

ADVISORY BOARD NAME: LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

1. MISSION AND DUTIES OF THE ADVISORY BOARD

What are the Mission and Duties of the Advisory Board, as established by the Municipal Code?

Per 1510.0105(b) of the Municipal Code, it shall be the duty of the La Jolla Shores Planned District Advisory Board (LJSPDAB) to review all applications for permits referred to it including applications for Planned Development Permits for residential development within the La Jolla Shores Planned District and to submit its recommendations or comments on these matters in writing within 30 calendar days to the City Manager.

Additionally, per Development Services Department Information Bulletin 621, the LJSPDAB provides advisory recommendations on projects that propose additions or remodels that increase floor area by over 10 percent. Their input is used to inform Development Services Department staff on whether projects of this nature can be determined to be "minor in scope" and processed in accordance with Process One (building permit approval).

2. ACTIONS TAKEN BY THE ADVISORY BOARD

Please write a brief summary of the actions taken by the Advisory Board that year.

The LJSPDAB made the following recommendations in the 2023 calendar year:

January 25, 2023

- IB 621 (Minor Additions within the La Jolla Shore Planned District) Recommended sending letter forward to Land Development Review Planning in DSD as amended.
- 2022 Standardized Report of City Boards and Commissions Established a working group consisting of three Board Members
- 8171 Prestwick Drive (8171 Prestwick Drive) Information item; The Advisory Board provided input on the project.

February 15, 2023 (Meeting adjourned due to lack of projects)

March 15, 2023

- IB 621 (Minor Additions within the La Jolla Shore Planned District) Recommended sending letter forward to Land Development Review Planning in DSD as amended.
- 2022 Standardized Report of City Boards and Commissions No formal action provided. Directions provided to staff.
- 8171 Prestwick Drive (8171 Prestwick Drive) Information item; The Advisory Board provided input on the project.

April 19, 2023

- 8051 La Jolla Scenic Drive North (8051 La Jolla Scenic Drive North) -Recommended that the proposed project is Minor in Scope.
- 8421 Whale Watch Way (8421 Whale Watch Way) Recommended approval of the Site Development Permit and Coastal Development Permit.

May 17, 2023

- Lowry House (7964 Lowry Terrace) Recommended approval of the Site Development Permit and Coastal Development Permit.
- Espinosa Residence (8025 Calle del Cielo) Recommended approval of the Site Development Permit and Coastal Development Permit with the condition that the applicant go back to the client to see if the FAR could be reduced to 0.45
- Calle del Cielo (8305 Calle del Cielo) Recommended approval of the Site Development Permit and Coastal Development Permit if the project increased its setback from the north elevation wall by 3 feet.

June 21, 2023 (Meeting Adjourned due to lack of projects)

July 26, 2023 (Meeting Adjourned due to lack of projects)

August 16, 2023

• La Jolla Shores (8011 La Jolla Shores) – Recommended continuing the item until the applicants could address concerns the Board had about the project.

September 20, 2023

- 8011 La Jolla Shores (8011 La Jolla Shores) Recommended the project as presented, conditional on a second-story setback of 2 feet on 3 sides and a 6foot-high solid wall surrounding the property.
- Senn Way Residence (7792 Senn Way) Recommended to continue the item until an EIR or other environmental document is issued.

October 25, 2023

• 7356 Rue Michael (7356 Rue Michael) – Recommended continuing the item until the applicant could address concerns the Board had about the project.

November 15, 2023

- 3001 Cranbrook Ct (3001 Cranbrook Ct) Recommended approval of the Site Development Permit
- 2538 Ruette Nicole (2538 Ruette Nicole) Recommended to approve the project as presented.
- Position statement regarding the role of the La Jolla Shores Planned District Advisory Board Moved to approve the position statement as presented.

December 20, 2023 (Meeting adjourned)

3. ADVISORY BOARD MEETINGS

What were the number of Advisory Board meetings and what were the issues discussed?

During the 2023 calendar year, the LJSPDAB met 8 times.

The primary issue that the Advisory Board dealt with during this time was the issue of compatibility of new development consisting of single-family home remodels, additions, accessory dwelling units within the existing neighborhood.

4. MEETING CANCELATIONS

What were the number of meetings cancelled and what was the reasoning?

During the 2023 calendar year, the LJSPDAB cancelled the February, June, July, and December meetings due to a lack of projects scheduled for those months.

5. AVAILABLE OPPORTUNITIES

What are the number of vacant positions on the Advisory Board?

There is one (1) vacant position on the Board.

6. EXPIRED MEMBERSHIP

What are the number of members serving on expired terms?

There are three (3) members of the Advisory Board serving on expired terms.

7. CONCERNS OR SUGGESTIONS TO BRING TO THE COUNCIL

i Do you have any suggestions or concerns that you would like to bring to the Council's attention?

Planning staff has expressed the possibility of the Advisory Board being administered under the Development Services Department (DSD), since all of the projects that come before the Advisory Board for a recommendation of approval, minor project (ministerial review), or major project (discretionary review) are all projects that are reviewed by the Development Services Department and contribute directly to their review and approval processes.

8. ASSISTANCE TO THE BOARD

Please provide an estimate of the City staff hours assisting in administering the Board.

Planning staff consisting of one (1) Senior Planner and one (1) Junior Planner spend approximately 10-12 hours per month administering the Advisory Board.

9. VOLUNTEER HOURS

Please provide an estimate of the volunteer hours by commissioners.

In calendar year 2023, Advisory Board members typically spent approximately 7 hours per month in volunteer hours involving meetings and site visits on their own time in preparation for meetings. In total, the Advisory Board spent 420 volunteer hours this year..

ADVISORY BOARD ACTIVITES

Please provide 4-5 pictures of the Advisory Board Activities

PDF Files	Title of Activity	Date of Event
See attachment 1	8011 La Jolla Shores – Project Review	8/16/2023
See attachment 2	7792 Senn Way – Project Review	9/20/2023
See attachment 3	7356 Rue Michael – Project Review	10/25/2023
See attachment 4	3001 Cranbrook Ct – Project Review	11/15/2023

RADIUS

GENERAL NOTES

- SITE INFORMATION IS TAKEN FROM A CURSORY SITE VISIT AND IS NOT EXTENSIVELY FIELD DOCUMENTED. FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS IN AREA OF WORK PRIOR TO BEGINNING CONSTRUCTION. IF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS EXIST, NOTIFY DESIGNER AND OWNER(s) IMMEDIATELY OF SUCH DISCREPANCIES.
- CONTRACTOR TO PERFORM A FULL REVIEW OF THESE PLANS AND HAVE A COMLETE UNDERSTANDING OF ALL ITEMS REPRESENTED. IF ANY DISCREPANCIES OR CONFLICTS OCCUR WITHIN THESE DRAWINGS, CONTRACTOR TO NOTIFY OWNER AND DESIGNER IMMEDIATELY PRIOR TO ORDERING MATERIALS, FABRICATION, INSTALLATION AND ALL OTHER CONSTRUCTION RELATED ACTIVITIES.
- THE CONTRACTOR / BUILDER SHALL YERIFY WITH THE OWNER AND DESIGNER THE DATE OF THE MOST CURRENT DRAWINGS, (REFER TO LAST REVISION DATE ON ALL APPLICABLE SHEETS.
- D. THE CONTRACTOR/BUILDER AND/OR SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE, DRAWINGS AND APPROVAL STAMPS TO OBTAIN FIRST HAND KNOWLEDGE OF ALL CONDITIONS, ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED TO THE OWNER AND DESIGNER PRIOR TO STARTING ANY WORK AND ORDERING MATERIALS, NO ALLOWANCE SHALL BE GIVEN FOR FAILURE TO COMPLY WITH THE ABOVE CONDITIONS WHICH CAN BE DETERMINED BY CAREFULLY EXAMINING THE SITE, DRAWINGS OR
- THE CONTRACTOR/BUILDER AND/OR SUBCONTRACTOR'S WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND/OR LOCAL JURISDICTIONS WHICH REGULATE BUILDING PROCEDURES & PRACTICES.
- EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN THEIR RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMITTAL OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR, OWNER, AND DESIGNER, OF ANY WORK CALLED OUT ON THE DRAWINGS, WITH RESPECT TO HIS TRADE WHICH CAN NOT BE FULLY GUARANTEED FOR AT LEAST ONE YEAR.
- USE OF THESE DRAWINGS FOR OTHER PROJECTS / PROPERTIES OTHER THAN THE ONE SPECIFICALLY INTENDED BY THE DESIGNER IS A VIOLATION OF COMMON-LAW COPYRIGHT AND THE PROFESSIONAL CODE OF THE STATE OF CALIFORNIA.
- ALL PLUMBING, HYAC, ELEC., AND LIGHTING WORK IS DESIGN / BUILD BY THE CONTRACTOR CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS, SIZING, DIAGRAMS, etc. WHICH MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION. (VERIFY WITH OWNER'S FOR "AS-BUILT" DRAWING REQUIREMENTS). CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF EQUIPMENT AND FIXTURES WITH MANUFACTURERS CATALOG NUMBER AND DESCRIPTION PROPOSED FOR A COMPLETE JOB TO OWNER WITH HIS BID.
- ADEQUACY OF EXISTING HVAC, GAS AND ELECTRICAL SERVICES TO PROVIDE NEW LOADS SHALL BE CONFIRMED BY THE G.C.
- REPAIR / PATCH ALL SURFACES AFFECTED BY CONSTRUCTION OPERATIONS TO MATCH SURROUNDING MATERIAL UNLESS OTHERWISE NOTED OR SPECIFICALLY REQUESTED BY OWNER AND/OR DESIGNER.
- UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE FROM ROUGH FACE OF STUD TO ROUGH FACE OF STUD AT ALL WALLS
- CONTRACTOR/BUILDER TO CONFIRM WITH OWNER AS TO LOCATIONS & TYPE OF LIGHTING, POWER SOURCES, APPLIANCE REQUIREMENTS, DOOR HARDWARE, FINISHES, CABINETRY STYLE, etc., PRIOR TO ORDERING AND
- M. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBSC SECTION 4.408.1 AND CITY ORDINANCE.
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).
- DURING CONSTRUCTION, AT LEAST (1) ONE FIRE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT.
- BUILDING UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33, WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

DETAILED SCOPE OF WORK

THE PROJECT PROPOSES THE REMODEL & ADDITION TO AN (E) ONE-STORY, SINGLE FAMILY RESIDENCE. THESE PLANS WILL COMPLY WITH ALL REGULATIONS, CONDITIONS AND REQUIREMENTS OF S.D.P. APPROVAL * 3192788.

THE FOLLOWING IMPROVEMENTS AS FOLLOWS

- 258 sq. ft. WILL BE ADDED TO THE EXISTING GARAGE. A NEW INTERIOR STAIRS WILL PROVIDE ACCESS TO THE NEW SECOND
- EXISTING GARAGE, AND NEW ADDED AREA. A ROOF DECK (773 sq. ft.) WILL OCCUR OVER THE NEW SECOND

A 173 sq. ft., SECOND STORY ADDITION WILL OCCUR OVER THE

A NEW WOOD FENCE AROUND THE PERIMETER OF THE

PROPERTY. THE AFOREMENTIONED SCOPE OF WORK, REQUIRES BOTH THE APPROVAL OF A SITE DEVELOPMENT PERMIT, STANDARD BUILDING

A "NOTICE OF COMPLETEION" CANNOT BE LOCATED.

PERMIT AS ISSUED BY THE CITY OF SAN DIEGO.

PROJECT DATA

PROJECT NAME: PROJECT TYPE: PROJECT ADDRESS: PIERCE RESIDENCE REMODEL & ADDITION 8011 LA JOLLA SHORES DR. LA JOLLA, CA 92037 346-371-05-00

YEAR BUILT: LEGAL DESCRIPTION:

TYPE OF CONSTRUCTION:

TYPE V-B

GOVERNING CODES: CBC-2019

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE

OCCUPANCY CLASSIFICATION(S): R-3 / U

2019 CALIFORNIA GREEN BUILDING CODE

2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA ENERGY CODE

GOVERNING JURISDICTION: CITY OF SAN DIEGO

SUBDIVISION: SYCAMORE TERRACE

LOT: 5 MAP: 2866

PIERCE RESIDENCE REMODEL & ADDITION (SITE DEVELOPMENT APPROVAL # 3192788)

8011 LA JOLLA SHORES DRIVE LA JOLLA, CALIFORNIA 92037

ABY.

BUILDING CODE DATA ☐ YES BASE ZONE: \boxtimes NO HISTORICAL / CULTURAL RESOURCES OVERLAY ZONES: COMMUNITY PLAN CITY OF SAN DIEGO ZONING ORDINANCE & MUNICIPAL CODE LA JOLLA GEOLOGIC CATEGORY

PROJECT TEAM

OWNER: JOHN RAMON PIERCE TRUST LA JOLLA, CA 92037 PHONE: (619) 300-2887

DESIGN CONSULTANT: SAN DIEGO, CA 92131 PHONE: (858) 531-5106

TITLE 24 CONSULTANT: 1281 HANSON WAY

8011 LA JOLLA SHORES DR. CONTACT: JOHN PIERCE

R. BALENTINE CONSULTING, LLC. 10755 SCRIPPS POWAY PKWY. *226 CONTACT: ROB BALENTINE

RE, MINOR & ASSOCIATES ARCHITECTURE **RAMONA, CA 92065** PHONE: (619) 865-7237 CONTACT: ROB MINOR

CONTRACTOR: NOT YET SELECTED

	DRAWING SHEET INDEX
AØØ1 AØØ2 AØØ3	TITLE SHEET STORM WATER FORMS, BMP NOTES, GREEN BLDG. NOTES COASTAL DEMOLÍTION DOCUMENTATION
A101 A102	SITE PLAN - SUBJECT PROPERTY ENLARGED 300' SITE PLAN
L1	LANDSCAPE PLAN
A2Ø1 A2Ø2	EXISTING / DEMO. & PROPOSED FIRST FLOOR PLAN EXISTING / DEMO. ROOF & PROPOSED SECOND FLOOR PLAN
A2Ø3	PROPOSED ROOF DECK PLAN
A3Ø1 A3Ø2	EXTERIOR ELEVATIONS - FRONT & REAR EXTERIOR ELEVATIONS - LEFT & RIGHT SIDE

PLANNING AND ZONING DATA LOT AREA: 8,990 sq. ft. DEVELOPMENT REGULATIONS: 30' MAX. FLOOR AREA: MAX, STRUCTURE HEIGHT: 056 MAX. FLOOR AREA RATIO: $0.56 \times 8,990 = 5,034 \text{ sq. ft.}$ TABULAR DATA EXISTING CONDITIONS 1,770 sq. ft. FIRST FLOOR: 504 sq. ft. 2,274 sq. ft. GARAGE: PROPOSED CONDITIONS: FIRST FLOOR: Ø sq. ft. SECOND FLOOR: 703 sq. ft. GARAGE: 188 sq. ft. 773 sq. ft. (GFA EXEMPT) ROOF DECK 891 sq. ft. PROJECT TOTAL AFTER ADDITION: (NET TOTAL) FIRST FLOOR: 1,770 sq. ft. SECOND FLOOR: 703 sa. ft. GARAGE: 692 sq. ft. 773 sq. ft. (GF.A. EXEMPT) ROOF DECK 3,165 sq. ft. 3,165 sq. ft. / 8,990 sq. ft. = 0.35 (35 %) LOT COVERAGE FIRST FLOOR: 1,770 sq. ft. 762 sq. ft. GARAGE: 2,532 sa. ft. 2,532 sq. ft. / 8,990 sq. ft. = 028 (28 %) (028 less than 060 ALLOWABLE LOT COVERAGE) LANDSCAPED TABULATION: STRUCTURE: 2,462 sq. ft. HARDSCAPE (CONCRETE): 840 sq. ft. FRONT PORCH: 215 sq. ft. REAR DECK: 545 sq. ft. 4,062 sq. ft.

8,990 sq. ft. LOT - 4,062 sq. ft. = 4,928 sq. ft. LANDSCAPE AREA

4,928 sq. ft. / 8,990 sq. ft. = 4,928 sq. ft. = 55% LANDSCAPE

ZONING DATA

LJSPD-SF (LA JOLLA SHORES PLANNED DISTRICT)

PARKING IMPACT (PIOZ-COASTAL / BEACH-IMPACT)

PALEONTOLOGICAL SENSITIVITY AREA (LOW)

COASTAL HEIGHT

TRANSIT AREA

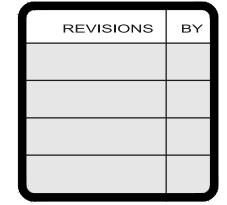
TRANSIT PRIORITY

COASTAL (N-APP-2)

ABV.	ABOVE	FND,	FOUNDATION	RAD.	RADIUS
AFF.	ABOVE FINISHED FLOOR	FOC.	FACE OF CONCRETE	R R & S	RISER
AFI AFS	ARC FAULT INTERRUPTER ABOVE FINISHED SLAB	F.O.S.	FACE OF STUD FIREPLACE	•	ROD & SHELF ROOF DRAIN
APJ.	ADJACENT OR ADJUSTABLE	FP. FRM'G.	FRAMING:	RD. RWL.	ROOF DRAIN RAIN WATER LEADER
A/C	AIR CONDITIONING	FT.	FOOT OR FEET	RDWD.	REDWOOD
ALT,	ALTERNATE	FTG.	FOOTING	REF	REFRIGERATOR
AB.	ANCHOR BOLT	GALY.	GALYANIZED	REQ'D,	REQUIRED
APPROX.	APPROXIMATE OR APPROXIMATELY	GALY.	GALYANIZED STEEL	RESIL.	RESILIENT
ARCH,	ARCHITECTURAL	G.S.M.	GALYANIZED STEEL GALYANIZED SHEET METAL	RET.	RETAINING
APN	ASSESSOR'S PARCEL NUMBER	GA.	GAUGE	REY.	REVISION
BDT.	BIDET	GL.	GLASS OR GLAZING	RH.	RIGHT HAND
BSMT.	BASEMENT	GLU-LAM	GLUE-LAMINATED	RM.	ROOM
BRG.	BEARING	G.B.	GRAB BAR	RO.	ROUGH OPENING
BTWN.	BETWEEN	GR.	GROUND OR GRADE	RND.	ROUND
BLK.	BLOCK	GFI	GROUND FAULT INTERRUPTER	SCHED.	SCHEDULE
BLKG.	BLOCKING	GYP,	GYPSUM	SCRN.	SCREEN
BD.	BOARD	HDW.	HARDWARE	SECT.	SECTION
BOT.	BOTTOM	HDWD.	HARDWOOD	S.E.D.	SEE ELECTRICAL DRAWINGS
BLDG.	BUILDING	HDR.	HEADER	SMD.	SEE MECHANICAL DRAWINGS
CAB.	CABINET	HGR.	HANGER	S.P.D.	SEE PLUMBING DRAWINGS
CBC	CALIFORNIA BUILDING CODE	HYAC	HEAT / YENT / AIR COND.	S.S.D.	SEE STRUCTURAL DRAWINGS
C.l.	CAST IRON	HTR.	HEATER	SW	SHEAR WALL
CLG.	CEILING	HTG.	HEATING	SHT.	SHEET
CEM, PLST.		HT.	HEIGHT	5 4 P	SHELF & POLE
CTR.	CENTER	H.C.	HOLLOW CORE	SH	SINGLE HUNG
CER	CERAMIC	HOR.	HORIZONTAL	SHWR.	SHOWER
C.O.	CLEAN OUT	H.B.	HOSE BIBB	SIM.	SIMILAR
CLR	CLEAR	HR.	HOUR	SGD.	SLIDING GLASS DOOR
COL.	COLUMN	INFO.	INFORMATION	S.C.	SOLID CORE
COMB.	COMBUSTION OR COMBUSTIBLE	l.D.	INSIDE DIAMETER	SPEC.	SPECIFICATIONS
COMP.	COMPOSITION	INSUL.	INSULATION	5Q.	SQUARE
CONC.	CONCRETE	INT.	INTERIOR	S.F.	SQUARE FEET (OR FOOT)
CMU.	CONCRETE MASONRY UNIT	KIT.	KITCHEN	STD.	STANDARD
CONST.	CONSTRUCTION	LAY.	LAVATORY	STL.	STEEL
CJ.	CONTROL JOINT	LIN	LINEN CLOSET	STOR.	STORAGE
CONT.	CONTINUOUS	LNG.	LENGTH OR LONG	STRUCT.	STRUCTURAL
CSMT,	CACEMENT				
	CASEMENT	LBS	POUND OR POUNDS	SUSP.	SUSPENDED
CSNK.	COUNTERSINK	LT.	LIGHT	SYS.	SYSTEM
CSNK. DH	COUNTERSINK DOUBLE HUNG	LT. M.B.	LIGHT MACHINE BOLT	SYS. TEL.	SYSTEM TELEPHONE
CSNK. DH DT.	COUNTERSINK DOUBLE HUNG DETAIL	LT. M.B. MFR.	LIGHT MACHINE BOLT MANUFACTURER	SYS. TEL. TV	SYSTEM TELEPHONE TELEVISION
CSNK. DH DT. DIAG.	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL	LT. M.B. MFR. MAS.	LIGHT MACHINE BOLT MANUFACTURER MASONRY	SYS. TEL. TY TEMP.	SYSTEM TELEPHONE TELEVISION TEMPORARY
CSNK. DH DT. DIAG. DIA.	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER	LT. M.B. MFR. MAS. MAX.	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM	SYS. TEL. TV TEMP. TMPRD.	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED
CSNK. DH DT. DIAG. DIA. DIM.	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION	LT. M.B. MFR. MAS. MAX. MECH.	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL	SYS. TEL. TY TEMP. TMPRD. THK.	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK
CSNK. DH DT. DIAG. DIM. DIM. DISP.	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL	LT. M.B. MFR. MAS. MAX. MECH. M.C.	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET	SYS. TEL. TY TEMP, TMPRD. THK, TP	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER
CSNK. DH DT. DIA. DIM. DISP. DR.	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR	LT. M.B. MFR. MAS. MAX. MECH. M.C. MTL.	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL	SYS. TEL. TY TEMP. TMPR THK. TP T	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD
CSNK. DH DT. DIA. DIA. DISP. DR. DBL.	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE	LT. M.B. MFR. MAS. MAX. MECH. MTL. MTL. MIX.	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM	SYS. TEL. TV TEMP. TMPRD. THK. TP T	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET
CSNK. DH DT. G. DIA. DIM. P. DR.L. DBF.	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUGLAS FIR	LT. B. R. S. X. MEQ. L. X. M. MEQ. L. X. M.	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR	SYS. TEL. TY TEMP. TMPRD. THK. TP TLT. TYP.	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL
CSNK. DH. G. A. P. DD BF. DD DF. DD	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUGLAS FIR DOUN	LT. B. R. S. X. H. ME G. L. R. C. ME G. ME	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR MISCELLANEOUS	SYS. TEL. TY MPR THK THY	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL UNFINISHED
CSNK. DH. G. A. P. D.	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUGLAS FIR DOUN DOUNSPOUT	LT. B. R. S. X. H. MEG. X. H. MEG	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR MISCELLANEOUS MOUNT	SYS. TEL. TEMPR THYPT THYPIC UBO	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL UNFINISHED UNIFORM BUILDING CODE
CSNK. DH T. G. DD M. P. DD M. B. N. S. G. DD DD DD DD DD DD DD	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUGLAS FIR DOWN DOWNSPOUT DRAWING	LT. B. R. S. X. H. M. F. S. X. H. M. F. S. X. H. M. F. S. R. S. X. H. M. F. F. S. R. S. T. D. M. F. F. F. S. M.	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR MISCELLANEOUS MOUNT MOUNTED	STEL P. P. T. P. Z. O. C. T. P. R. T. P. T. P. Z. O. C. T. P. Z. O. C.	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL UNFINISHED UNIFORM BUILDING CODE UNIFORM PLUMBING CODE
CSNK. DH. G. A. P. DD A. S. W. DD	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUGLAS FIR DOUN DOUNSPOUT DRAWING DRYER	LT. B. R. S. X. H. M. M. S. X. H. M. M	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR MISCELLANEOUS MOUNT MOUNTED NATIONAL ELECTRICAL CODE	S TEL	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL UNFINISHED UNIFORM BUILDING CODE UNIFORM PLUMBING CODE UNIFORM MECHANICAL CODE
C D T T A A M. P. D D D D D D D D D D D D D D D D D D	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUBLE DOUGLAS FIR DOUN DOWNSPOUT DRAWING DRYER DISH WASHER	LT. B. R. S. X. H. MEA A A C. L. Z. R. O. D. C. T. MEA A A ME C. L. Z. R. S. M.	LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR MISCELLANEOUS MOUNT MOUNTED NATIONAL ELECTRICAL CODE NATURAL		SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL UNFINISHED UNIFORM BUILDING CODE UNIFORM PLUMBING CODE UNIFORM MECHANICAL CODE UNLESS NOTED OTHERWISE
C D D D D D D D D D D D D D D D D D D D	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUGLAS FIR DOUN DOWNSPOUT DRAWING DRYER DISH WASHER EACH		LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR MISCELLANEOUS MOUNT MOUNTED NATIONAL ELECTRICAL CODE NATURAL NEW	STEP PRINTER OF OUT OF THE PRINTER OF OUT OF THE PRINTER OF THE PR	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL UNFINISHED UNIFORM BUILDING CODE UNIFORM PLUMBING CODE UNIFORM MECHANICAL CODE UNLESS NOTED OTHERWISE VERTICAL
C D D D D D D D D D D D D D D D D D D D	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUGLAS FIR DOUN DOUNSPOUT DRAWING DRYER DISH WASHER EACH EACH END		LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR MISCELLANEOUS MOUNT MOUNTED NATIONAL ELECTRICAL CODE NATURAL NEW NOT IN CONTRACT	STELY PROPERTY OF THE PROPERTY	SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL UNFINISHED UNIFORM BUILDING CODE UNIFORM PLUMBING CODE UNIFORM MECHANICAL CODE UNIFORM MECHANICAL CODE UNLESS NOTED OTHERWISE VERTICAL VERTICAL GRAIN
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C D T T A A M. P. C. V. C. D D D D D D D D D D D D D D D D D D	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUGLAS FIR DOUN DOWNSPOUT DRAWING DRYER DISH WASHER EACH EACH END ELECTRICAL OR ELECTRIC ELEVATION		LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR MISCELLANEOUS MOUNT MOUNTED NATIONAL ELECTRICAL CODE NATURAL NEW NOT IN CONTRACT NOT TO SCALE OBSCURE		SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL UNFINISHED UNIFORM BUILDING CODE UNIFORM PLUMBING CODE UNIFORM MECHANICAL CODE UNIFORM MECHANICAL CODE UNLESS NOTED OTHERWISE VERTICAL VERTICAL VERTICAL VERTICAL VERTICAL VINYL
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CDDDDDDDDDDDDDDDDDDEHHHHHHHHHHHHHHHHHHH	COUNTERSINK DOUBLE HUNG DETAIL DIAGONAL DIAMETER DIMENSION DISPOSAL DOOR DOUBLE DOUGLAS FIR DOWN DOWNSPOUT DRAWING DRYER DISH WASHER EACH EACH END ELECTRICAL OR ELECTRIC ELEYATION EMERGENCY ENGINEER EQUAL EQUIPMENT EXHAUST EACH WAY EXHAUST FAN EXISTING EXISTING EXPANSION JOINT EXTERIOR FORCED AIR UNIT FINISH FINISHED FLOOR FINISHED SLAB FIRE EXTINGUISHER		LIGHT MACHINE BOLT MANUFACTURER MASONRY MAXIMUM MECHANICAL MEDICINE CABINET METAL MINIMUM MIRROR MISCELLANEOUS MOUNT MOUNTED NATIONAL ELECTRICAL CODE NATURAL NEW NOT IN CONTRACT NOT TO SCALE OBSCURE ON CENTER OPENING OPPOSITE OUTSIDE DIAMETER OVERHEAD PAIR PARTITION PAVEMENT PLASTIC LAMINATE PLATE PLYWOOD PLYWOOD EDGE NAILING POLYVINYL CHLORIDE POUNDS PER SQ. IN. RETURN AIR		SYSTEM TELEPHONE TELEVISION TEMPORARY TEMPORARY TEMPERED THICK TOILET PAPER HOLDER TREAD TOILET TYPICAL UNIFORM BUILDING CODE UNIFORM MECHANICAL VERTICAL GRAIN VERIFY VINYL WASHER WITH WITHOUT WASHER WATER CLOSET WATER PROOF WATER PROOF WATER PROOF WATER PROOF WATER RESISTANT WEIGHT WINDOD AND AT CENTER LINE
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ABBREVIATIONS

FOUNDATION



N N

7/12/2023 JOB NUMBER 21032 SHEET

7792 SENN WAY

COASTAL DEVELOPMENT & SITE DEVELOPMENT PERMIT

VICINITY MAP



CODES

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO. THE REQUIREMENTS OF THE FOLLOWING: AND ANY OTHER LOCAL AND STATE CODES HAVING JURISDICTION.

MECHANICAL: 2019 CALIFORNIA MECHANICAL CODE PLUMBING: 2019 CALIFORNIA PLUMBING CODE FLECTRICAL: 2019 CALIFORNIA ELECTRICAL CODE FIRE: 2019 CALIFORNIA FIRE CODE

ENERGY: 2019 CALIFORNIA ENERGY CONSERVATION CODE GREEN BUILDING: 2019 CALIFORNIA GREEN BUILDING STANDARDS ACCESSIBILITY: 2019 CALIFORNIA BUILDING CODE & ADA

OTHER STATUTES, ORDINANCES, LAWS, RECULATIONS, PULES, ORDERS AND CODES SPECIFIED IN OTHER OTHER STATUTE, OVERNANCES, LAWS, RESULATIONS, ROLES, ORDERS AND CODES SPECIFIED IN OTHER SECTIONS OF THE SPECIFICATIONS OR BEARING ON THE WORK INCLUDING REGULATIONS OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) UNLESS SUPERSEDED BY STATE STATUTE OR LOCAL LAW

JURISDICTION INFORMATION

PLANNING DEPT

San Diego, CA 92101 T: (619) 446-5300

BUILDING DEPT

1222 First Ave., San Diego, CA 92101 T: (619) 446-5300

FIRE DEPT:

PROJECT DATA

LEGAL DESCRIPTION:

PARCEL "A" OF PARCEL MAP NO. 141, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 25, 1969.

APN:							353-150-21
ZONE: .							LJSPD-SF
STREET FR	ONTA	GE:					ž.
CONSTRU	CTION	N TYPE:					JYPE V - B
OCCUPA	NCY:						R-3 & U
USE OF BL	DG:						SINGLE FAMILY RESIDENCE
STORIES:							3
BUILDING	ENVE	LOPE:		(PLUM	B LINE)		30'-0"
BUILDING	ENVE	LOPE:		(OVER	ALL HE	(GHT)	40'-0"
BUILDING	HEIGI	HT:	(MA	AIN BUIL	DING)		36'-6"
BUILDING	HEIGI	HT:	(GY	'M & P(QOL)		39'-6"
BUILDING	HEIGI	HT:	(BA	SKETBA	TT COL	JRT)	38'-8"
LOT SIZE:							JRREGULAR
LOT AREA	٠.						.235.182 sf (5.4 acres)

LOT COVERAGE:

LOT AREA	•	•	•	235,182	st (5,4 acres)
MAIN BUILDING AREA .					. 13,096 sf
POOL & WELLNESS .					. 6,510 sf
BASKETBALL COURT AREA					. 2,670 sf
					22,276 sf
PROPOSER		DIL IT	00.0	7/ /00	

SETBACKS:

			KEQ. / F	KOVIDED	
SIDE YARD .			. 5-0"	5'-0"	
FRONT YARD .			. X'-X"	X'-X"	
BACK YARD			15'-0"	15'-0"	

SCOPE OF WORK:

CONSTRUCTION OF NEW 3 STOREY SINGLE FAMILY DWELLING ON A VACANT DOWNHILL LOT, DWELLING INCLUDES ATTACHED 5 CAR GARAGE, 6 BEDROOMS, 10 BATHROOMS, SEPARATE POOL / SPA AND GYM, SEPARATE BASKETBALL COURT DECK, WITH CONSIDERATION OF MHPA ZONE LOCATED ALONG SOUTHEAST PROPERTY LINE AND SENSITIVE VEGETATION WITHIN THE PROPERTY

RESIDENTIAL AREA:

LOCATION	ZONING	GFA
FLOOR PLAN SF		-
BASEMENT FLOOR	3,280 sf	3,280 sf
FIRST FLOOR	6,113 sf	6,113 sf
SECOND FLOOR	5,582 sf	5,582 sf
GARAGE	2,462 sf	0 sf
WELLNESS SUITE	3,230 sf	3,230 sf
BUILDING OVERHANGS	1,732 sf	0 sf
TOTALS	22,399 sf	18,205 sf

SHEET INDEX

ROJECTI	NFORMATION
TI	TITLE SHEET

CIVIL	
C 100	EVISTING CONDITIONS / DEMO BLAN

OVERALL SITE PLAN

ARCHITECTURAL AS 100

A 304

BIOLOGICAL ENGINEER:

AS 101	ENLARGED PROPOSED SITE PLAN
AS 102	DEVELOPMENT SITE PLAN
AS 103	FLOOR LEVELS RELATIONSHIP SITE P
A 101	BASEMENT & WELLNESS FLOOR PLA
A 102	FIRST FLOOR PLAN
A 103	SECOND FLOOR PLAN
A 104	ROOF PLAN
A 201	EXTERIOR ELEVATIONS
A 202	EXTERIOR ELEVATIONS
A 301	BUILDING SECTONS
A 302	BUILDING SECTONS
A 303	BUILDING SECTONS

BUILDING SECTONS

PROJECT INFORMATION

	LA JOLLA, CA 7203/
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	CONTACT: MEHDI RAFATY
	T: 310.734.8477

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	CONTACT: CRISTOPHER C. OHERN

CIVIL ENGINEER: NASLAND 4740 RUFFNER ST. SAN DIEGO, CA 92111 CONTACT: Lawrence P. Thomburgh T: 858.292.7770

STRUCTURAL ENGINEER: KNA ENGINEERING INC.

KNA ENGINEEHING, INIC. 30423 CANWOOD STREET, SUITE 223 AGOURA HILLS, CA 91301 CONTACT: KAMRAN NARAGHI-ARANI P: 818-865-2026 F: 818-865-1889

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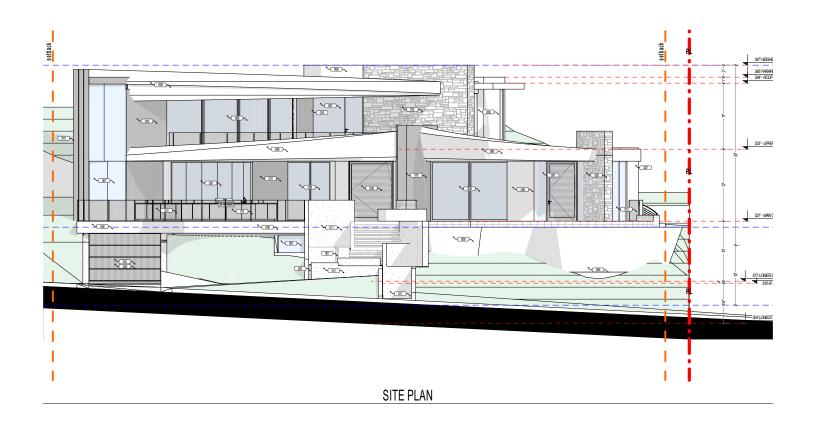
PHIL MAY LANDSCAPE ARCHITECTURE 2532 WALLACE AVE FULLERTON, CG 92831 LANDSCAPE ARCHITECT: CONTACT: ROSALIO SERNA T: 909.373.1959 E: pmay@philmaydesign.com

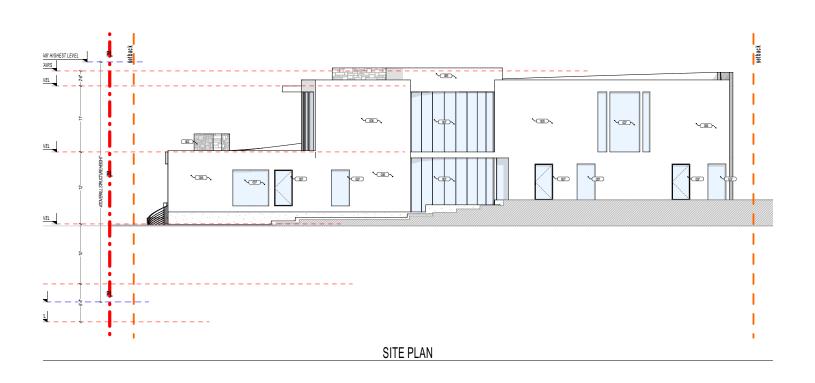
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09.20.23

TITLE SHEET





GREEN BUILDING CODE REQUIREMENTS PROJECT TO PROVIDE CONSTRUCTION WASTE MANAGEMENT PER 2019 CAL GREEN SECTION 4.408 FOR CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING.

MINIMUM 65% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS IS TO BE RECYCLED OR SALVAGED FOR REUSE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.4, OR 4.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE. CONTRACTOR TO SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT. CGC4.408.2 **OPERATION AND MAINTENANCE MANUAL**

BUILDER TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1 POLLUTION CONTROL

DURING CONSTRUCTION, DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS ARE TO BE SEALED. MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1 VOC/POLLUTANT CONTROL

VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, 4.504.5 FOR ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS, COATINGS, CARPET, CARPET SYSTEMS, AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.2 AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. CGC. SECTION 4.504.2.3 FLOORING

80% OF FLOOR AREA RECEIVING RESILIENT FLOORING TO COMPLY WITH ONE OF MORE OF THE FOLLOWING: 1. VOC EMISSION LIMITS PER COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE 2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER GREENGUARD CHILDREN AND SCHOOL

3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RECI) FLOORSCORE PROGRAM. 4. MEET THE CALIF. DEPT. OF PUBLIC HEALTH "STANDARD METHOD FOR TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS", VERSION 1.1, FEB. 2010 (SPEC. NO. 01350)

HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON INTERIOR/EXTERIOR OF BUILDING IS TO MEET REQUIREMENTS FOR FORMALDEHYDE PER ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD PER CGC SECTION 4.504.5 AND TABLE 4.504.5.

SEAL OPENINGS 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 ENFORCING INTERIOR MOISTURE CONTROL

MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. MOISTURE

CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING TO BE VERIFIED BY CONTRACTOR BY PROBE TYPE OR CONTACT TYPE MOISTURE METER PRIOR TO ENCLOSURE. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. MOISTURE CONTECT TO BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3. CONCRETE SLABS TO BE PROVIDED

WITH A CAPILLARY BREAK PER CGC 4.505.2.1 INDOOR AIR QUALITY BATHROOM FANS TO BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A

FINAL CERTIFICATE, LICENSED GENERAL, SUBCONTRACTOR, OR OWNER IS TO PROVIDE BUILDING DEPARTMENT OFFICIAL WITH WRITTEN, SIGNED VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3 PLUMBING CERTIFICATION: CERTIFY FLOW RATE OF FIXTURES MANUAL CERTIFICATION: AFFIDAVIT TO CONFIRM DELIVERY OF MAINTENANCE MANUAL TO OWNER

CARPET CERTIFICATION: CERTIFY TYPE OF CARPET USED COMPLIES WITH CGC. SURFACE CERTIFICATION: CERTIFY PAINTS, STAINS, ADHESIVES COMPY WITH CGC BOARD CERTIFICATION: CERTIFY BOARDS COMPLY WITH VOC LIMITS AND FORMALDEHYDE LIMITS PER NOTES

UNDER FLOORING SECTION ABOVE AND CGC. LANDSCAPE WATER IRRIGATION USE SHALL HAVE WEATHER OR SOIL-BASED CONTROLLERS.

PROJECT NOTES

1)PROJECT TO PROVIDE CONSTRUCTION WASTE MANAGEMENT PER 2019 CAL GREEN SECTION 4.408 FOR CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING.
2) 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 CF-1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL

CF2R FORMS ARE REVIEWED AND APPROVED. 3) AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC ESTING (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 DIGISTS 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. 4) ATTIC INSTALLATION MUST COMPLY WITH SECTIONS 904,908, 909 OF THE CMC

BEEN INCORPORATED.

PROGRAM

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE. PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM. FILTER WATER WITH BARRIERS AT ENTRANCES TO STORMWATER SYSTEMS.

2. NORTH COUNTY STORM WATER PROGRAM WILL BE FOLLOWED.
3. FINISH GRADE WITHIN TEN FEET OF THE NEW STRUCTURE/ADDITION MUST SLOPE AWAY FROM BUILDING MINIMUM 6 INCHES IN FIRST 10 FT. FOR DRAINAGE PURPOSES.
4. A FOUNDATION FORMS CERTIFICATION THAT IS CERTIFIED BY A LICENSED LAND SURVEYOR MAY BE REQUIRED BY THE BUILDING INSPECTOR AT THE FIRST FOOTING INSPECTION. 5. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT MAY BE REQUIRED AND IS TO BE RESUBMITTED AT PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE

6. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION IN ACCORDANCE WITH SECTION R319 OF THE 2019 CRC.

STATEMENT OF SPECIAL INSPECTIONS DESCRIPTION & TYPE OF INSPECTIONS REQUIRED :

EPOXY ADHESIVE FOR RETROFIT ANCHORING:

• CONTINUOUS INSPECTION REQUIRED FOR RETROFIT ANCHOR BOLTS & HOLDOWN ANCHORS USING SIMPSON 'SET-XP' HIGH STRENGTH ADHESIVE (ESR-2508) or SIMPSON 'TITEN HD' ANCHORS (ESR-2713) AT THE SPACING & LOCATION INDICATED PER PLAN. THE SPECIAL INSPECTOR IS TO VERIFY THE DRILLING OF ANY HOLES, THE CLEANLINESS OF THE HOLE, MOISTURE IN THE HOLE, MIXING OF THE EPOXY, ADHESIVE IDENTIFICATION & EXPIRATION DATE, AND THE PROPER MATERIAL OF THE ASSEMBLY. THE SPECIAL INSPECTOR IS TO VERIFY THE ANCHOR TYPE, ANCHOR DEVELOPMENSIONS, ANCHOR SPACING, EDGE DISTANCES AND EMBEDMENT, TIGHTENING TORQUE (IF REQ'D), AND ADHERENCE TO THE MANUFACTURERS ESR REPORT INSTALLATION INSTRUCTIONS.

STRUCTURAL WOOD NAIL SPACING @ 4"o.c. OR LESS & Steel Strong-Walls:

• CBC 1705.11.1 - PERIODIC INSPECTION REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (SHEARWALLS DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDOWNS)

WELDING: FABRICATION OF STEEL COMPONENTS (E-70XX)

• SHOP WELDING: SEE BUILDING NEWSLETTER FOR OFF-SITE FABRICATION. ALL SHOPS MUST BE APPROVED BY THE CITY FIELD INSPECTION SERVICES PRIOR TO COMMENCING ANY FABRICATION. SEE NOTES I, J & K BELOW. ALL WELDS SHALL BE E-70XX.

SPECIAL INSPECTION BY RJS INSPECTIONS: RODNEY SMITH 619-540-0612

AND A LARGER MAEER SIZE REQUIREMENT:

AFTER BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSBILE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HGIHER GPM

OWNER SIGNATURE:

CERTIFICATE OF COMPLIANCE Project Name: Haine Project Calculation Date/Time: 2022-12-28T09:45:20-07:00 Calculation Description: Compliance Input File Name: Haine Project.ribd19 llowing are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

HERS FEATURE SUMMARY

VAC Distribution System Verifications: Duct leakage testing omestic Hot Water System Verifications: -- None --

Zone Type **HVAC System Name** Zone Floor Area (ft²) Avg. Ceiling Height Water Heating System 1 Water Heating System Conditioned HVAC System 1 DHW System 1 N/A Addition 1st floor N/A Conditioned HVAC System 1 383 DHW System 1

Report Version: 2019.2.000

Schema Version: rev 20200901

Report Generated: 2022-12-28 09:43:49

TOTAL FAR: 29% PROP GFA: 4023 EXISTING LOT COVERAGE: 2567 S.F. = 18% SITE INFORMATION A.P.N.: 346-771-13-00 PROPOSED LOT COVERAGE: 2950 = 21%

LOT AREA: 0.32 ACRES = 13,939 S.F. CONSTRUCTION TYPE: VB NON-SPRINKLERED OCCUPANCY: R-3. U PROJECT SERVICED BY: SDG&E, MUNICIPAL SEWER

LEGAL DESCRIPTION: LOT 73 MAP 4382 LA JOLLA SCENIC HEIGHTS

EXISTING RESIDENCE (R-3 OCC): 2090 S.F.

EXISTING BUILDING INFORMATION THE EXISTING BUILDING IS NOT FIRE SPRINKLERED BUILT 1196

EXISTING GARAGE (U OCC.): 477 S.F. SCOPE OF WORK:

ZONE: LJSPD-SF

REMODEL RESIDENCE: 264 S.F. ADDITION TO RESIDENCE AT FLOOR 1: 383 S.E. ADDITION TO RESIDENCE AT FLOOR 2: 1200 S.F. ADDITION TO GARAGE: 362 S.F. PROPOSED FRONT BALCONY: 112 S.F. PROPOSED BACK BALCONY: 57 S.F. PROPOSED RESIDENCE (R-3 OCCUPANCY) 3673 S.F. PROPOSED GARAGE (U OCCUPANCY): 839 S.F.

FIRE SPRINKLERS UDNER A SEPARATE PERMIT, TO BE IN PLACE PRIOR TO OCCUPANCY.

SHEET INDEX A1 SITE PLAN

VICINITY MAP PROJECT INFORMATION SITE NOTES A2 ARCHITECTURAL NOTES FLECTRICAL NOTES

ELECTRICAL LEGEND ALARM NOTES MECHANICAL NOTES PLUMBING NOTES A3 EXISTING FLOOR PLAN A4 PROPOSED FLOOR PLANS A5 DIMENSIONED PLANS A6 FLEVATIONS

T24.1 ENERGY CALCULATIONS S1 STRUCTURAL NOTES S2 FOUDNATION PLAN S3 LOWER ROOF AND FLORO FRAMING PLANS S4 ROOF FRAMING PLAN S5 STRUCTURAL DETAILS

S6 STRUCTURAL DETAILS S7 STRUCTURAL DETAILS **S8 STRUCTURAL DETAILS** S9 STRUCTURAL DETAILS SS1 STRUCTURAL DETAILS

SW1 SHEAR WALL DETAILS SW2 SHEAR WALL DETAILS

CF1R-PRF-01E Indoor air quality, balanced fan IAQ Ventilation System: as low as 0.129 W/CFM IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual IAQ Ventilation System: fault indicator display **ROOF PLAN** Insulation below roof deck E1 ELECTRICAL PLAN ing System Verifications:

No cooling system included The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional Building-level Verification Indoor air quality ventilation Cooling System Verifications: CHEERS Number of Dwelling Number of Bedrooms Number of Zones Number of Ventilation Number of Water ditioned Floor Area (ft²) Cooling Systems

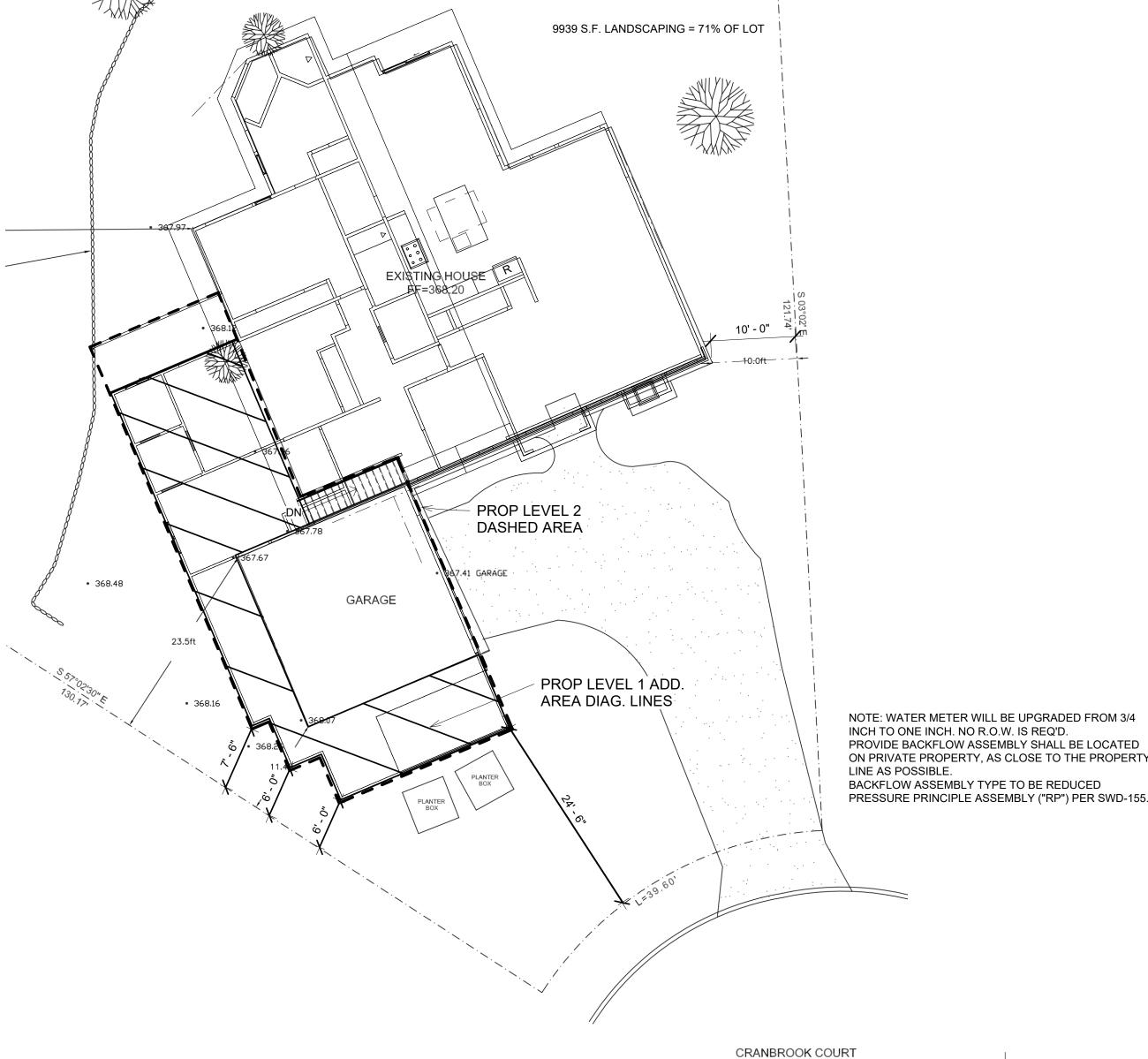
EXISTING FAR: 18% EX GFA: 2490 PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.010, 129.0104 (a) (4), AND 142.0220, PROPOSED FAR: 11% PROP GFA: 1533

TOTAL DISTURBANCE AREA: 745 S.F. PROPOSED AMOUNT OF IMPERVIOUS AREA: 763 S.F.

FILL QUANTITIES: 0 CYD: IMPORT/EXPORT: 0 MAX CUT DEPTH: 1.5 FT

CUT QUANTITIES: 7.5 CYD

PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO, STORMAWTER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.



SITE PLAN 1" = 10'-0"

VICINITY MAP

NTS

SITE PLAN

Description

Date

21-87 **Project Number** 12-22 Date 1" = 10'-0" Scale

