VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-004.

03. NO EXISTING STOP STOP.

04. NO FIRE HYDRANTS WITHIN 600 FEET

05. DECK NOTE: IGNITION-RESISTANT MATERIALS THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-74-A AND SFM STANDARD 12-74-5.

MECHANICAL NOTES

01. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL

02. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING LAUNDRY EXHAUST FOR HUMIDITY CONTROL

ENERGY EFFICIENCY NOTES

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

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

GREEN CODE NOTE

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

02. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM)

03. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTES (GPM)

04. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM)

05. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW 1.28 GALLONS PER MINUTE (GPM)

06. PER 2013 CGBSC SEC 4.303.1.3.2. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEAD AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME

07. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS

08. PER 2013 CGBSC SEC 4.303.1. 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

09. PER 2013 CGBSC SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

A. FANS SHALL ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING

B. 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 RANGES OF 50 TO 80 PERCENT

10. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE GPM AND A LARGE METER SIZE REQUIREMENT:

OWNER SIGNATURE: \_\_\_\_\_

GREEN BUILDING NOTES CON'T

09. AEROSOL PAINTS AND COATING SHALL BE COMPLAINT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.3.2 OF THE CALIFORNIA GREEN BUILDING CODE.

10. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE.

11. CARPET AND CARPET SYSTEM SHALL BE COMPLAINT WITH VOC LIMITS (SECTIONS4.504.3) A LETTER FROM THE CONTRACTOR, SUB-CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.

12. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING

A. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOL, (CHPC) HIGH PERFORMANCE PRODUCT DATABASE

B. PRODUCTS COMPLAINT WITH CHPS CRITERIAL CERTIFIED UNDER THE GREEN GUARD CHILDREN & SCHOOL PROGRAM

13. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED IN THE INTERIOR OR 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 4.50.5 AND TABLE 4.504.5 OF CALGREEN

14. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUB CONTRACTOR 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.

15. 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

16. THE MOISTURE CONTENT OR BUILDING MATERIAL USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURES CONTENT SHALL BE VERIFIED BY EITHER PROBE TYPE OR CONTRACT TYPE MOISTURE METER .

SYMBOL LEGEND

NORTH ARROW

LEVEL HEADS

DATUM/WORK POINT

CENTERLINE

STEP SYMBOL

NEW SPOT ELEVATION

(E) SPOT ELEVATION

FLOW ARROW

REVISION CALLOUT AND CLOUD

WALL TAG

BUILDING SECTION REFERENCE

DETAIL SECTION REFERENCE

SHEET NUMBER

ELEVATION REFERENCE

WALL SECTION REFERENCE

DETAIL CALLOUT REFERENCE

W/ ROOM FINISHES

ROOM NAME: W/ ROOM #

101 MASTER BEDROOM

101 MASTER BEDROOM

150 SF

DOOR TAG

WINDOW TAG

FIXTURE TAG

MATERIAL TAG

KEYNOTE

EQUIPMENT

ELECTRICAL

MECHANICAL

PLUMBING

CEILING TAG

TECTUM

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101



GENERAL PROVISIONS

1.0 All work shall comply with the applicable state and local ordinances and with the 2016 California Residential Code and 2016 California Building Code and TITLE 24.

1.0.A These plans shall comply with the California building standards code found in state of California title 24 CCR as amended and adopted by the County of San Diego .

Drawings and specification represent the finished structure. The Contractor or Builder shall be responsible for the means and methods of construction, including shoring and temporary bracing. The Contractor shall undertake all necessary measures to insure the safety of all persons and structures at the job site and adjacent to the site. Observation visits by the Designer does not include review of these measures or any of the Contractor's or Builder work.

The Contractor Builder is responsible for verification of on-site dimensions and conditions and report discrepancies immediately to the Owner. The soils report, the structural calculations, and the energy calculations as well as the recommendations contained therein, are an integral part of the contract documents.

1.1. The intentions of these documents is to include labor, materials, services, equipment, and transportation necessary for complete and proper execution of the work indicated on the drawings and the work that can be reasonably inferred therefrom as begin the drawings shall not be scaled for measurements.

1.2 The designer will visit the site occasionally to familiarize himself generally with the progress and determinate, in general, if the work is proceeding in accordance with the Contract Documents. The Designer will have the authority to reject work that does not conform to the Contract Documents.

1.3 If the Contractor fails to correct defective work as identified by the Owner or the Designer or persistently fails to carry out the work in accordance with the Contract Documents, the Owner, by a written order signed personally, may order the Contractor to stop work (or any portion thereof) until such order has been eliminated.

1.4 The Owner reserves the right to perform work related to the project with his own forces without interfering with the Contractor's schedule or performance.

1.5 The general building permit and plan check fees shall be paid by the Owner. The Designer will secure plan checked, building department approved architectural and structural drawings. All other permits shall be obtained and paid by the Owner or the Contractor.

1.6 The Contractorshall purchase and maintain such insurance as will protect him from claims which may arise out of or result from the Contractor's operations under the Contract, whether such operations be by himself or by any Subcontractor or by anyone directly or indirectly employed by any of them or by any one for whose act any of them may be liable.

The insurance required shall be written for not less than any limits of liability specified in a contract or required by law, whichever is greater.

Certificates of insurance acceptable to the Owner shall be filled by the Owner prior to commencement of the work. these certificates shall contain a provision that coverages afforded under the policies will not be cancelled until at least thirty days prior written notice has been given to the Owner.

The Owner shall purchase and maintain property insurance upon the entire work at the site to the full insurable value thereof. This insurance shall include the interests of the Owner, the Contractor, and the Subcontractors in the work and shall insure against the peril of fire and extended coverage.

1.7 CLEAN-UP. The Contractor shall at all times keep the premises free from accumulations of waste materials or rubbish resulting from his operations. At the completion of the work, the Contractor shall remove all this waste materials and rubbish from and about the project as well as all of this tools and construction equipment, machinery, and any surplus materials. Final cleaning shall include: broom clean all paved areas on the site any adjacent public areas. Remove all traces of soil, waste materials, smudges and other foreign matter from all interior and exterior surfaces. Clean all glass

RECORD DOCUMENTS. The permit set of documents shall be kept intact and shall not be marked up, and shall be returned to the Owner after the final inspection. A complete set of drawings shall be identified at the start of the job as "Record Documents". All as-built conditions shall be recorded on this set in colored pencil.

1.8 Collect all equipment brochures, warranties, and instructions manuals into a binder and present to the Owner upon substantial completion of job.

The Contractor warrants the Owner and the Designer that all materials and equipment furnished under this Contract shall be new unless otherwise specified, and that all work will be of good quality, free from faults and defects, and in conformance with the Contract Documents. All work not confirmed to these requirements, including substitutions not properly approved and authorized, may be considered defective. If required by the Designer, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

1.9 The contract Documents have been checked by the Designer and to the best of Designer's Knowledge and are reasonably free from errors, omissions, conflicts, inconsistencies, code violations, and improper use of materials.

1.10 The Contractor shall, however, carefully study the Contract Documents, and coordinate the comments of all Subcontractors, to prepare a list of Exceptions to be resolved prior to the start of work.

The list of Exceptions shall contain the words "No Exceptions" or Listof Exceptions to the Contract Documents along with any errors, omissions, conflicts, inconsistencies, code violations, and improper use of materials discovered in the Contract Documents.

1.11 The listing of Exceptions does not obligate the Contractor to correct these problems without written permission from the Owner. The Contractor shall not start any portion of the work that is affected by the Exceptions until solutions have been agreed upon and documented. The Designer shall assist the Owner and the Contractor in resolving the conflicts in the Contract Documents that have been identified.

SITEWORK

Take all necessary measures to fully protect adjacent properties and the underground and overhead utility lines.

Excavations shall be kept free of standing water

Where excavations are made to depths greater than indicated, they shall be filled with concrete as specified for footings, under footings and foundations, and with properly compacted soil in all other areas.

Backfills shall be compacted to a minimum of 90 percent density and shall be done in layers of 1'-0" maximum.

PAVING

Install paving in thicknesses as indicated on the drawings over fine graded subgrade that is compacted to 95% for at least 6" deep. The entire thickness of the base course shall be compacted to 95% as well water.

Apply weed-control chemical in strict accordance with the printed instructions of the manufacturer.

The base material aggregate size shall not exceed 3/4".

ROUGH CARPENTRY

Framing lumber shall be Douglas Fir/Larch #2 or better as noted on the structural drawings.

Provide 2x backing for all wall hung cabinets, shelving, handrails, light fixtures, accessories, etc. The framing hardware shall be Simpson Strong-Tie or equivalent.

FINISH CARPENTRY

Door frames, stops, and trim:

Doors are painted or otherwise finished as noted in the door schedule.

All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.

Surfaces.

All work shall be machined or hand sanded, sharp edges and splinters removed and surfaces completely prepared for finishing.

Full length continuous boards shall be used wherever applicable or specifically noted in the drawings or indicated by the Owner.

FITTING AND HANGING DOORS

Each door shall be accurately cut, trimmed, and fitted to the proper frame and hardware with due allowance for painters' finishes.

Clearance at the lock and hanging stiles at the top shall not exceed 1/8". Clearance at the bottom shall be adjusted for the floor finish per the finish schedule including carpeting.

Lock stile edges shall be beveled.

Door shall operate freely, but not loosely, without sticking or binding and without hinge bound conditions, and with all hardware properly adjusted and functioning.

CABINETS AND COUNTER TOPS

Cabinets shall meet the requirements of the Woodwork Institute of California for Premium Grade.

Type and finishes of materials are indicated on the drawings.

The cabinet work manufacturer / contractor shall verify all dimensions of appliances and cabinetwork prior to fabrication or installation to insure that all items fit properly and that normal operations of all drawers, doors, etc..., is maintained. The cabinet work manufacturer/ contractor shall notify the Designer of and changes required in the cabinet work design prior to fabrication or installation of Wood work shall be accurately scribed to the fit adjoining cabinets.

THERMAL AND MOISTURE PROTECTION

Furnishing and install unfaced blanket insulation with R-values as indicated below. Support the insulation with wire, netting, etc..., where required to prevent it from falling.

Install R19 insulation in unconditioned floors and ceilings, R19 in wood studs walls.

Provide foil or kraft paper facing where indicated.

Where acoustical insulation is indicated, provide 3" bath insulation with a minimum density of 4 pcf.

The insulation installer shall post a signed certificate in a conspicuous place in the building stating that the insulation complies with Title 24, Chapter 2-53 and Title 20, Chapter 2, Subchapter4, Article 3.

SEALANTS

All openings in the building envelope shall be caulked or otherwise sealed including:

1.- Exterior joints around door and window frames. Between wall plates and floor or ceiling, rim joist, masonry fireplace, etc...

2.- Openings for plumbing, electrical , and mechanical work in walls, ceilings, and floors.

3.- Openings in attic/ceiling.

Seal top and bottom edges drywall and sound insulated walls with acoustical sealant. For sealing of exterior joints at metal-to metal, metal-to-plaster, plaster-to-masonry, etc..., use Vulkem 116 or Tremco Dymonic. For joints in decks, pavings, etc..., use Vulkem 45 or Sonalistic One.

For interior joint sealing other than wet locations use "Tremco Acrylic Latex Caulk" or "Sonalac". In wet locations, use DOW 786 or GE SCS1702. Apply sealants in color that matches one of the adjacent materials. Verify selections with the Owner.

Thoroughly clean all joints to be sealed and apply a prime where recommended by the sealant manufacturer.

FLASHING AND SHEET METAL

Furnish and install sheet metal flashing, gutters, copings, etc..., where indicated on the drawings.

Provide 26GA galvanized iron unless noted otherwise.

DAMP PROOFING

On all exterior surfaces of walls below grade apply Tremproof 60, BIPCO DRI-SHIELD, or similar material meeting ASTM C-836-78, following the manufacturers instructions.

Surfaces to receive dampproofing shall be smooth and free of loose dirt, excess mortar, etc....

Install AMOCOR Polystyrene protection board or similar material before backfilling dampproofed Walls.

MEMBRANE WATERPROOFING

Where buried membrane waterproofing is indicated, install a single ply of Jilly Seal and protect with AMOCOR protection board.

EXTERIOR DECK COATING

On balconies, decks, etc..., or where a waterproof coating is indicated, apply BIPCO DRE-SHIELD SEALER with metal edge flashing. In a color be selected by the Owner.

MEMBRANE ROOFING

Under clay and concrete tile, or wood shakes and shingles, install one layer of 30# min. felt lapped a minimum of 6" and securely fastened to the roof sheathing.

On "flat" roofs install VIP #3500 liquid applied roof system in strict accordance with the manufacturer instructions for substrate preparation and application of materials.

FIRE PREVENTION

Access motorized gates will have an opticom device and Knox key override switch.

Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials. (SDMC sec 145.0704 (a))

-Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for building wiring without the removal of interior finishes. Smoke detectors will be installed according to the 2016 CRC Section R314.

- Where a permit is required for alterations, repairs, or additions exceeding \$1000 in valuation, dwellings with attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm. 2016 CRC R315.2

- Carbon monoxide alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for building wiring without the removal of interior finishes. Smoke detectors will be installed according to the 2016 CRC Section R315.1.1 Exception 2

VENTING AND EAVES

Ventilation openings located in exterior walls of buildings, providing ventilation to underfloor and attic spaces shall comply with section 704A.2 and (SDMC section 145.0706 (a))

The size of individual ventilation openings not exceed 144 square inches (SDMC section 15.0706 (a))

Ventilation openings shall be covered with non-combustible corrosion-resistan mesh. Mesh openings shall be 1/4 inch. (SDMC section 145.0706 (a))

Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or non-combustible construction on the exposed underside.

EXTERIOR WALLS

Exterior walls covering shall be approved non-combustible or ignition-resistant material, or shall be of heavy timber or log wall construction, or should be constructed to provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1

Exterior wall coverings from top of foundation to the roof, and terminate at 2-inch (50.8mm) nominal solid wood blocking between rafters at all roof overhangs or in the case of enclosed eaves terminate at the enclosure.

DOORS AND WINDOWS

All door shall be a minimum of 1-3/8" thick solid or hollow core and of type as indicated on the door schedule.

Window types and sizes are based on those manufactured by windowmaster with glazing as per window schedule.

Field glazing shall be installed 1 non-hardening glazing compound and stops as detailed.

Finish hardware shall be selected by the Owner.

Exterior windows, window walls, gazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of the tempered pane, or glass block units, or have fire-resistance rating of not less than 20 mins, when tested according to NFPA 257, or common to the performance requirements of SFM12-7A-2

Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-a or shall be of approved noncombustible construction, or solid core wood having stiles and and rails not less than 13/8 inches thick with interior panel thickness no less than 11/4 inches thick, or shall have a fire resistance rating of not less than 20 mins when tested according to NFPA 257.

Glazing materials used in skylights, roofs and sloped walls on buildings located within 300 feet in any direction, of the boundary between brush management zones one and two as defined in Section 142.0412 of the Land Development Code. Shall be tempered glass or multilayered glass. (SDMC sec 145.0706 (C)).

Glazing frames made of vinyl materials shall have welded corners. metal reinforcement in the interlock area and be certified to the most current edition of ANSI/AAMA/NWWDA 1011/S.2 struct. requirements. (SDMC sec 145.0705 (a) 1)

FINISHES

Spackle and tape all joints, verify texture with the Owner prior to application.

DRYWALL shall be 5/8" thick, type X where indicated.

INTERIOR PLASTER shall consist of one Imperial basecoat applied over imperial gypsum base per manufacturers instructions.

Exterior corners shall be slightly eased.

Verify texture of finish coat with the Owner prior to application.

CERAMIC TILE shall be applied in mortar where indicated. Follow the recommendations of the Ceramic Tile Institute.

Tile work shall be laid out in such a way that no cut tiles of less than 1/2 a hole tile occur.

Carpet, marble, granite, hardwood flooring, and sheet vinyl or ceramic tile flooring are not part of this contract.

PAINTING shall be done in accordance with the instructions of the selected paint manufacturer which are based on Sinclair paint products:

EXTERIOR and in conformance with the systems outlined below,

METAL, Ferrous:

1.- Prime coat: Chrome Oxide Primer #15

METAL, Galvanized:

WOOD (EAVES):

INTERIOR

GYPSUM DRYWALL, Semi- gloss:

GYPSUM DRYWALL, Flat:

FERRROUS METAL

GALVANIZED METAL/ALUMINIUM:

WOOD OPAQUE FINISH:

Flashing, roof jacks, and other miscellaneous material.

All registers and grills shall be painted in eggshell finish in colors to match walls.

\* SPECIFIC COLOR TO BE CHOSEN BY THE OWNER.

accessories shall be painted to match the adjacent

PLUMBING

Furnish and Install shut-off valves and shock stops for ahw and acw at each fixture.

Obtain approval from Owner for C.O. locations prior to installation.

Combnive V.T.R.'s in roof or attic to keep roof penetrations to an absolute minimum.

Locate main water shut-off value and the pressure regulator (if required) in an inconspicuous but readily accesible location.

-Provide 5 air changes per hour for bathroom and laundry room ventilation

-All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with "type X gypsum board" or asimilar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required."

Loop the HW system in such a way that no fixture is more than 8'-0" away from the loop. Furnishing and install a Grundfoss pump in the loop, controlled by a timer.

All Cw and HW piping are to be copper.

Insulate all HW piping with a minimum of 1/2" polyce.

Install dielectric unions at all connections between copper and steel piping.

All waste piping to be cast iron or ABS schedule40.

All fixtures and trim to be selected by the Owner.

Gas vents and non-combustible piping in walls passing through three floors or less shall be effectively draft-stopped at each floor or ceiling.

Hose bibs and lawn sprinkler systems shall have approved backflow prevention devices.

-Provide faucets with a maximum flow of 2.2 gallons per minute (GPM).

-Shower heads with a maximum flow of 2.5 gallons per minute (GPM).

-Provide ultra flush toilets

ELECTRICAL

-Lighting in bathrooms, Garages, Laundry rooms and Utility rooms shall either be high efficacy or shall be controlled by an occupant sensor". All luminaires shall either be high efficacy or shall be controlled by an occupant sensor or dimmer. Closet that are less than 70 square foot are exempt from this requirements.

identify size and location of paneeles, mains, and meters and obtain Owner's aproval before starting the electrical work.

Home wire all T.V. and Telephone outlets. All switches to be of quiet type. The color of all exposed trim is to be selected by Owner.

All lighting fixtures are to be selected by the Owner.

Electrical system ground to be provide in accordance with NEC Article 250.81.

Convenience outlets in bathrooms, kitchen counterstops within 6 feet of a sink, outdoors, and in garages (other than laundry outlets or similar) shall be Ground Fault Indicator, (GFI), protected.

All bedroom outlets shall be Arc Fault Circuit Interrupt (AFCI) protected.

FIRESTOPS

Firestopping shall be provide in the following locations:

A. In concealed space of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10 foot intervals along the length of the wall.

EXCEPTIONS: Fire stops may be omitted at floor and ceiling levels when approved smoke-actuated fire damper are installed at these levels.

B. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings;

C. Intersections spaces between stair stringers at the top of the bottom of the run and beteen studs along and in the line with the run or stairs if the walls under the stairs are unfinished;

D. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a pasanger for fire at ceiling and floor levels, with noncombustable materials

Fire stops shall consist of:

A 2 inches nominal lumber or two thicknesses of 1 inch nominal lumber with broken lap joints or one thickness or one thickness of 3/4 inch plywood with joints backed by 3/4 inch plywood; or

B Gypsum board, cement asbestos board mineral board or other approved materials securely fastened in place.

Walls having parallel or staggered studs for sound transmission control shall have fire stops of mineral wool or other approved non-rigid material.

Provide smoke detectors in all existing existing and proposed sleeping rooms and hallways or areas leading each sleeping rooms. Smoke detectors for new sleeping rooms must be hard wired and interconnected with battery back up capability. CRC Sec 310.9

Installation of smoke detectors will comply with CRC sec. 310.9

MEAN OF EGRESS

1. SWING: EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS.

2. LOCKING DEVICES: EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR

ANY SPECIAL KNOWLEDGE OR EFFORT. ALL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

3. PANIC HARDWARE: EXIT AND EXIT-ACCESS DOORS SERVING GROUP A , E OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE AND ANY GROUP H OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.

4. CORRIDOR WIDTH: THE WIDTH OF CORRIDORS SHALL NOT BE LESS THAN 44" WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. CORRIDORS SERVING AND OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36". THE REQUIRED WIDTH OF CORRIDORS SHALL BE UNOBSTRUCTED.

5. CORRIDOR DOORS: ALL EXIT-ACCESS DOORWAYS AND DOORWAYS FROM UNOCCUPIED AREAS TO A CORRIDOR SHALL BE PROTECTED BY TIGHT-FITTING SMOKE- AND DRAFT-CONTROL ASSEMBLIES HAVING A

FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL FOLLOWED BY THE LETTER 'S'. DOORS TO BE SELF-CLOSING OR AUTOMATIC CLOSING.

6. EXIT CONTINUITY: EXITS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED MEANS OF EGRESS TO A PUBLIC WAY. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

7. POSTING OF ROOM CAPACITY: ANY ROOM OR SPACE THAT IS AN ASSEMBLY, DINING, DRINKING OCCUPANCY OR SIMILAR WHERE FIXED SEATS ARE NOT INSTALLED SHALL HAVE THE MAXIMUM CAPACITY OF THE ROOM POSTED IN A CONSPICUOUS PLACE ON AN APPROVED SIGN NEAR THE MAIN EXIT OR EXIT-ACCESS DOORWAY FROM THE ROOM.

8. EXIT SIGN LOCATIONS: THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.

9. EXIT SIGN GRAPHICS: EXIT SIGNS SHALL HAVE THE WORD "EXIT" ON THE SIGN IN 6" HIGH BLOCK CAPITAL LETTERS AND 3/4 INCH WIDE ON HIGH CONTRASTING BACKGROUND.

10. EXIT SIGN ILLUMINATION: EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES FROM EITHER TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE.

11. EXIT SIGN POWER SOURCE: EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.

12. MEANS OF EGRESS ILLUMINATION: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

13. LOW-LEVEL EXIT SIGNS: APPROVED LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL CORRIDORS SERVING GROUP A, E, I, AND R-1 OCCUPANCIES.

OCCUPANT LOAD

RESIDENTIAL BUSINESS AREA 200 GROSS

PARKING GARAGE 100 GROSS

MECHANICAL DECKS 200 GROSS

300 GROSS

15 GROSS

PROPOSITION D NOTES

01. The highest point of the roof, equipment, or any vent, pipe, antenna or other projections shall not exceed 30 feet above grade.

02. A pre-construction inspection is required due to the height of the proposed structure being within one foot of the maximum height allowed in the Coastal Height Limit Overlay Zone (Proposition D). The preconstruction inspection must be schedule and cleared by the field inspector before any subsequent inspections can be scheduled. Call (885) 581-7111 to schedule the pre-construction inspection. Contact the Inspection services office at (858) 492-5070, if you have any questions pertaining to the pre-construction inspection

ENERGY EFFICANCY

01. An electronically signed and registered installation Certificate (s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF1R Certificate of Occupancy will not be issued until form CF2R is reviewed and approved

02. An electronically signed and registered Certificate (s) of field verification and Diagnostic Testing (CF3R) shall be posted at the building site by certified HERS rate. A registered CF3R will have a unique 25-digit registration located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R Certificate Occupancy will not be issued until CF3R is reviewed and approved

MECHANICAL NOTES

01. Window operation is not a permissible method of providing bathroom exhaust for humidity control

02. Window operation is not a permissible method of providing laundry exhaust for humidity control

ENERGY EFFICIENCY

01. 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



PLANT LEGEND				
STREET TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY
M	MELALEUCA QUINQUENRVIA	CAJPUT TREE	24" BOX	2
KP	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	24" BOX	2
TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY
K	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	14' B.T.H.	6
P	PHOENIX ROEBELENII	PYGMY DATE PALM	4' B.T.H.	8
PP	PHOENIX ROEBELENII	PYGMY DATE PALM DOUBLE TRUNK	5' B.T.H.	1
SHRUBS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY
A	AGAVE 'SILVER LINING'	CEDROS ISLAND AGAVE	1 GAL.	17
AA	AGAVE AMERICANA	CENTURY AGAVE	5 GAL.	5
K	ANIGOZANTHOS 'BUSH DAWN'	YELLOW KANGAROO PAW	1 GAL.	73
RP	CALANDRINIA 'SHINING PINK'	ROCK PURSLANE	5 GAL.	7
J	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL.	7
GROUNDCOVER				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SQFT
	3-5" CRUSHED ROCK COLOR T.B.D.			1,640
	ENCELIA CALIFORNICA	CALIFORNIA BRITTLEBUSH	1 GAL. 4' O.C.	200
	CAREX SUBFUSCA	RUSTY SEDGE	1 GAL. 12" O.C.	140

MISC.	
SYM	DESCRIPTION
	BRUSH MANAGEMENT ZONE 1
	BRUSH MANAGEMENT ZONE 2

LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL BE IN CONFORMANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS MANUAL ORDINANCE AND REQUIREMENTS OF THE JOLLA SHORES PLANNED DISTRICT ORDINANCE.
- THIS PROJECTS ZONE 1 SHALL BE IRRIGATED BY A PERMANENT AUTOMATED SYSTEM WITH ALL VALVES AND PIPING INSTALLED BELOW GRADE. ZONE 2 TO USE ABOVE GROUND TEMPORARY IRRIGATION IN DISTURBED AND RE-VEGATED AREAS.
- THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE SYSTEM AND LIMIT THE WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE.
- ALL PLANTING AREAS ARE TO RECEIVE A 3" LAYER OF ECO-MULCH.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT LANDSCAPE AND IRRIGATION SYSTEMS.
- THIS PROJECT IS LOCATED IN A VERY HIGH FIRE HAZARD ZONE THIS PROJECT PROPOSES TO PROVIDE A 35' WIDE ZONE 1, AND FROM ZONE 1 TO PROPERTY LINE OR 65' ZONE 2.

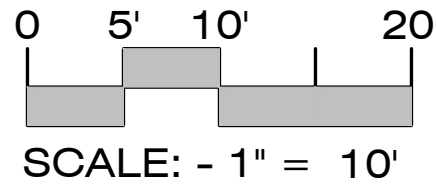
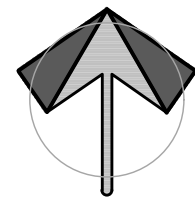
ZONE-1: EXISTING LANDSCAPE SHALL HAVE AN AVERAGE MAXIMUM MATURE HEIGHT OF 24" OR LESS, OR WILL BE MAINTAINED AT 24" OR LESS.

ZONE-2: INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 18" IN HEIGHT MAY BE RETAINED, PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30% OF THE TOTAL ZONE-2 AREA. SHRUBS IN NEW PLANTING AREAS (IF NEEDED) SHALL HAVE AVERAGE MAXIMUM MATURE HEIGHT OF 24" OR LESS OR WILL BE MAINTAINED @ 24" OR LESS..

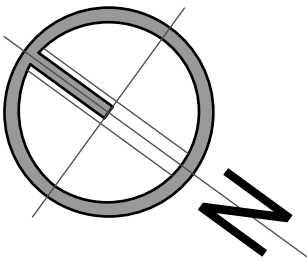
- REPLANTING OF EXISTING SLOPES: RE-VEGETATE ANY DISTURBED SLOPE ACCORDING TO LANDSCAPE PLAN SHEET L1.
- ALL LANDSCAPE PROVIDED TO MEET THE 30% AREA REQUIREMENTS SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE; ALL REQUIRED LANDSCAPE INSPECTIONS MUST BE OBTAINED PRIOR TO ISSUANCE OF THE FINAL INSPECTION.
- REFER TO THE CITY OF SAN DIEGO LDC, SECTION 142.0412 (g) & (h) FOR ADDITIONAL BRUSH MANAGEMENT REQUIREMENTS.
- NON-NATIVE PLANTS READILY CAPABLE OF REPRODUCING AND SPREADING INTO NATIVE, NO-IRRIGATED AREAS ARE PROHIBITED IN ALL TRANSITIONAL LANDSCAPES.
- GRADES / DISTURBED PAD AND SLOPE AREAS SHALL BE HYDROSEED TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF THE BUILDING DOES NOT OCCUR WITH 30 DAYS OF GRADING. HYDROSEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
- MINIMUM TREE SEPARATION DISTANCE:  
TRAFFIC SIGNALS / STOP SIGNS - 20 FEET  
UNDERGROUND UTILITY - 5 FEET (10' FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) 10 FEET  
INTERSECTION (INTERSECTING CURB LINES OF TO STREET) -25 FEET
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED IN ZONE 1, ZONE 2 TO BE PERMANENTLY REVEGETATED AND A TEMPORARY IRRIGATION SYSTEM SHALL BE INSATLLED, AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARD IN THE SAN DEIGO MUNICIPAL CODE, SECTION 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCES.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREAS SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
- MAINTENANCE: AL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OFF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0403(b)(10).
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICE DEPARTMENT WITHIN 30 DAYS OF DAMAGE.



Minimum Tree Separation Distance	
Improvement	Minimum Distance to Street Tree
Traffic signal, Stop Sign	20 feet
Underground Utility Lines (except sewer)	5 feet
Sewer Lines	10 feet
Above Ground Utility Structures (Transformers, Hydrants, Utility poles, etc)	10 feet
Driveways	10 feet
Intersections (intersecting curb lines of two streets)	25 feet



110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
760-716-9100  
CA. LLA#5299



NORTH

K4 - RESIDENCE

7595 HILLSIDE DR. LA JOLLA, CA. 92037

PROJECT NAME:

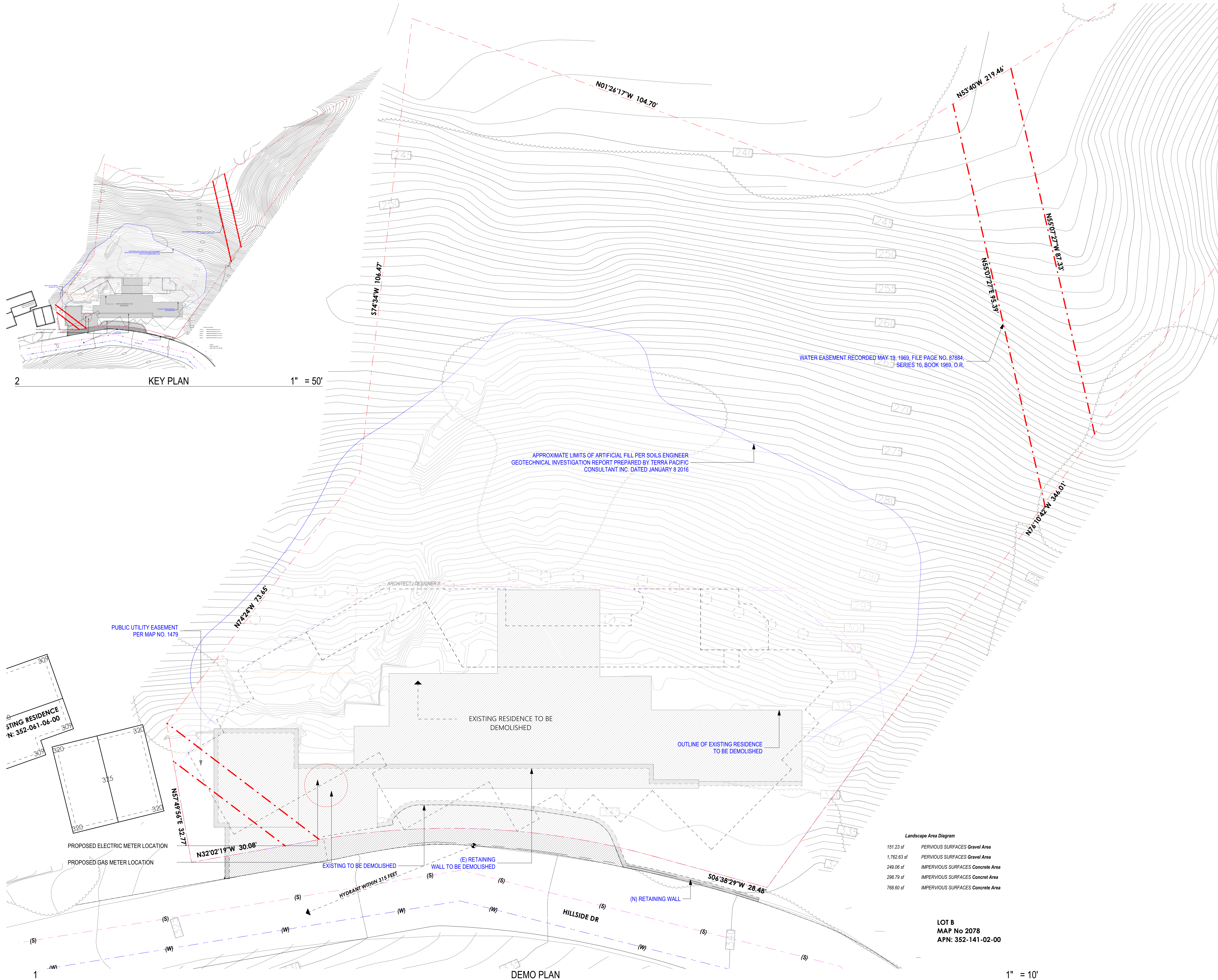
ADDRESS:

DATE.  
9.30.2019  
CITY SUBMITTAL.  
SAN DIEGO  
SCALE.  
INDICATE IN DRAW  
DRAW.  
E.M.  
JOB NO.

SHEET TITLE:  
LANDSCAPE  
CONCEPT  
PLAN

L-1





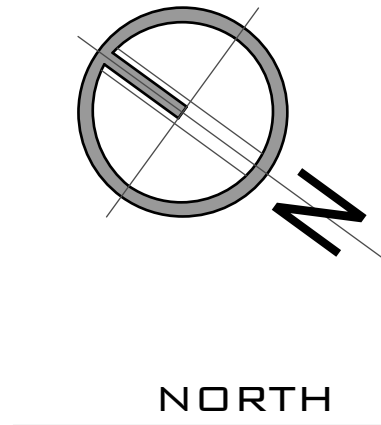
CONTRACTOR NOTE

CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

- LEGEND
- NEW RETAINING WALL
  - NEW FRAMING WALLS
  - (E) FRAMING WALLS
  - EXISTING WALLS TO BE DEMOLISHED
  - EXISTING RETAINING WALLS
  - EXISTING GRADE
  - MAIN FLOOR AREA TO EXEMPT
  - MAIN FLOOR AREA TO FAR

GENERAL NOTES

PROPOSED BUILDING HEIGHT PER SAN DIEGO MUNICIPAL CODE 113.0270 (a) (6); THE OVERALL STRUCTURE HEIGHT IS MEASURED FROM THE LOWEST POINT OF EXISTING GRADE OR PROPOSED GRADE WITHIN 5 FEET OF THE STRUCTURE'S PERIMETER (BUILDING WALL, BALCONY, BAY WINDOW, OR SIMILAR ARCHITECTURAL PROJECTION) OR AT THE PROPERTY LINE WHICH EVER IS CLOSER, TO THE HIGHEST POINT OF THE STRUCTURE, PROJECTED HORIZONTALLY TO DIRECTLY ABOVE THIS LOWEST POINT OF GRADE, EXCEPT AS SPECIFIED IN SECTION 113.0270 (a) (6) THE OVERALL STRUCTURE HEIGHT SHALL NOT EXCEED THE MAXIMUM PERMITTED STRUCTURE HEIGHT OF THE APPLICABLE ZONE PLUS AN AMOUNT EQUAL TO EITHER THE MAXIMUM GRADE DIFFERENTIAL WITHIN THE STRUCTURE'S FOOTPRINT OR 10 FEET, WHICHEVER IS LESS. IN NO CASE MAY THE STRUCTURE HEIGHT EXCEED THE MAXIMUM ALLOWED BY THE APPLICABLE ZONE AT ANY ONE POINT MEASURED PURSUANT TO SECTION 113.0270 (a) (3); 113.0270 (a) (7); STRUCTURE HEIGHT IS MEASURED SEPARATELY FOR EACH STRUCTURE THAT IS SEPARATED FROM ANOTHER STRUCTURE ON THE PREMISES BY 6 FEET OR MORE. 103.030A (K) MAXIMUM BUILDING HEIGHT: NO BUILDING OR STRUCTURE SHALL BE ERECTED, CONSTRUCTED, ALTERED, MOVED OR ENLARGED TO A GREATER HEIGHT THAN THIRTY (30) FEET.



PROJECT NAME:  
K4 - RESIDENCE

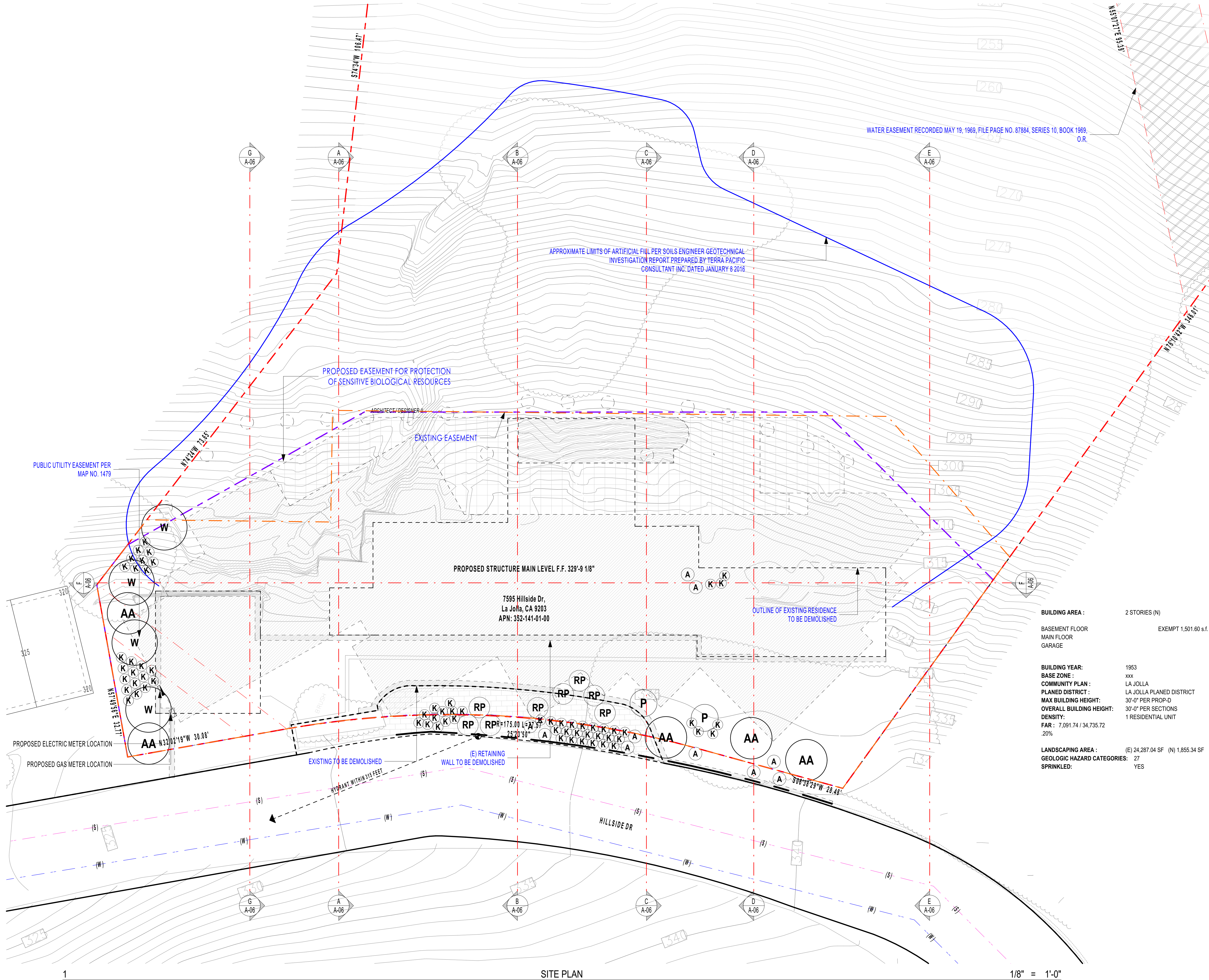
ADDRESS:  
7595 HILLSIDE DR. LA JOLLA, CA. 92037

DATE:  
9.30.2019  
CITY SUBMITTAL.  
SAN DIEGO  
SCALE:  
INDICATE IN DRAW  
DRAW.  
E.M.  
JOB NO.

SHEET TITLE:  
DEMO PLAN

D.01





CONTRACTOR NOTE

CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

LEGEND

NEW RETAINING WALL

NEW FRAMING WALLS

(E) FRAMING WALLS

EXISTING WALLS TO BE DEMOLISHED

EXISTING RETAINING WALLS

EXISTING GRADE

MAIN FLOOR AREA TO EXEMPT

MAIN FLOOR AREA TO FAR

GENERAL NOTES

PROPOSED BUILDING HEIGHT PER SAN DIEGO MUNICIPAL CODE 113.0270 (a) (6); THE OVERALL STRUCTURE HEIGHT IS MEASURED FROM THE LOWEST POINT OF EXISTING GRADE OR PROPOSED GRADE WITHIN 5 FEET OF THE STRUCTURE'S PERIMETER (BUILDING WALL, BALCONY, BAY WINDOW, OR SIMILAR ARCHITECTURAL PROJECTION) OR AT THE PROPERTY LINE WHICH EVER IS CLOSER, TO THE HIGHEST POINT OF THE STRUCTURE, PROJECTED HORIZONTALLY TO DIRECTLY ABOVE THIS LOWEST POINT OF GRADE, EXCEPT AS SPECIFIED IN SECTION 113.0270 (a) (6). THE OVERALL STRUCTURE HEIGHT SHALL NOT EXCEED THE MAXIMUM PERMITTED STRUCTURE HEIGHT OF THE APPLICABLE ZONE PLUS AN AMOUNT EQUAL TO EITHER THE MAXIMUM GRADE DIFFERENTIAL WITHIN THE STRUCTURE'S FOOTPRINT OR 10 FEET, WHICHEVER IS LESS. IN NO CASE MAY THE STRUCTURE HEIGHT EXCEED THE MAXIMUM ALLOWED BY THE APPLICABLE ZONE AT ANY ONE POINT MEASURED PURSUANT TO SECTION 113.0270 (a) (3); 113.0270 (a) (7). STRUCTURE HEIGHT IS MEASURED SEPARATELY FOR EACH STRUCTURE THAT IS SEPARATED FROM ANOTHER STRUCTURE ON THE PREMISES BY 6 FEET OR MORE. 103.030A (K) MAXIMUM BUILDING HEIGHT: NO BUILDING OR STRUCTURE SHALL BE ERRECTED, CONSTRUCTED, ALTERED, MOVED OR ENLARGED TO A GREATER HEIGHT THAN THIRTY (30) FEET.

**NEW NOTES**

01. SEE SHEET C-1 (GRADING & DRAINAGE) FOR ALL EXISTING AND PROPOSED UTILITIES ON THE SITE OR IN THE ADJACENT RIGHT OF WAY.

02. PROVIDE BUILDING ADDRESS NUMBER VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

03. NO EXISTING BUS STOP.

04. FIRE HYDRANTS WITHIN 315 FEET.

05. **DECK NOTE:** IGNITION-RESISTANT MATERIALS THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 ANS SFM STANDARD 12-7A-5.

06. AN EMRA WILL BE REQUIRED FOR THE NON-STANDARD DRIVEWAY, LANDSCAPING, CRUSHED ROCK, AND PAVERS WITHIN THE HILLSIDE DRIVE RIGHT-OF-WAY.

07. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREA.

08. AT THE STORM WATER DISCHARGE LOCATION, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.

09. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATION.

10. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

11. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

12. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATION) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATION.

13. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN. THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

14. ALL NEW RUNOFF TO BE DIRECTED AWAY FROM THE STEEP HILLSIDE AND INTO A PUBLIC STORM DRAIN OR ONTO A STREET DEVELOPED WITH A GUTTER SYSTEM, SECTION 143.0142(f).

15. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

CDGI

CONCEPTO

T. 619.858.2345 F. 619.858.2344  
P.O.Box. 84180 San Diego Ca. 92138  
office@cdgius.com www.cdgius.com

N

NORTH

K4 - RESIDENCE

7595 HILLSIDE DR. LA JOLLA, CA. 92037

PROJECT NAME:

ADDRESS:

DATE.

9.30.2019

CITY SUBMITTAL.

SAN DIEGO

SCALE.

INDICATE IN DRAW

DRAW.

E.M.

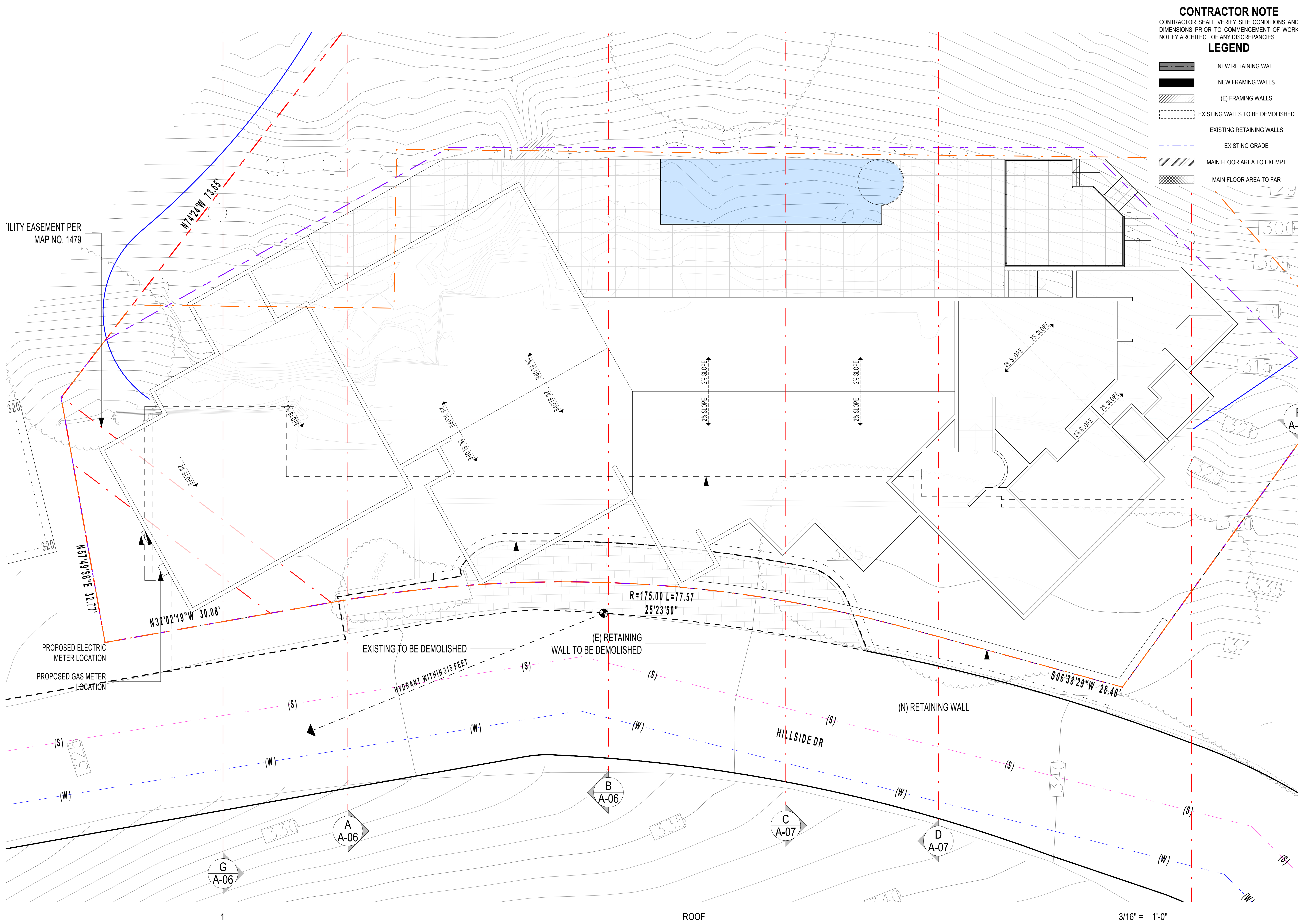
JOB NO.

SHEET TITLE:

SITE PLAN

A.01





CONTRACTOR NOTE

CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

LEGEND

NEW RETAINING WALL

NEW FRAMING WALLS

(E) FRAMING WALLS

EXISTING WALLS TO BE DEMOLISHED

EXISTING RETAINING WALLS

EXISTING GRADE

MAIN FLOOR AREA TO EXEMPT

MAIN FLOOR AREA TO FAR

CDGI

CONCEPTO

T. 619.858.2345 F. 619.858.2344

P.O.Box. 84180 San Diego Ca. 92138

office@cdgius.com www.cdgius.com

N

NORTH

K4 - RESIDENCE

7595 HILLSIDE DR. LA JOLLA, CA. 92037

PROJECT NAME:

ADDRESS:

DATE.

9.30.2019

CITY SUBMITTAL.

SAN DIEGO

SCALE.

INDICATE IN DRAW

DRAW.

E.M.

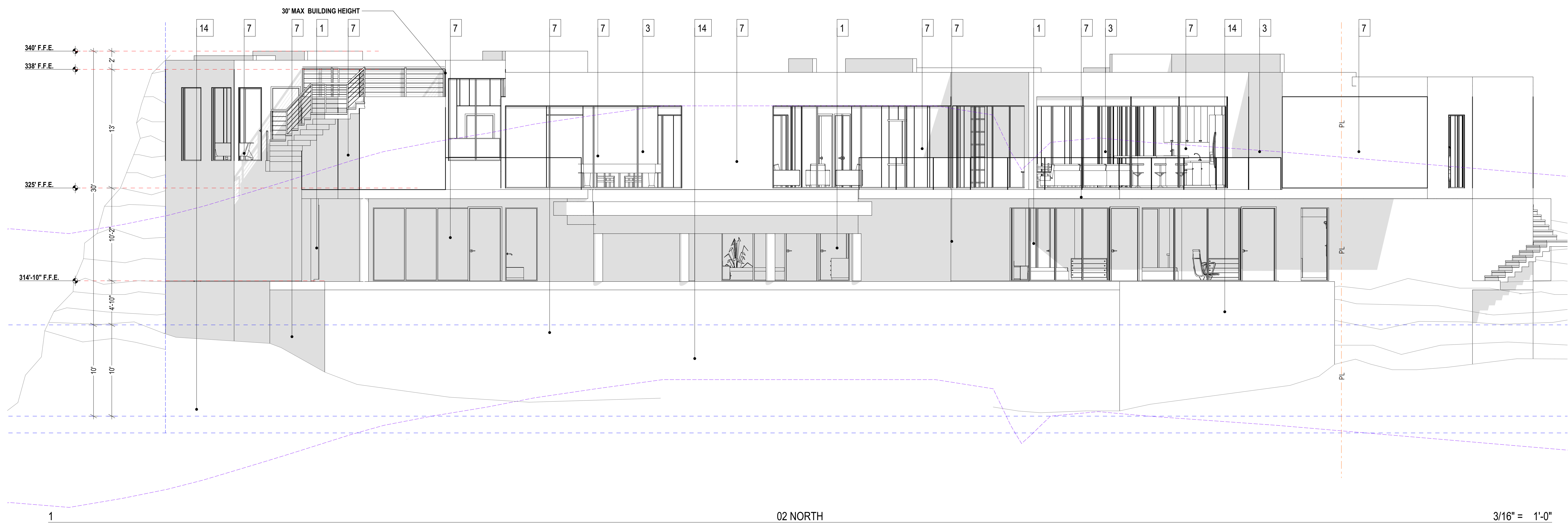
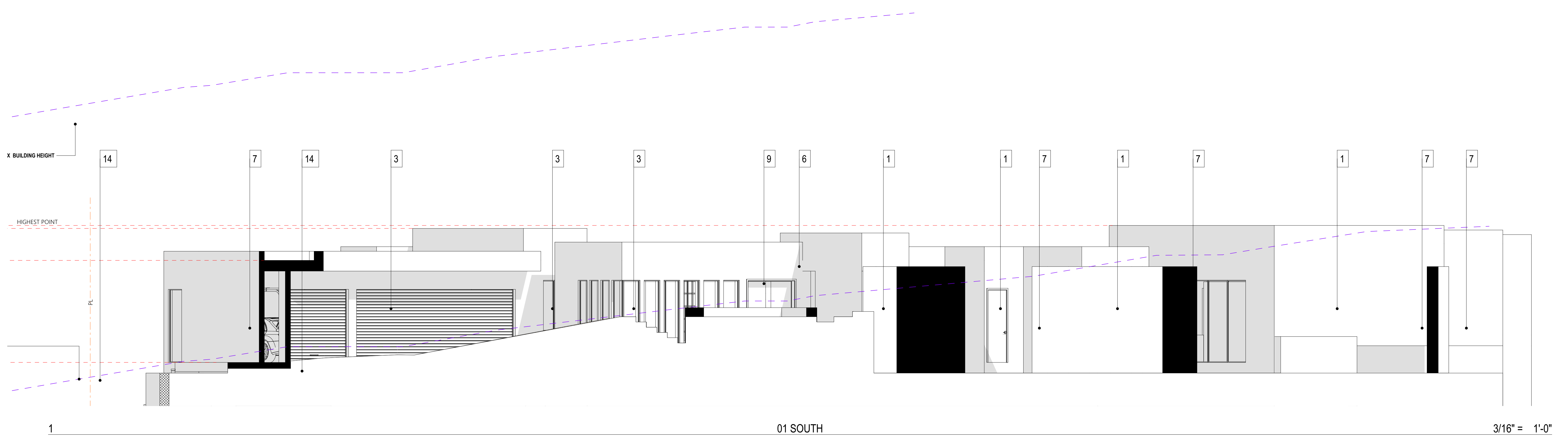
JOB NO.

SHEET TITLE:

ROOF PLAN

A.04

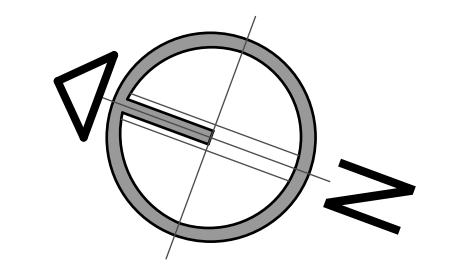




GENERAL NOTES

KEY NOTES

1. REFERENCE POINTS: VERTICAL DIMENSIONS ARE TO TOP OF JOINTS AND REVEALS. U.O.N.  
2. METAL FINISHES: ALL EXTERIOR STEEL AND MISCELLANEOUS METALS SHALL BE HOT DIP GALVANIZED AND PAINTED. U.O.N.  
3. INSULATION: PROVIDE THE FOLLOWING R-VALUES AT EXTERIOR WALLS AND ROOF CONSTRUCTION SURROUNDING CONDITIONED SPACES IN THE BUILDING ENVELOPE U.O.N., ROOFS: R-30, WALLS: R-19, FLOOR OVERHANGS: R-19.  
4. WEATHER-TIGHTNESS: ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.  
5. PREMISES IDENTIFICATION: ADDRESS NUMERALS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 12" HIGH NUMERALS WITH 1 1/2" WIDE STROKE WIDTH U.O.N.  
001. EXTERIOR STUCCO - MICRO SAND FINISH, COLOR: DARK GRAY TBD  
002. STANDING SEAM ROOF  
003. TREATED WOOD  
004. FLAT STONE CLADDING  
005. WROUGHT IRON



NORTH

K4 - RESIDENCE

7595 HILLSIDE DR. LA JOLLA, CA. 92037

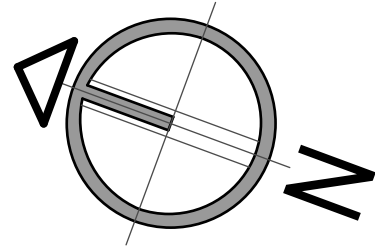
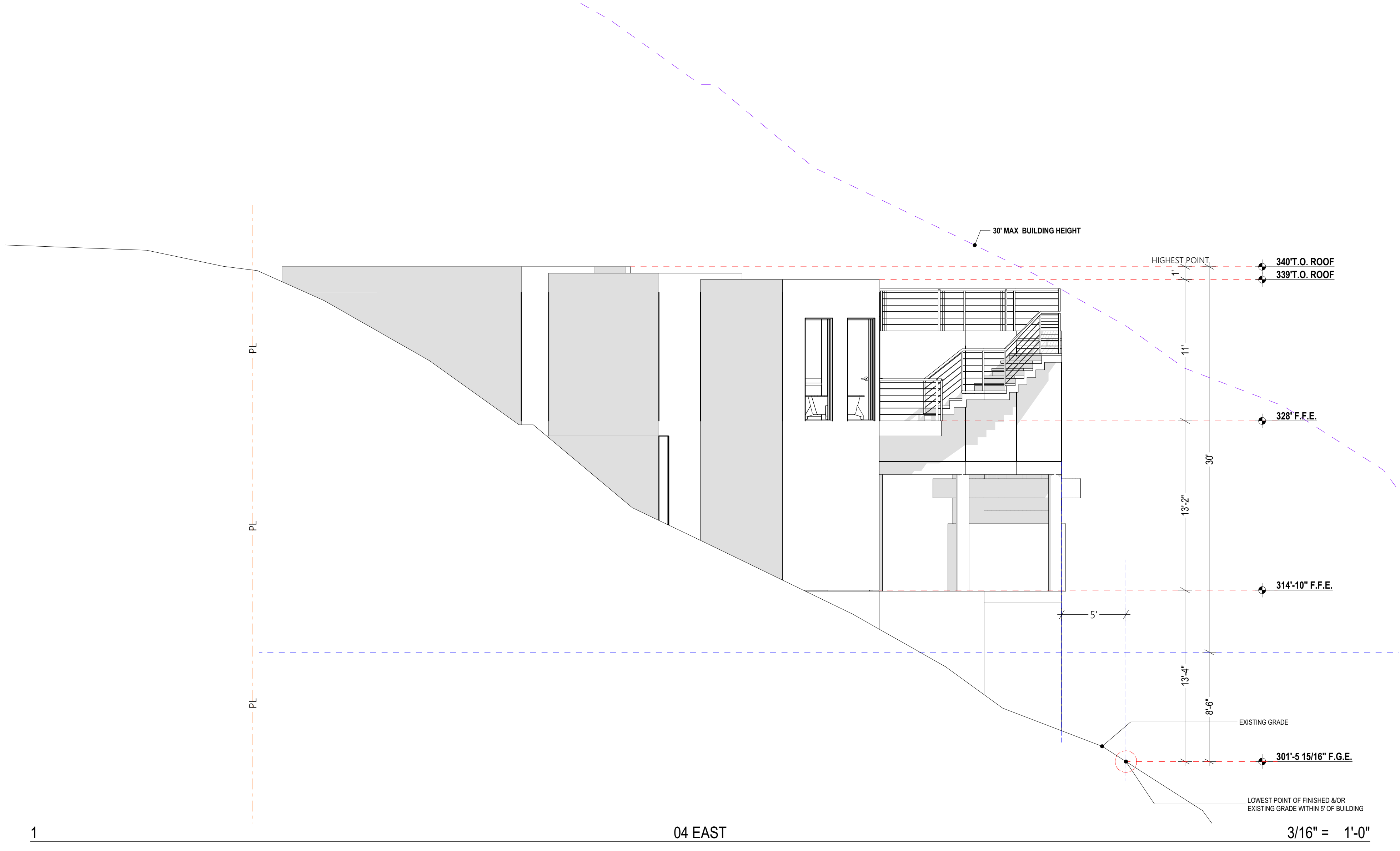
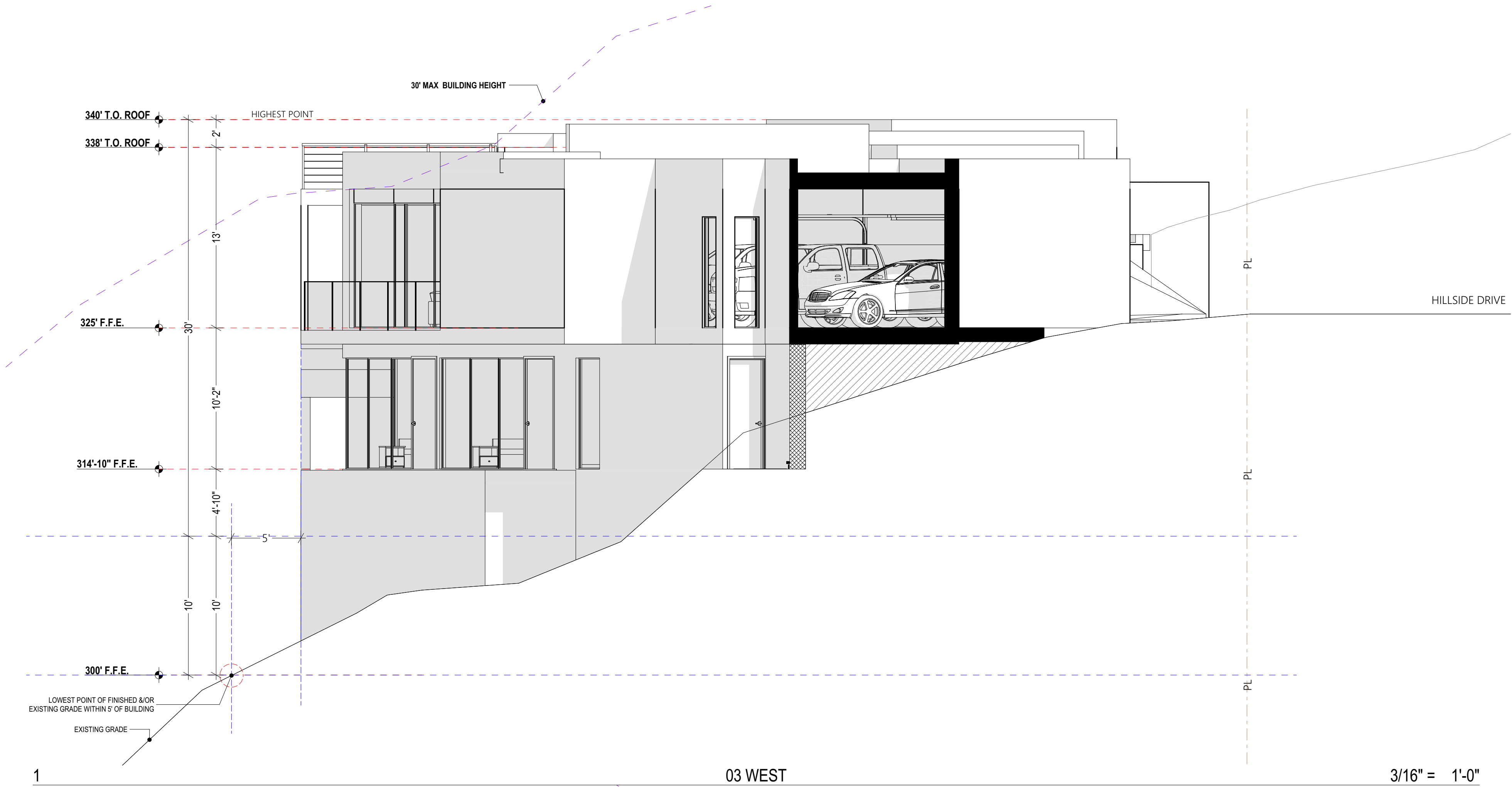
PROJECT NAME:

ADDRESS:

DATE.  
9.30.2019  
CITY SUBMITTAL.  
SAN DIEGO  
SCALE.  
INDICATE IN DRAW  
DRAW.  
E.M.  
JOB NO.

SHEET TITLE:  
ELEVATIONS





NORTH

## K4 - RESIDENCE

7595 HILLSIDE DR. LA JOLLA, CA. 92037

PROJECT NAME:

ADDRESS:

DATE.

9.30.2019

CITY SUBMITTAL.

SAN DIEGO

SCALE.

INDICATE IN DRAW

DRAW.

E.M.

JOB NO.

SHEET TITLE:

ELEVATIONS

A.06.1

### GENERAL NOTES

- REFERENCE POINTS: VERTICAL DIMENSIONS ARE TO TOP OF JOINTS AND REVEALS, U.O.N.
- METAL FINISHES: ALL EXTERIOR STEEL AND MISCELLANEOUS METALS SHALL BE HOT DIP GALVANIZED AND PAINTED, U.O.N.
- INSULATION: PROVIDE THE FOLLOWING R-VALUES AT EXTERIOR WALLS AND ROOF CONSTRUCTION SURROUNDING CONDITIONED SPACES IN THE BUILDING ENVELOPE U.O.N., ROOFS: R-30, WALLS: R-19, FLOOR OVERHANGS: R-19.
- WEATHER-TIGHTNESS: ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
- PREMISES IDENTIFICATION: ADDRESS NUMERALS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 12" HIGH NUMERALS WITH 1 1/2" WIDE STROKE WIDTH U.O.N.

### KEY NOTES

- 4" BOX RIB GALVALUME SIDING, COLOR: CHARCOAL (DARK) GRAY
- EXTERIOR STUCCO - MICRO SAND FINISH, COLOR: WHITE TBD
- FIBER CEMENT "WOOD-LOOK" BOARD SIDING, COLOR TBD
- ARCHITECTURAL FINISH CONCRETE - SITE CAST
- EXTERIOR PLASTER - FAUX CONCRETE FINISH TO MATCH SITE CAST CONCRETE ON SITE
- EXTERIOR STUCCO - MICRO SAND FINISH, COLOR: DARK GRAY TBD
- ALUMINUM PANELING TO MATCH WINDOW/DOOR FRAMES, COLOR: DARK GRAY TBD
- ALUMINUM PANELING - COLOR: LIGHT GRAY TBD
- WINDOWS/DOORS - ALUMINUM, MANUFACTURER TBD, COLOR: DARK GRAY TBD
- OPENING PROTECTION: WATER CURTAIN USING AUTOMATIC SPRINKLERS PER 903.3.1.1