



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: December 10, 2025 REPORT NO. HO-25-047

HEARING DATE: December 17, 2025

SUBJECT: 8383 La Jolla Scenic Drive North, Process Three Decision

PROJECT NUMBER: [PRJ-1117322](#)

OWNER/APPLICANT: David Mauser; Trustee of the David Mauser Separate Property Trust/Ryan Honnet – RH Draft Sense

### SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit to demolish a 2,740-square-foot one-story single-dwelling unit and a 560-square-foot detached garage and construct a new 6,292-square-foot single-dwelling unit with a 505-square-foot attached 2-car garage, 799-square-foot detached accessory dwelling unit and a 227-square-foot junior accessory dwelling unit, for a total of 7,823 square feet at [8383 La Jolla Scenic Drive North](#) within the [La Jolla Community Plan](#) area?

### Proposed Actions:

1. APPROVE Site Development Permit No. PMT-3303325.

Fiscal Considerations: None. All costs associated with this action are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project is within the La Jolla Community Plan area with a Very Low-density Residential land use designation (0-5 dwelling units per acre), allowing up to two units on the 0.59-acre site. The site is zoned La Jolla Shores Planned District-Single Family (LJSPD-SF), where no more than one unit is permitted on a lot. The project includes two new dwelling units (one attached accessory dwelling unit and one attached junior dwelling unit); however, these are accessory uses that are not subject to the density limitations of the base zone for the premises (per SDMC Section 141.0302(b)(6)).

### Community Planning Group Recommendation:

- On January 15, 2025, the La Jolla Shores Planned District Advisory Board voted 4-2-0 to recommend approval of the project with conditions on locating parking for 7 vehicles onsite

based on the 7 bedrooms and parking overlay requirements. (Attachment 8)

- On July 9, 2025 the La Jolla Community Planning Association voted 3-2-1 to recommend approval of the project without conditions.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 18, 2025, and the opportunity to appeal that determination ended on October 2, 2025. (Attachment 6).

## BACKGROUND

The 0.59-acre site is located at 8383 La Jolla Scenic Drive North within an established residential area in the La Jolla Shores Planned District [LJSPD-SF] zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar Review Area 2), a Transit Priority Area, a Sustainable Development Area, and a Very High Fire Hazard Severity Zone within the La Jolla Community Plan. The project is currently developed with a one-story single dwelling unit with a 2-car garage.

The existing unit was built in 1990, which does not require a historic review under SDMC Section 143.0212. The proposed development is situated within previously disturbed areas of the site. The project site is located within an urbanized area approximately one mile east of the Pacific Ocean. It does not contain sensitive riparian habitat, sensitive biological resources, sensitive coastal bluffs, or special flood hazard areas.

## DISCUSSION

### Project Description:

The project proposes to demolish an existing one-story, single-dwelling unit to construct a new 6,292-square-foot single-dwelling unit with a 505-square-foot attached two-car garage, an 799-square-foot detached accessory dwelling unit, and a 227-square-foot junior accessory dwelling unit. (Attachment 10)

### Permit Required

- Process Three - Site Development Permit pursuant to SDMC Section [1510.0201](#) for the development of premises within the La Jolla Shores Planned District.

The decision to approve, conditionally approve, or deny the project shall be made by the Hearing Officer, and the decision is appealable to the Planning Commission.

The La Jolla Shores Planned District Ordinance requires all building and structure setbacks to be in general conformity with those in the vicinity. The applicant provided a survey containing lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site.

The survey reveals the following ranges: Floor Area Ratio (FAR) between 0.16 and 0.87, front setback between 3.5 and 73.7 feet, side setback between 1 and 107.8 feet, and rear setback between 0 and 182.8 feet.

The project proposes an FAR of 0.31, a 40-foot front setback, an 8-foot north side setback, a 71-foot, 4-inch rear setback, and an 8-foot, 10-inch south side setback, all of which are consistent with the survey. In addition, the project conforms to the required 0.60 maximum lot coverage, proposing 0.31.

City staff has reviewed and accepted a Geotechnical study, dated October 27, 2023, prepared for the site by Geotechnical Exploration, Inc. The study concluded that the site has a favorable geologic structure and that the geologic conditions potentially affecting the proposed project have been adequately addressed.

Specific requirements are included in the permit to ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety, and welfare. Permit conditions include implementing Best Management Practices necessary to comply with Grading Regulations of the SDMC; obtaining an encroachment maintenance and removal agreement for private improvements in the public right-of-way, subject to the approval of the City Engineer; disposing of all excavated material listed to be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction; and compliance with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

#### Community Plan Analysis:

The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) policies include maintaining the neighborhood's residential character by conforming to density regulations and promoting development that is compatible with the existing residential scale; "In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D."

The project is designed to comply with all the development standards required by the underlying LJSPD-SF zone, including density, setbacks, lot coverage and building height. In addition, the proposed development fits into the diverse theme of the neighborhood, consisting predominantly of one- and two-story single-dwelling units and is consistent with the community plan as follows:

- Residential Density: The Community Plan designates the site for very low-density residential uses (zero to five dwelling units per acre). The proposed development of one dwelling unit is consistent with the prescribed land use and maintains the current density (up to 2 dwelling units for the 0.59-acre project site).
- Community Character: As stated above, the project design is consistent with the development patterns of the neighborhood, including bulk and scale, density and setbacks. In addition, the proposed Modern Monterey-style elements are visually compatible with the area's character. Terraces and courtyards facilitate "inside-outside" living by utilizing natural

building materials, including brick veneer, white stucco walls, terracotta tile roofs, wood lintels and rafter tails, iron railings, and decorative grills.

- 30-foot height limit: The project also conforms to the 30-foot maximum structure height allowed in the Coastal Height Limit Overlay Zone per SDMC Section [132.0505](#). The project proposes a maximum building height of 18 feet, 4 inches.

#### Project-Related Issues:

The La Jolla Shores Planned District Advisory Board conditions are provided below, with city staff's response:

**Condition:** *"Locating parking for 7 vehicles onsite based on the 7 bedrooms and parking overlay requirements".*

#### *Staff Response:*

The project scope has been revised to include five bedrooms, not seven. The development requires five parking spaces and meets the requirements of the Land Development Code pursuant to [SDMC §142.0520 and Table 142-05B](#).

#### Conclusion:

City staff have reviewed the proposal, including all issues identified through the review process, and have determined that all project issues have been addressed. The project conforms to the Community Plan and the adopted City Council policies and regulations of the Land Development Code. No deviations or variances are necessary or requested. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration

#### ALTERNATIVES

1. Approve Site Development Permit No. PMT-3303325, with modifications.
2. Deny Site Development Permit No. PMT-3303325, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



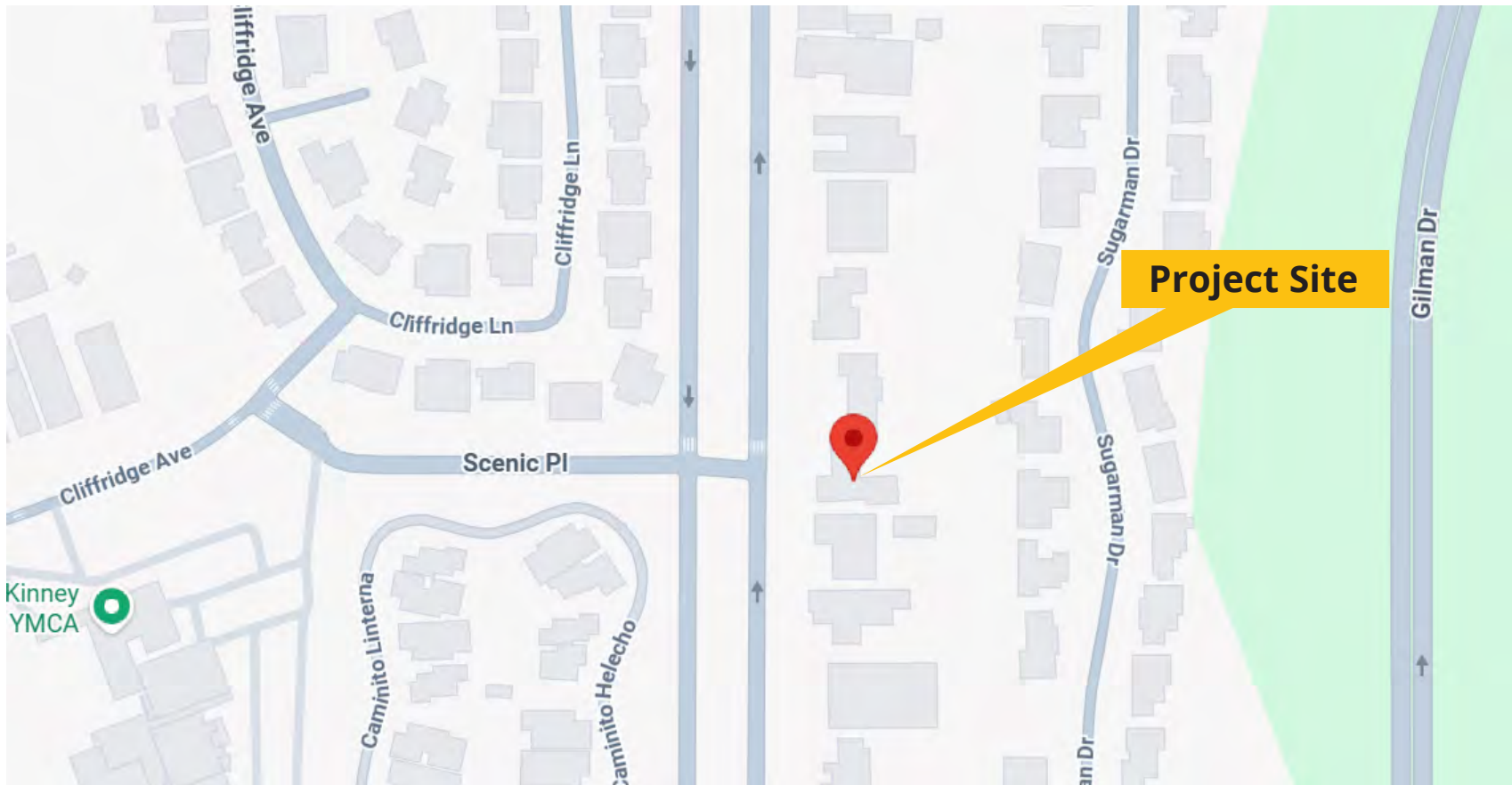
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Hector Rios  
Development Project Manager  
Development Services Department



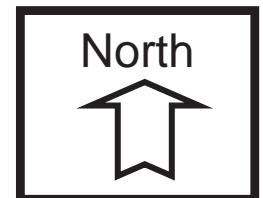
Attachments:

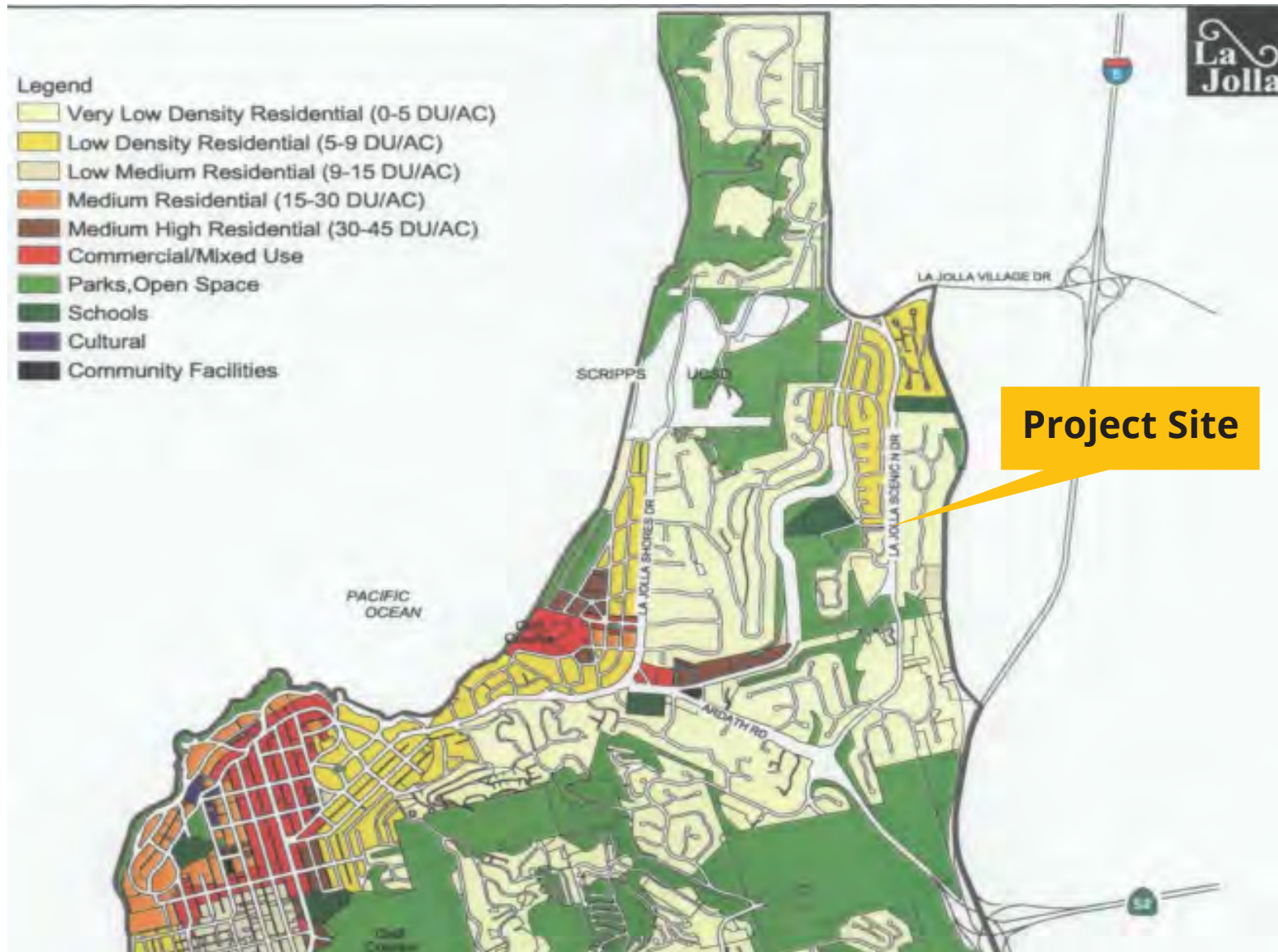
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Notice of Right to Appeal (NORA)
7. La Jolla CPA Recommendation Minutes
8. LJSPDAB Recommendation
9. Ownership Disclosure Statement
10. Project Plans



## Project Location Map

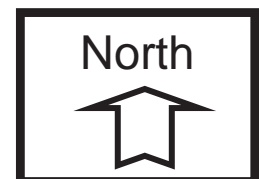
8383 La Jolla Scenic Drive North  
Project No. PRJ-1117322





## Land Use Map

8383 La Jolla Scenic Drive North  
Project No. PRJ-1117322

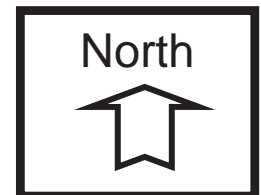






## Aerial Photograph

8383 La Jolla Scenic Drive North  
Project No. PRJ-1117322



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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION DSD-1A**

INTERNAL ORDER NUMBER: 24009969

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3303325  
**8383 LA JOLLA SCENIC DRIVE NORTH - PROJECT NO. PRJ-1117322**  
HEARING OFFICER

This Site Development Permit No. PMT-3303325 is granted by the Hearing Officer of the City of San Diego to David Mauser, Trustee, of the David Mauser Separate Property Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505(a). The 0.59-acre site is located at 8383 La Jolla Scenic Drive North in the La Jolla Shores Planned District [LJSPD-SF] zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar Review Area 2), a Transit Priority Area, a Sustainable Development Area, and a Very High Fire Hazard Severity Zone within the La Jolla Community Plan. The project site is legally described as: Lot 4 Of Deacon Hill, In The City Of San Diego, County Of San Diego, State Of California, According To Map Thereof No. 4124, Filed In The Office Of The County Recorder Of San Diego County, March 20, 1959.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a 2,740-square-foot one-story single-dwelling unit and a 560-square-foot detached garage and construct a new 6,292-square-foot single-dwelling unit with a 505-square-foot attached 2-car garage, 799-square-foot detached accessory dwelling unit and a 227-square-foot junior accessory dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 17, 2025, on file in the Development Services Department.

The project shall include:

- a. Demolition of a 2,740-square-foot one-story single-dwelling unit and 560 square-foot detached garage;
- b. Construction of a new 6,292-square-foot single-dwelling unit with a 505-square-foot attached 2-car garage, 799-square-foot detached accessory dwelling unit and a 227-square-foot junior accessory dwelling unit;
- c. Landscaping (planting, irrigation and landscape-related improvements);

- d. Off-street parking;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 2, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate additional right-of-way along La Jolla Scenic Drive North for a 14-foot-wide parkway satisfactory to the City Engineer.

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new 16-foot driveway per current City Standards adjacent to the site on La Jolla Scenic Drive North, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape, irrigation, curb outlet and private sidewalk located within the City's right-of-way, satisfactory to the City Engineer.
14. The drainage system proposed for this development is private and subject to approval by the City Engineer.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix D of the City of San Diego Storm Water Standards Manual.
17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall comply with the requirements of the City of San Diego Municipal Code, to the satisfaction of the City Engineer.
18. Prior to the issuance of any construction permit, the applicant shall ensure that no dry weather flows are discharged to the receiving storm conveyance system in accordance with ASBS requirements.

**LANDSCAPE REQUIREMENTS:**

19. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
20. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, stepping stone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.
21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.



All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

### **BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

23. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

24. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under SDMC §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall range from 69-ft to 73-ft. in width, with no Zone Two. Zone One will be shown extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

25. Prior to issuance of any construction permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

26. Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

27. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

### **PLANNING/DESIGN REQUIREMENTS:**

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

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

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

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

**INFORMATION ONLY:**

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

APPROVED by the Development Services Department of the City of San Diego on December 17, 2025 and [Approved Resolution Number].

## ATTACHMENT 4

Site Development Permit No. PMT-3303325

Date of Approval: December 17, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Hector Rios  
Development Project Manager

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

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

Owner/Permittee

By \_\_\_\_\_  
David Mauser  
Trustee, of the David Mauser Separate  
Property Trust

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

HEARING OFFICER RESOLUTION NO. [REDACTED]  
SITE DEVELOPMENT PERMIT NO. PMT-3303325  
**8383 LA JOLLA SCENIC DRIVE NORTH - PROJECT NO. PRJ-1117322**

WHEREAS, David Mauser, Trustee, of the David Mauser Separate Property Trust Owner/Permittee, filed an application with the City of San Diego for a permit to demolish a 2,740-square-foot one-story single-dwelling unit and a 560-square-foot detached garage and construct a new 6,292-square-foot single-dwelling unit with a 505-square-foot attached 2-car garage, 799-square-foot detached accessory dwelling unit and a 227-square-foot junior accessory dwelling unit, for a total of 7,823 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3303325), on portions of a 0.59-acre site;

WHEREAS, the project site is located at 8383 La Jolla Scenic Drive North in the La Jolla Shores Planned District [LJSPD-SF] zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar Review Area 2), a Transit Priority Area, a Sustainable Development Area, and a Very High Fire Hazard Severity Zone within the La Jolla Community Plan;

WHEREAS, the project site is legally described as: Lot 4 of Deacon Hill, In The City of San Diego, County of San Diego, State of California, According To Map Thereof No. 4124, Filed In The Office Of The County Recorder of San Diego County, March 20, 1959.

WHEREAS, on September 18, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Sections 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development

Projects). and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 17, 2025, the HEARING OFFICER of the City of San Diego considered Site Development Permit No. PMT-3303325 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. PMT-3303325:

**A. SITE DEVELOPMENT PERMIT [SDMC 126.0505(a)]**

**1. Findings for all Site Development Permits:**

**a. The proposed development will not adversely affect the applicable land use plan.**

The project site is located on La Jolla Scenic Drive in the LJSPD-SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Local Coastal Program Land Use Plan (Community Plan), approximately one mile east of the Pacific Ocean. The site will not encroach upon any physical accessway or view corridor, viewshed, or scenic overlook per Fig. 9 of the Community Plan.

The Community Plan designates the site for Very Low-Density Residential use (0-5 dwelling units per acre). The project proposes a new 6,292-square-foot single-dwelling unit with a 505-square-foot attached 2-car garage, a 799-square-foot detached accessory dwelling unit, and a 227-square-foot junior accessory dwelling unit, which is consistent with this designation. The project will conform to the 30-foot maximum structure height allowed in the Coastal Height Limit Overlay Zone per SDMC Section 132.0505, and in accordance with Proposition "D" measurement procedures. The project proposes the structures at a maximum height of 18 feet 4 inches for the single dwelling unit and 12 feet for the Accessory Dwelling Unit.

The project also conforms to the Community Plan's "Community Character" recommendations within the Residential Land Use Element, which are implemented by the La Jolla Shores Planned District's (LJSPD) Single-Family (SF) Zone regulations. The La Jolla Community Plan recommends promoting transitions in scale between new and older structures, creating visual relief through diagonal or offsetting planes, building articulation, roofline treatment, and variations within front yard setback requirements (LJCP, 76). The surrounding neighborhood consists of buildings ranging from one to two stories in height. The proposed project is a single dwelling unit, one-story structure featuring low and high ceilings to create visual interest and transitions in scale within the façade. The project's proposed scale is consistent with

the guidelines outlined in the La Jolla Community Plan. The proposed development is in conformity with the certified Local Coastal Program land use plan and complies with all the regulations of the certified Implementation Program. Therefore, it will not adversely affect the applicable land use plan.

**b. The proposed development will not be detrimental to the public health, safety, and welfare.**

The project proposes to develop on an existing, developed site. The project's conditions include an Encroachment Maintenance Removal Agreement (EMRA) for any private improvements, such as sidewalk, hardscape, landscaping and irrigation within the public right-of-way, and therefore facilitates public safety for pedestrians utilizing the public right-of-way. The project will be required to obtain a construction permit with storm water and drainage Best Management Practices (BMPs) to ensure site drainage and run-off are treated and managed in conformance with current regulations, further facilitating public health, safety, and welfare. Furthermore, the zone one brush management program will be implemented in a range of 69-feet to 73-feet in width to reduce fire hazards around structures, and to help firefighters protect life and property when fires occur.

The permit controlling the development and continued use of the development proposed for this site contains conditions addressing project compliance with the City's regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and working in the area. All California Building Codes and Land Development Code regulations governing the construction and habitation of the site shall apply to this project to prevent adverse effects on public health, safety and welfare. The project site is not located within MHPA, ESL, coastal bluff, beach, or special flood hazard area, and drainage for the project complies with the City's drainage regulations and standards. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project proposes to construct a one-story single dwelling unit in the La Jolla Community Plan area. The project is located within the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone.

A survey of the surrounding neighborhood shows that the project conforms to the scale, mass, and height of surrounding properties. The proposed development's roof height is 18 feet four inches, which is well under the City's 30-foot coastal height limit regulations of the Coastal Height Limit Overlay Zone per SDMC 113.0270(a)(2)(B).

The La Jolla Shores Planned District Ordinance requires all buildings and structure

setbacks to be in general conformity with those in the vicinity. The applicant provided a survey containing lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site.

The survey reveals the following ranges: Floor Area Ratio (FAR) between 0.16 and 0.87, front setback between 3.5 and 73.7 feet, side setback between 1 and 107.8 feet, and rear setback between 0 and 182.8 feet.

The project proposes an FAR of 0.31, a 40-foot front setback, an 8-foot north side setback, a 71-foot, 4-inch rear setback, and an 8-foot, 10-inch south side setback, all of which are consistent with the survey. In addition, the project conforms to the required 0.60 maximum lot coverage, proposing 0.31.

The project is designed in conformance with all applicable zoning regulations for setbacks, height, and density. The proposed development is not requesting any allowable deviations from the Land Development Code. Therefore, the project complies with the regulations of the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Site Development Permit No. PMT-3303325 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Permit No. PMT-3303325, a copy of which is attached hereto and made a part hereof.

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Hector Rios  
Development Project Manager  
Development Services

Adopted on: December 17, 2025

IO#: 24009969



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 18, 2025

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.24009969

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**PROJECT NAME / NUMBER:** La Jolla Scenic Drive North / PRJ-1117322

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 8383 La Jolla Scenic Drive North, San Diego, CA 92037

**PROJECT DESCRIPTION:** Site Development Permit (SDP) for the demolition of a 3,300 square-foot one-story single-family residence and 300 square-foot detached garage and the construction of a 6,519 square-foot one-story single-family residence with a 505 square foot attached 2-car garage and an 843 square foot detached accessory dwelling unit. The 0.59-acre site is located at 8383 La Jolla Scenic Drive North in the La Jolla Shores Planned District-Single Family Unit (LJSPD-SF) Base Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Parking Standards Transit Priority Area ALUCP Influence Review Area 2 (MCAS Miramar) and Transit Priority Area within the La Jolla Community Plan, and City Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction which allows the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project is proposing to demolish a 3,300 square foot single-family residence and construct a new 6,519 square foot single-family home with a detached accessory dwelling unit on



the same site as the demolished home. The proposed project will have substantially the same purpose and capacity as the replaced residence. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of a limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another, where only minor modifications are made in the exterior of the structure. Section 15303(a) allows one single-family residence, or second dwelling unit in a residential zone. The proposed project is the construction of a single-family home and detached accessory dwelling unit in a residential zone. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects. Section 15332 allows for the construction of infill development within an urbanized area. The project site is an infill site as defined by CEQA Statute Section 21061.3., "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation and policies, as well as applicable zoning designation and regulations. The 0.59-acre project site occurs within the City's jurisdictional limits, is surrounded by similar residential uses and is less than five acres in size. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services, as it is located within an urban area with services present. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project is not located within a particularly sensitive environment; would not significantly contribute to a cumulative impact; would not result in any physical changes visible from a scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource.

<b>DEVELOPMENT PROJECT MANAGER:</b>	Hector Rios
<b>MAILING ADDRESS:</b>	7650 Mission Valley Road, MS DSD-2A, San Diego, CA 92108
<b>PHONE NUMBER / EMAIL:</b>	(619) 533-6733 / <a href="mailto:hrrios@sandiego.gov">hrrios@sandiego.gov</a>

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On September 18, 2025, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00 pm within ten (10) business days from the date of the posting of this Notice (October 2, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged

within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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

**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED:** 9/18/25

**REMOVED:** 10/2/25

**POSTED BY:** Myra Lee



## La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038  
<https://lajollacpa.org>  
[info@lajollacpa.org](mailto:info@lajollacpa.org)

**Trustee Meeting**  
**9 July 2025, ~6 pm (Wednesday!)**  
**La Jolla Recreation Center**  
**615 Prospect, La Jolla**

President: Lisa Kriedeman  
 Vice Presidents: Greg Jackson  
 Harry Bubbins  
 Secretary: Adrian Feral  
 Treasurer: Glen Rasmussen

Regular monthly meetings: 1st Thursday. Refer to projects or issues, not to applicants or opponents. For action items, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by acclamation, roll call, or show of hands. The public is encouraged to participate in Committee/Board meetings before LJCPA discussion:

**PDO** – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm  
**DPR** – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm  
**PRC** – La Jolla Shores Permit Review Committee, Chair Andy Fotsch, 3rd Thursday, 4:00 pm  
**T&T** – Traffic & Transportation Board, Chair Erik Gantzel, 3rd Tuesday, 4:00 pm

*Meeting starts once room is available and set up*

1. **Approve Agenda**
2. **Approve Minutes**
3. **Non-Agenda Public & Trustee Comments**

Items not on the agenda, 2 minutes or less. No votes or action.

4. **New Trustees (Special Election Results)**

Elected: AJ Remen & Janette Williams

## Consent Agenda

5. **Consolidate & Adopt Committee Judgments (Will/Gantzel/Fotsch) Action**

Committee recommendations to which no Trustee objects, adopted without presentation or debate. Recommendations adopted via Consent become LJCPA's. Anyone attending the meeting may object and "pull" Consent items, but only by citing grounds listed in OP §3.1.4. "Pulled" items are discussed and voted on separately at a subsequent Trustee meeting.

### 5.1. **484 Prospect "Orli Hotel" (1128559, Marengo)**

Coastal Development Permit and Special Use Permit for the reuse of a heritage structure and conversion of an existing 16,683 square-foot single-dwelling unit to a commercial 20-room hotel with interior remodel located at 484 Prospect Street. The 0.28-acre site is in the La Jolla Planned District-5A Base Zone, Coastal (Non-Appealable and Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within Coastal Overlay zone (Non-Appealable and Appealable) and the application was filed on January 7, 2025.

**PDO 9 June: APPROVE, 5-0-1**

**DPR 17 June: APPROVE, 5-0-1**

Proposal for a valet zone at the Orli Hotel, 484 Prospect Street.

**T&T 17 June: APPROVE, 5-1-0**

*If special facilities or access are required (for example, to display presentations), notify the Chair one week prior to meeting. If a Sign Language interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least five (5) workdays prior to the meeting date to ensure availability.*

**5.2. La Jolla Christmas Parade and Holiday Festival (Fletcher)**

Request for street and parking closures associated with annual parade and festival to be held December 7, 2025.

**T&T 17 June: APPROVE, 6-0-0**

**5.3. 8204 La Jolla Shores Drive (1126220, Stielau)**

Demolition of existing 2,714 SF single family residence & garage, and construction of a new 3,524 SF (GFA), two-story single-family residence with garage, pool, and related site improvements. The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD-SF, Coastal (NonAppealable) and Coastal Height Limitation Overlay Zones within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on December 13, 2024.

**PRC 19 June: APPROVE, 3-2-1**

**5.4. 8383 La Jolla Scenic Drive N (1117322, Hernstad)**

X Site Development Permit to demolish an existing 3,300 square-foot one-story single-dwelling unit with a 300-square-foot detached garage, and to construct a new 6,251 square-foot single-dwelling unit with a 505 square-foot attached two-car garage and 843 square-foot detached accessory dwelling unit located at 8383 La Jolla Scenic drive north. The 0.59-acre lot is in the La Jolla Shores Planned District – Single Family (LJSPD-SF) Zone, Airland Land Use Compatibility Overlay Zone(MCAS Miramar), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone(Campus-Impact), Transit Priority Area, Airport Influence Area(MCAS Miramar - Review Area 2), and Very High Fire Hazard Severity Zone within the La Jolla Community Plan Area

**PRC 19 June: APPROVE, 3-2-1**

**Comments from Elected Officials, Agencies, & Other Entities**

- Council 1 (LaCava): Emily Lynch, 619-236-6159 , erlynch@sandiego.gov
- SD Mayor's Office (Gloria): Fatima Maciel, 619-218-7083, FaMaciel@sandiego.gov
- County 3 (Lawson-Remer): Evan Bridgham, 858-285-5243, Evan.Bridgham@sdcounty.ca.gov
- Assembly 77 (Boerner): Sarah Shulkin, , 858-481-7704, sarah.shulkin@asm.ca.gov
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, aurora.livingston@sen.ca.gov
- SD International Airport, Ivonne Velazquez, 619-400-2453, ivelazqu@san.org
- SD Planning: Melissa Garcia, 619-236-6173, magarcia@sandiego.gov
- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu

**Projects (Action as noted)**

(none)



**Policy & Other Items (Action as noted)****6. Proposed Operating Procedures amendment (Jackson) Action**

The Election Committee proposes that in future Trustee vacancies be filled at the next regular Member meeting, rather than by special election, unless the number of Trustees falls below 12. To that end, it proposes amending Operating Procedures §4.7.2 & §4.7.3 as follows:

**§4.7.2 Filling Vacancies**

Except as provided in §4.7.3, Trustee vacancies are filled at the next regular election following the date of the determination of the vacancy. The term of office of any Member filling a Trustee vacancy is for the balance of the vacated term.

**§4.7.3 Excessive Vacancies**

If vacancies reduce the number of current LJCPA Trustees below twelve, the LJCPA must fill the vacancies by an advertised special election pursuant to the Bylaws. Special elections follow the same procedures as regular elections, except dates and times may be adjusted as necessary.

As Bylaws VI.2 provides, once adopted "...by a two-thirds vote of Trustees attending a regular Trustee meeting [these amendments] take effect in no fewer than sixty days ... unless they are overridden at a Special Member meeting called for that purpose"

**7. Online Donations (Jackson)**

LJCPA now accepts one-time or regular donations securely online by credit/debit card, Apple/Google Pay, or bank transfer—form and QR code at <https://lajollacpa.org/donate>. Donations are accepted and managed by Donorbox (a widely-used donor-management service), which also issues receipts and prepares reports. Transactions are managed and sent to LJCPA's bank account by Stripe (a large payment processor). To ensure compliance with banking regulations and for security LJCPA has no access to account numbers. Donorbox and Stripe fees (about 6% in all) are deducted from online donations.

**Reports (Action as noted)****President****8. Ratify PDO member Action**

Scott Blaul, designated by LJVMA

**9. Appoint and empower *ad hoc* Infrastructure Prioritization committee Action**

Committee would assemble and transmit LJCPA's response to Planning invitation "... to submit priorities for infrastructure projects and improvements for the City's Capital Improvements Program (CIP), which helps the City plan future infrastructure projects ... by Aug. 1, 2025"

**Secretary****Treasurer**

(report delayed due to Treasurer transition, will be presented at meeting)

**10. Adjourn to Next Trustee Meeting**

7 August 2025, 6pm, LJ Recreation Center

	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>	
Project Name: Mauser Residence		Project Number: 1117322	
Community: La Jolla			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote:  January 15, 2025
# of Members Yes  4	# of Members No  2	# of Members Abstain  0	
Conditions or Recommendations: locating parking for 7 vehicles onsite based on the 7 bedrooms and parking overlay requirements / we've taken care of this thru Grecia Alves in PLANNING			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Ryan Honnet			
TITLE: Draftsman		DATE: August 20, 2025	

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



City of San Diego  
Development Services  
Attn: Deposit Accounts  
(619) 446-5000

# Deposit Account/Financially Responsible Party

FORM  
DS-3242  
February 2020

Project Address/Location:

8383 LA JOLLA SCENIC DRIVE NORTH, LA JOLLA 92037

Project No.: For City Use Only

Internal Order No.: For City Use Only

Approval Type: Check appropriate box for type of approval requested:

- ☐ Grading   ☐ Public Right-of-Way   ☐ Subdivision   ☐ Neighborhood Use   ☐ Coastal   ☐ Neighborhood Development  
☒ Site Development   ☐ Planned Development   ☐ Conditional Use   ☐ Variance   ☐ Vesting Tentative Map  
☐ Tentative Map   ☐ Map Waiver   ☐ Other:

Is the project subject to a Reimbursement Agreement? ☒ No ☐ Yes

If yes, provide Reimbursement Agreement Application Project Number or Resolution/Ordinance No.:

**Deposit Trust Fund Account Information:** A deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services is required. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

## FINANCIALLY RESPONSIBLE PARTY

Name/Firm Name:

DAVID MAUSER

Address:

8383 LA JOLLA SCENIC DRIVE NORTH

E-mail:

DAVID MAUSER @ GMAIL. COM

City:

LA JOLLA

State:

CA

Zip Code:

92037

Telephone:

858 260 8059

Fax No.:

**Financially Responsible Party Declaration:** I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.

☐ This is a continuation of existing Project No.: Internal Order No.:

**NOTE:** Using an existing opened account may be allowed when:

1. Same location for both projects;
2. Same Financially Responsible Party;
3. Same decision process (Ministerial and discretionary projects may not be combined);
4. Same project manager is managing both projects; and
5. Preliminary Review results in a project application.

Please be advised: Billing statements cannot distinguish charges between two different projects.

Please Print Legibly.

Print Name: David Mauser

Title: Property Owner

Signature\*:

Date: 5/20/2024

\*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer).

## FOR CITY USE ONLY

☐ Engineering Inspections (Public Works)

Project Title: Date Requested:

☐ Discretionary Project (DSD)

☐ Keep existing Project No.: as lead or ☐ Use new Project No.: as lead MRB: \$

☐ Other

## ACCOUNT CLOSURE AUTHORIZATION

Date Requested: ☐ Completed ☐ Inactive ☐ Withdrawn ☐ Collections

Print Name: Signature:

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-3242 (02-20)



## SHEET #: TS

1. NO DEFERRED SUBMITTALS



7	Building studs face	$10\phi$ ( $0.5 \times 120$ )	$24^{\circ}$ or $30^{\circ}$
8	Roofing studs at intersecting wall corners, face nail	$16\phi$ ( $0.5 \times 130$ )	
9	Building studs, face, stagger with $1/2"$ spacer	$16\phi$ ( $0.5 \times 130$ )	$10^{\circ}$ or, along each edge, $15^{\circ}$
10	Continuous header, face	$16\phi$ ( $0.5 \times 130$ )	$10^{\circ}$ or, along each edge, $15^{\circ}$
11	Continuous header to sill, face	$4.8\phi$ ( $0.5 \times 110$ )	
12	Double studs, face	$10\phi$ ( $0.5 \times 120$ )	$24^{\circ}$ or $30^{\circ}$
13	Double studs, face nail	$10\phi$ ( $0.5 \times 120$ )	$24^{\circ}$ or $30^{\circ}$
14	Double top plates, minimum 24-inch offset of end plates, face nail or lap joint	$0.16\phi$ ( $0.5 \times 135$ )	
15	Side plate to joist or blocking, face nail	$16\phi$ ( $0.5 \times 130$ )	$10^{\circ}$ or $15^{\circ}$
16	Side plate to joist or blocking at braced wall panels	$2.16\phi$ ( $0.5 \times 135$ )	$10^{\circ}$ or $15^{\circ}$
17	Side plate to joist or blocking at braced wall panels	$3.4\phi$ ( $0.5 \times 115$ )	
18	Shut to top plate, face nail	$2.16\phi$ ( $0.5 \times 135$ )	
19	Top or side plate to stud, end nail	$2.16\phi$ ( $0.5 \times 135$ )	o
20	Top or side plate to stud, end nail	$2.16\phi$ ( $0.5 \times 135$ )	o

22	1" x 6" sheathing to each bearing, face nail	2-4d (2" x 113") 3 staples 134"	-
23	Wider than 1" x 6" sheathing to each bearing, face nail	2-4d (2" x 113") 4 staples 134"	-
<b>Floor</b>			-

28	2" subfloor to joist or girder, balist and floor nail	2-16d (3" x 0.135")	-
29	2" planks (plank & beam - floor & roof)	2-16d (3" x 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: S2 o.c. at top and bottom and staggered. Two nails at ends

ITEM	BUILDING MATERIALS	DESCRIPTION OF FASTENER A, B, C	Edges (inches) <sup>1</sup>	supports <sup>4, 5</sup> (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
32	1/2 in. x 4 in. x 8 ft. CDX plywood	16d common (2" x 0.113") nail (subfloor w/ply)	6	126

Other wall sheathing <sup>b</sup>				
35	$1/2$ " structural cellulose fiberboard sheathing	$1/2$ " galvanized roofing nail, $1/8$ " crown or 1" crown staple 16 ga., $1 1/4$ " long	3	6
36	$2 1/8$ " structural	$1 1/2$ " galvanized roofing nail, $1/8$ " crown or		

30	1/4" x 1/2" x 1/2" (shathing)	1 1/2" generation roofing nail, single gauge (1000) 1 1/2" long	7	7
<b>Wood structural panels, combination subfloor underlayment to framing</b>				
39	1/4" and less	1d deformed (2" x 0.120") nail or 1d common (2 1/2" x 0.131") nail	6	12
40	1/2", 5/8"	1d common (2 1/2" x 0.131") nail or 2d common (3 1/2" x 0.148") nail or		

a. All nails are smooth-cornered, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.192 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

*f. For regions having basic wind speed of 110 mph or greater, 6d (dormer) (21/2" x 0.120) nails shall be used for attaching plywood and wood structural panel/roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 26 feet, up to 35 feet maximum.*

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members, girders and/or steel joists cannot be practical in all cases in view of this code. (Usage on joists shall be as permitted for joist conform to ASTM C 208.

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~~\_\_\_\_\_~~PROJECT  
Remodel & Addition for :

HEET TITLE

## SPECIFICATIONS

No.	Date	Notes


BUILDING DEPT.  
PROJECT #:

SHEET #: SP1

[illegible]

<p><b>12. Fireplace appliances.</b> Fireplaces with gas appliances are required to have the fire damper permanently held in the open position and equipped with LPG gas valves that have to close in the event of a gas leak.</p> <p><b>13. Chimney clearance.</b> Minimum 2-inch chimney clearance required above roofline. 3-inch hot surface clearance required for wood-burning appliances. 3 feet above highest point where chimney passes through roof. (IRC R1010.9.3)</p>	<p><b>14. Braced wall line spacing.</b> Spacing between braced wall lines shall not exceed feet or alternates provisions of IRC R602.01.1.3.</p> <p><b>15. Shear wall location.</b> Shear walls shall be located at braced wall lines and braced wall line shall meet the provisions of (IRC Table R602.01.13.1) but be not less than 10 feet (IRC R602.01.1.3.2) for shear walls.</p> <p><b>16. Shear wall spacing.</b> Shear walls shall be located no more than 20 feet or (IRC R602.01.2.2).</p>
<p><b>C. Mechanical Ventilation and Indoor Air Quality (ASHRAE 62-2-2016)</b></p>	<p><b>17. Shear wall offset.</b> Shear walls may be offset no out-of-plane more than 4 feet. The displaced braced wall line shall be located no less than 4 feet away from any other consistent part of the same braced wall line. (IRC R602.01.2.2)</p>
<p><b>1. Transfer air.</b> Ventilators are shall be provided directly from the outdoors and not transfer air from adjacent conditioned spaces or other spaces such as garages, unconditioned crawlspaces, or unconditioned attic. (CEBS 115.000.0)</p>	<p><b>18. Shear wall location.</b> Shear walls shall be located at the ends of each braced wall line or the alternate provision of IRC R602.01.1.3.1.</p>
<p><b>2. Instructions and labeling.</b> Ventilation system controls shall be labeled and the controls shall be provided with instructions on how to operate the system. (CEBS 115.000.0)</p>	<p><b>19. Individual shear wall length.</b> Shear walls shall meet minimum length requirements of IRC R602.01.2.2.</p> <p><b>20. Shear wall bracing.</b> Shear walls shall be braced in accordance with IRC R602.01.2.1.3.</p>

[illegible][illegible]

<p><b>3. Collar ties.</b> Collar ties or ridge straps to resist wind uplift shall be connected in pairs to the roof deck at 12 inches on center. Collar ties shall be installed in the following areas:</p> <ul style="list-style-type: none"> <li>a. Areas with internal and external pressure at maximum 4 feet on center (CIRC 602.2.3.1)</li> </ul>	<p><b>7. Structural steel.</b> Steel used as structural shapes, such as wide-flange sections, channels, plates, and angles shall comply with ASTM A36. Pys caps shall be installed in accordance with ASTM A360, Section 10.1.1.1.</p>
<p><b>4. Purline.</b> Purline installed to reduce the purlin stiffeners shall be used no less than 1/2 inch thick and 12 inches deep. Purline shall be installed in the following areas:</p> <ul style="list-style-type: none"> <li>a. Areas with internal and external pressure at maximum 4 feet on center (CIRC 602.2.3.1)</li> <li>b. Areas with internal and external pressure at maximum 4 feet on center (CIRC 602.2.3.1)</li> </ul>	<p><b>8. Fasteners for preservative-treated wood.</b> Fasteners for preservative-treated wood shall be installed in accordance with the following:</p> <ul style="list-style-type: none"> <li>a. Fasteners shall be installed in accordance with the following:</li> <li>b. Fasteners shall be installed in accordance with the following:</li> </ul>
<p><b>5. Roofing member bearing.</b> The bearing on end of metal or ceiling shall be used no less than 1 1/2 inches of bearing on end of metal or metal and not less than 3 inches bearing on end of concrete or masonry.</p>	<p><b>9. Exception.</b> 1/2 inch diameter or greater steel bolts.</p> <p><b>Exception:</b> Fasteners other than bolts and timber nails may be used in accordance with the following:</p> <ul style="list-style-type: none"> <li>a. Fasteners shall be installed in accordance with the following:</li> <li>b. Fasteners shall be installed in accordance with the following:</li> </ul>
<p><b>6. Roofing member lap/split.</b> Roof framing members and ceiling joists with a nominal depth thickness to exceed 5/16" shall be provided with a minimum overlap of bearing to exceed 12 inches.</p>	<p><b>10. Fasteners for fire-retarded-treated wood.</b> Fasteners for fire-retarded-treated wood shall be installed in accordance with the following:</p> <ul style="list-style-type: none"> <li>a. Fasteners shall be installed in accordance with the following:</li> <li>b. Fasteners shall be installed in accordance with the following:</li> </ul>

<p><b>41 Roof diaphragm at trusses.</b> Minimum 2-inch nominal blocking required for roof diaphragm at trusses.</p>	<p>attached to studs or sheathing of all trusses. Such block or material shall be installed in the roof cavity at the top of the truss, between the top chord of the truss and the underside of the sheathing or studs of the truss. Where joints occur, where joints occur, the block shall be lapped minimum 6 inches. The full length of the blocking shall be installed in the roof cavity in a manner to maintain a weather-resistant exterior wall envelope.</p>
<p><b>42 Blocking of roof trusses.</b> Minimum 2-inch nominal blocking required between trusses at ridge line and at points of bearing at exterior walls.</p>	<p><b>5 Wall sheathing.</b> Approved cross-sectioned sheathing shall be applied exterior to the framing (including blocking) to provide a weather-resistant penetration of water to the building structure framing components (IRC R703.4.3).</p>
<p><b>43 Drilling, cutting, and notching of roofline framing.</b> Notches in solid Lumber beams, joists, rakes, and rafters shall be limited to a maximum depth that shall not be longer than one-third the member depth, and shall not be located in the middle third of the span. The maximum width of the notch shall not be greater than one-fourth the member depth. The longest side of notches 4 inches or greater in depth shall be reinforced with a minimum of two 2x4s or 2x6s. Notches in solid Lumber joists and joist members shall not exceed one-third the member depth or one-half the member depth, whichever is less. Notches in solid Lumber joists or joist members shall not exceed one-third the member depth or one-half the member depth, whichever is less. Notches in solid Lumber joists or joist members shall not exceed one-third the member depth or one-half the member depth, whichever is less. Notches in solid Lumber joists or joist members shall not exceed one-third the member depth or one-half the member depth, whichever is less.</p>	<p><b>6 Exterior door and window openings.</b> Exterior door and window openings shall be installed in accordance with the following:</p> <ul style="list-style-type: none"> <li>a. Exterior door and window openings, framing on the surface of the exterior wall shall be installed in accordance with the following:</li> <li>b. At the intersection of chambers of exterior masonry construction with frame or wood framing, with precast concrete or masonry construction, or with concrete or masonry construction, the exterior door and window openings shall be installed in accordance with the following:</li> <li>c. Under and at the ends of masonry, wood, or metal gables and eaves.</li> <li>d. Wherever exterior door and window openings are installed in exterior walls, the exterior door and window openings shall be installed in accordance with the following:</li> <li>e. Where exterior porch, decks, or stairs attach to a wall or floor assembly, the exterior door and window openings shall be installed in accordance with the following:</li> <li>f. At building gables.</li> </ul>
<p><b>44 Exterior landslides, decks, balconies, and stairs.</b> Such elements shall be installed in accordance with the following:</p>	<p></p>

47.	separation	more in depth (e.g. C160.3, 8.6)
48.	<p><b>Freelancing standards.</b> <b>Concise</b> as you specified in items E.8 and E.48. <b>Freelancing</b> should be the content of the following materials with the integrity maintained (CIGS 102.1):</p> <ul style="list-style-type: none"> <li>- Two-inch nominal lumber</li> <li>- Two thicknesses of one-inch nominal lumber with broken top joints</li> <li>- One thickness of 2x12-inch wood structural panel with joints backed by 2x12-inch wood structural panel</li> <li>- One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard</li> <li>- 12-inch plywood</li> <li>- 1/4-inch nominal based insulation</li> <li>- 1/2-inch nominal based film of fiber approved</li> </ul> <p>Materials installed in such a manner as to be securely retained in place, either by means of concealed or exposed fasteners or other approved nondestructive means. The fasteners shall be installed in such a manner as to be securely retained in place, either by means of concealed or exposed fasteners or other approved nondestructive means. The fasteners shall be installed in such a manner as to be securely retained in place, either by means of concealed or exposed fasteners or other approved nondestructive means.</p>	<p><b>Green Building Standards Code (CAGreen) Requirements</b></p> <p>1. <b>Applicability.</b> CAGreen residential mandatory minimums shall apply to every building constructed by the City of Los Angeles, whether by contract or alteration. <b>Increasing</b> building's conditioned area, volume, or floor (CAGreen 101.3, 101.4, 101.5, 101.6, 101.7, 101.8, 101.9, 101.10, 101.11, 101.12, 101.13, 101.14, 101.15, 101.16, 101.17, 101.18, 101.19, 101.20, 101.21, 101.22, 101.23, 101.24, 101.25, 101.26, 101.27, 101.28, 101.29, 101.30, 101.31, 101.32, 101.33, 101.34, 101.35, 101.36, 101.37, 101.38, 101.39, 101.40, 101.41, 101.42, 101.43, 101.44, 101.45, 101.46, 101.47, 101.48, 101.49, 101.50, 101.51, 101.52, 101.53, 101.54, 101.55, 101.56, 101.57, 101.58, 101.59, 101.60, 101.61, 101.62, 101.63, 101.64, 101.65, 101.66, 101.67, 101.68, 101.69, 101.70, 101.71, 101.72, 101.73, 101.74, 101.75, 101.76, 101.77, 101.78, 101.79, 101.80, 101.81, 101.82, 101.83, 101.84, 101.85, 101.86, 101.87, 101.88, 101.89, 101.90, 101.91, 101.92, 101.93, 101.94, 101.95, 101.96, 101.97, 101.98, 101.99, 102.00, 102.01, 102.02, 102.03, 102.04, 102.05, 102.06, 102.07, 102.08, 102.09, 102.10, 102.11, 102.12, 102.13, 102.14, 102.15, 102.16, 102.17, 102.18, 102.19, 102.20, 102.21, 102.22, 102.23, 102.24, 102.25, 102.26, 102.27, 102.28, 102.29, 102.30, 102.31, 102.32, 102.33, 102.34, 102.35, 102.36, 102.37, 102.38, 102.39, 102.40, 102.41, 102.42, 102.43, 102.44, 102.45, 102.46, 102.47, 102.48, 102.49, 102.50, 102.51, 102.52, 102.53, 102.54, 102.55, 102.56, 102.57, 102.58, 102.59, 102.60, 102.61, 102.62, 102.63, 102.64, 102.65, 102.66, 102.67, 102.68, 102.69, 102.70, 102.71, 102.72, 102.73, 102.74, 102.75, 102.76, 102.77, 102.78, 102.79, 102.80, 102.81, 102.82, 102.83, 102.84, 102.85, 102.86, 102.87, 102.88, 102.89, 102.90, 102.91, 102.92, 102.93, 102.94, 102.95, 102.96, 102.97, 102.98, 102.99, 103.00, 103.01, 103.02, 103.03, 103.04, 103.05, 103.06, 103.07, 103.08, 103.09, 103.10, 103.11, 103.12, 103.13, 103.14, 103.15, 103.16, 103.17, 103.18, 103.19, 103.20, 103.21, 103.22, 103.23, 103.24, 103.25, 103.26, 103.27, 103.28, 103.29, 103.30, 103.31, 103.32, 103.33, 103.34, 103.35, 103.36, 103.37, 103.38, 103.39, 103.40, 103.41, 103.42, 103.43, 103.44, 103.45, 103.46, 103.47, 103.48, 103.49, 103.50, 103.51, 103.52, 103.53, 103.54, 103.55, 103.56, 103.57, 103.58, 103.59, 103.60, 103.61, 103.62, 103.63, 103.64, 103.65, 103.66, 103.67, 103.68, 103.69, 103.70, 103.71, 103.72, 103.73, 103.74, 103.75, 103.76, 103.77, 103.78, 103.79, 103.80, 103.81, 103.82, 103.83, 103.84, 103.85, 103.86, 103.87, 103.88, 103.89, 103.90, 103.91, 103.92, 103.93, 103.94, 103.95, 103.96, 103.97, 103.98, 103.99, 104.00, 104.01, 104.02, 104.03, 104.04, 104.05, 104.06, 104.07, 104.08, 104.09, 104.10, 104.11, 104.12, 104.13, 104.14, 104.15, 104.16, 104.17, 104.18, 104.19, 104.20, 104.21, 104.22, 104.23, 104.24, 104.25, 104.26, 104.27, 104.28, 104.29, 104.30, 104.31, 104.32, 104.33, 104.34, 104.35, 104.36, 104.37, 104.38, 104.39, 104.40, 104.41, 104.42, 104.43, 104.44, 104.45, 104.46, 104.47, 104.48, 104.49, 104.50, 104.51, 104.52, 104.53, 104.54, 104.55, 104.56, 104.57, 104.58, 104.59, 104.60, 104.61, 104.62, 104.63, 104.64, 104.65, 104.66, 104.67, 104.68, 104.69, 104.70, 104.71, 104.72, 104.73, 104.74, 104.75, 104.76, 104.77, 104.78, 104.79, 104.80, 104.81, 104.82, 104.83, 104.84, 104.85, 104.86, 104.87, 104.88, 104.89, 104.90, 104.91, 104.92, 104.93, 104.94, 104.95, 104.96, 104.97, 104.98, 104.99, 105.00, 105.01, 105.02, 105.03, 105.04, 105.05, 105.06, 105.07, 105.08, 105.09, 105.10, 105.11, 105.12, 105.13, 105.14, 105.15, 105.16, 105.17, 105.18, 105.19, 105.20, 105.21, 105.22, 105.23, 105.24, 105.25, 105.26, 105.27, 105.28, 105.29, 105.30, 105.31, 105.32, 105.33, 105.34, 105.35, 105.36, 105.37, 105.38,</p>
		<p>2. <b>Water conserving plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall comply with the following CAGreen requirements:</p> <ul style="list-style-type: none"> <li>a. <b>Water closets:</b> Maximum flow rate of 1.28 gpm per flush.</li> <li>b. <b>Urinals:</b> Maximum flow rate of 0.5 gpm per flush.</li> <li>c. <b>Single shower heads:</b> Maximum flow rate of 1.8 gpm gallons per minute at 80 psi.</li> <li>d. <b>Multiple shower heads:</b> same shower head. Maximum combined flow rate of 2.5 gpm.</li> </ul>

the area. When the assembly is installed by a floor member and/or a ceiling member, the ceiling member shall be installed in accordance with the provisions of the International Building Code, Chapter 10, Section 1003.1.1. The following provisions shall apply:

- a. Ceiling shall be installed by floor members and/or ceiling members.
- b. Floor framing is constructed of truss type open web perforated members.

4. **Driftproofing materials.** Driftproofing shall not be less than 1/2-inch gypsum board or 1/2-inch structural steel plate. The minimum thickness shall be determined by the design engineer. Driftproofing shall be installed parallel to the floor framing members. The design engineer shall approve the type of driftproofing material. The integrity of driftproofing shall be maintained. (CRD R302.12.2)

5. **Combustible insulation clearance.** Combustible insulation shall be separated from the exterior wall assembly by a minimum of 1/2 inch of non-combustible air space. The exterior wall assembly shall be protected by a fire-rated exterior wall assembly. (CRD R302.14.4)

6. **General Material Specifications.**

- 1. Lumber. All kinds, species, and posts 2-inches to 4-inches thick shall be

[illegible][illegible][illegible]

side of the other way from what the asking party has stated in accordance with this schedule. The fee paid on the side of the other shall not be required.

[illegible]

PROJECT

	<b>SHEET TITLE</b>
iving waters	MINIMUM CONSTRUCTION SPECIFICATIONS

<b>BUILDING DEPT.</b> <b>PROJECT #:</b> _____		
<b>PROJECT #:</b> 22217		
<b>DATE:</b> 20 May 2024		



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



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**CHAPTER 3  
GREEN BUILDING  
SECTION 301 GENERAL**

**301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

**301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 3 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increase the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

**Note:** On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Cal Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enforcement details.

**301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]** The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LRI) or high-rise only (HRI). When the section applies to both low-rise and high-rise buildings, no banner will be used.

### SECTION 302 MIXED OCCUPANCY BUILDINGS

**302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

### ABBREVIATION DEFINITIONS:

HCD Department of Housing and Community Development  
BSC California Building Standards Commission  
DSS Division of the State Architect, Structural Safety  
CSHPD Office of Sustainable Housing Planning and Development  
LR Low Rise  
HR High Rise  
AA Additions and Alterations  
N None

## CHAPTER 4 RESIDENTIAL MANDATORY MEASURES DIVISION 4.1 PLANNING AND DESIGN

### SECTION 4.102 DEFINITIONS

**4.102.1 DEFINITIONS.** The following terms are defined in Chapter 2 (and are included here for reference)

**FRENCH DRAIN.** A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

**WATILES.** Watiles are used to redirect sediment in runoff. Watiles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a overflow slope. Watiles are also used for perimeter and inlet controls.

### 4.106 SITE DEVELOPMENT

**4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

**4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wadis or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

**Note:** Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: <https://www.waterboards.ca.gov/swrc/assessingyourstormwatermanagement.html>)

**4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to leave water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swoles
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge

**Exception:** Additions and alterations not altering the drainage plan.

**4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625

**Exceptions:**

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply.
- 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.
2. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) without additional parking facilities.

**4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** For each dwelling unit, install a dedicated driveway to accommodate a dedicated 200-amp, 1-inch branch circuit. The driveway shall not be less than trade size 1 (nominal 1-inch inside diameter). The driveway shall originate at the main service or submain and shall terminate into a meter cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination point shall be permanently and visibly marked as "EV CAPABLE".

**4.106.4.2 New multifamily dwellings.** Residential parking is available, less 10% percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculators for the required number of EV spaces shall be rounded up to the nearest whole number.

**Notes:**

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

**4.106.4.2.1 Electric vehicle charging space (EV space) locations.** Construction documents that indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

**4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) [HCD]** When EV chargers are installed, EV spaces required by Section 4.106.4.2, item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, in the building.

**Exception:** Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2, item 3.

**Note:** Electric Vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.

**4.106.4.2.2 Electric vehicle charging space (EV space) dimensions.** The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5481 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide aisle shall be permitted provided the minimum width of the EV space is 17 feet (5181 mm).

a. Surface slope for the EV space and the aisle shall not exceed 1% vertical in 40 units horizontal (2.083 percent slope) in any direction.

**4.106.4.2.3 Single EV space required.** Install a listed raceway capable of accommodating a 200/40-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a meter cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**4.106.4.2.4 Multiple EV spaces required.** Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on ampacity of future EVSE (newer methods), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical systems, including any on-site distributed transformers, have sufficient capacity to simultaneously charge at EVs at all required EV spaces at the full rated ampacity of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

**4.106.4.2.5 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". In accordance with the California Electrical Code.

**4.106.4.3 New hotels and motels.** All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

**Notes:**

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

**4.106.4.3.1 Number of required EV spaces.** The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculators for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1		
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	
0-9	0	
10-25	1	
26-50	2	
51-75	3	
76-100	4	
101-150	7	
151-200	10	
201 and over	6 percent of total	

**4.106.4.3.2 Electric vehicle charging space (EV space) dimensions.** The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5481 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).

**4.106.4.3.3 Single EV space required.** When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.3.1.

**4.106.4.3.4 Multiple EV spaces required.** When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.3.1.

**4.106.4.3.5 Identification.** The service panel or sub-panel shall be identified in accordance with Section 4.106.4.3.5.

**4.106.4.3.6 Accessible EV spaces.** In addition to the requirements in Section 4.106.4.3, EV charging spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B.

### DIVISION 4.2 ENERGY EFFICIENCY

#### 4.201 GENERAL

**4.201.1 SCOPE.** For the purpose of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

### DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

#### 4.303 INDOOR WATER USE

**4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

**Note:** All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Cal Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enforcement details.

**4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

**Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

**4.303.1.2 Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

#### 4.303.1.3 Showerheads.

**4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

**4.303.1.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 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.

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

**4.303.1.4 Residential Lavatory Faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.5 gallons per minute at 20 psi.

**4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.** The maximum flow rate of lavatory faucets installed in common and public use areas (including of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

**4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi.

**Note:** Where computing faucets are unavailable, aerators or other means may be used to achieve reductions.

**4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1101.1 of the California Plumbing Code.

**NOTE:** THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 80 PSI
METERING FAUCETS	0.2 GPM @ 60 PSI
WATER CLOSET	1.28 GPM @ 60 PSI
URINALS	0.125 GPM @ 60 PSI

#### 4.304 OUTDOOR WATER USE

**4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

#### NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2, MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

### DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

#### 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

**4.406.1 ROOFING PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in water bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

**4.406.2 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING**

**4.406.2.1 CONSTRUCTION WASTE MANAGEMENT.** Residents shall save for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.406.2, 4.406.3 or 4.406.4, or meet a more stringent local construction and demolition waste management ordinance.

#### Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

**4.406.2.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan in accordance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use as materials.
2. Specify if construction and demolition waste materials will be used on-site (source separated) or taken (mixed single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

**4.406.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verification of the percentage of construction and demolition waste material diverted from the landfill compliance with Section 4.406.1.

**Note:** The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

**4.406.4 WASTE STREAM REDUCTION ALTERNATIVE (WRA).** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area must meet minimum 80% construction waste reduction requirement in Section 4.406.1.

**4.406.4.1 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 80% construction waste reduction requirement in Section 4.406.1.

**4.406.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.406.2, items 1 through 5. Section 4.406.3 or Section 4.406.4.

#### Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at [www.hcd.ca.gov/CALGreen.html](http://www.hcd.ca.gov/CALGreen.html) may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C&D) processes can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

### 4.410 BUILDING MAINTENANCE AND OPERATION

**4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
  - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water heating systems and other major appliances and equipment.
  - b. Roof and yard drainage, including gutters and downspouts.
  - c. Space conditioning systems, including condensers and air filters.
  - d. Landscape irrigation systems.
3. Water metering systems.
4. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycling programs and locations.
5. Public transportation and carpool options available in the area.
6. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
7. Information about water-conserving landscape and irrigation design and controllers which conserve water.
8. Instructions for foundation girders and downspouts and the importance of diverting water at least 5 feet away from the building.
9. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

**4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible means that serves all buildings on the site and are identified for the recycling, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, computer, cardboard, glass, plastic, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

**Exception:** Rural properties that meet and apply for the exemption in Public Resources Code Section 60461.62 (AGU) at the time are not required to comply with the organic waste portion of this section.

### DIVISION 4.5 ENVIRONMENTAL QUALITY

#### SECTION 4.501 GENERAL

**4.501.1 SCOPE.** The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, emitting and/or harmful to the comfort and well-being of a building's residents, occupants and neighbors.

#### SECTION 4.502 DEFINITIONS

**5.102.1 DEFINITIONS.** The following terms are defined in Chapter 2 (and are included here for reference)

**AGRI-FIBER PRODUCTS.** Agrifiber products include strawbale, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

**COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard, medium-density fiberboard, "engineered wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, as specified in California Code of Regulations (CCR), Title 17, Section 91020.1.

**DIRECT-FURNING APPLIANCE.** A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all gaseous to the outside atmosphere.

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, WHICH MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

R.H.H.

### PROJECT

Remodel & Addition for :

Mauser Residence

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

### SHEET TITLE

2022 CALIFORNIA GREEN  
BUILDING STANDARDS CODE

### REVISIONS

No. Date Notes





2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



419.418.1713 ph.  
www.draftsense.com

8552 waring bl.  
san diego, ca 92120

**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g) by ROG.

**Note:** MIR values for individual compounds and hydrocarbon solvents are specified inCCR, Title 17, Sections 94700 and 94701.

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWMIIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

**Note:** PWMIIR is calculated according to equations found inCCR, Title 17, Section 94521 (a).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. SeeCCR, Title 17, Section 94000(a).

4.503 FIREPLACES

**4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

**4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage in the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesive, sealant and caulk used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution or air quality management district rules where applicable or SCAG/MD Rule 116B VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 116B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and isocyanates), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 10 fluid ounces) shall meet or exceed the following VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94007.

**4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARI Architectural Suggested Control Measures, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.2.1, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measures, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROG in Section 94020(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and other requirements, in Sections 94020(a)(1) and 9411 of the California Code of Regulations, Title 17, commencing with Section 94020, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT<sub>1</sub>

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	70
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	520
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC TO PLASTIC	60
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 116B.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sub>1</sub>

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BARBENT/EPICUREAL COATINGS	400
BUTYLAQUE ROOF COATINGS	50
BUTYLAQUE ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	150
DRY FOG COATINGS	150
PAINT FINISHING COATINGS	350
PIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	800
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sub>2</sub>	120
MARGARITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLORED COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2006. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.05
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD:	0.13
VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1332. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93121.12.	
THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (3 MM).	

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

**4.504.1 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF-140 at the Gold level.
4. Scientific Certification Systems Indoor Advantage V Gold.

**4.504.1.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

**4.504.1.2 Carpet adhesive.** All carpet adhesive used shall meet the requirements of Table 4.504.1.

**4.504.2 Resilient flooring systems.** Resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material.
2. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. Products certified under the GREENGUARD Gold (formerly the Greenguard Children & Schools) program.
4. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
5. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

**4.504.3 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARI's Air Toxics Control Measure for Composite Wood (17CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.4.

**4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certification.
3. Product labeled and included as meeting the Composite Wood Products regulation (seeCCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PIS-1 or PIS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2960 European EN 338 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

**4.505.1 General.** Buildings shall meet or exceed the provisions of the California Building Standards Code.

**4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations require to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 12 inch (12.7 mm) or larger dense aggregate shall be provided with a vapor barrier in direct contact with the concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.

A slab design specified by a licensed design professional.

**4.505.3 MOISTURE CONTROL OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed where the framing members exceed 10 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.1 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped and of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
- a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
- b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

**Note:**

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

**4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection) or other equivalent design software or methods.

**Exception:** Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7  
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS  
702 QUALIFICATIONS

**702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Untrained persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERB ratings, building performance contractors, and home energy auditors.
3. Successful completion of a third party accreditation training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

**Note:**

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERB ratings are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[ISC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial compliance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, WHICH MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

R. H. J.

PROJECT

Remodel & Addition for :

Mauser Residence

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

SHEET TITLE

2022 CALIFORNIA GREEN  
BUILDING STANDARDS CODE

REVISIONS

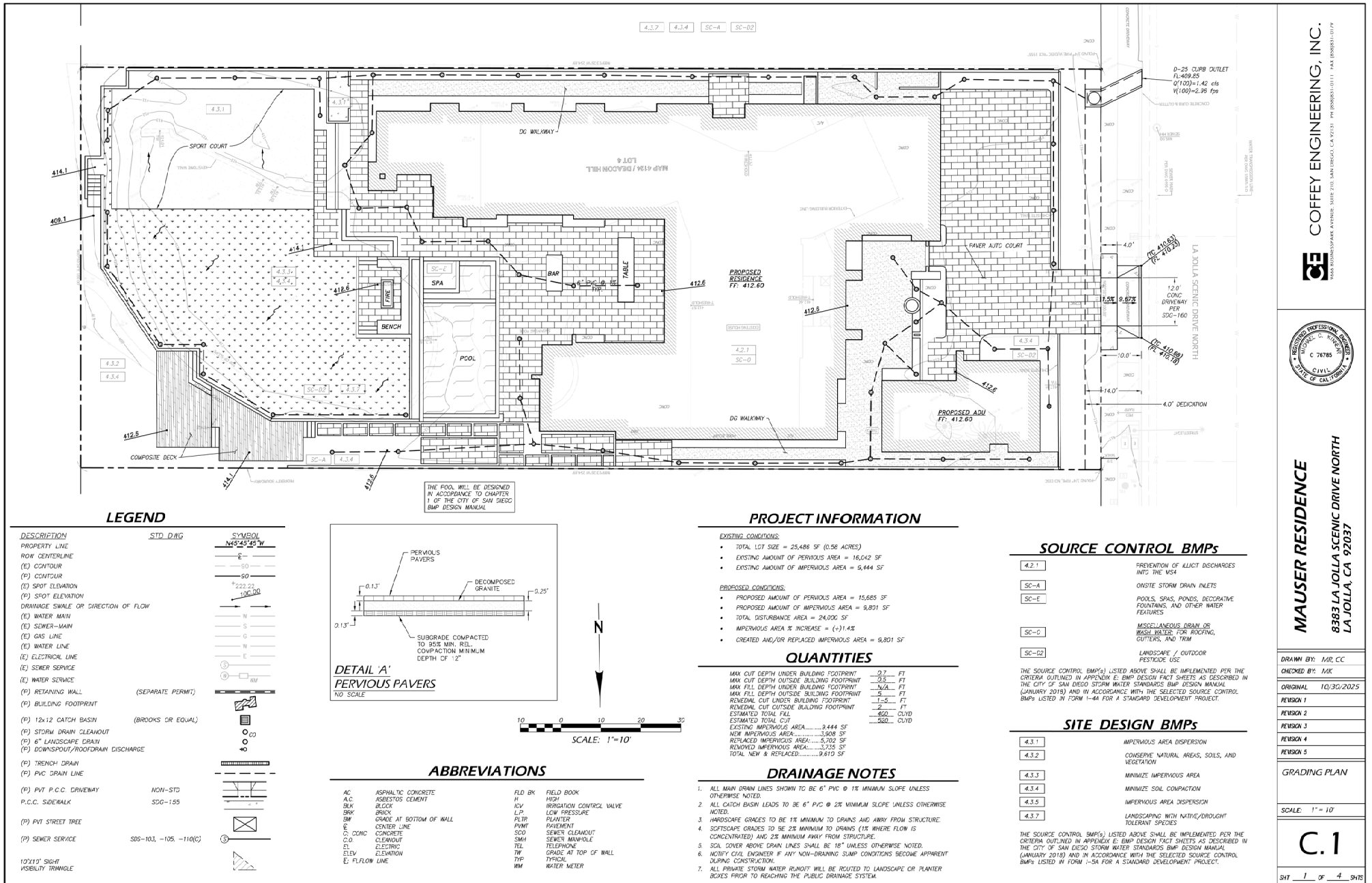
No.	Date	Notes
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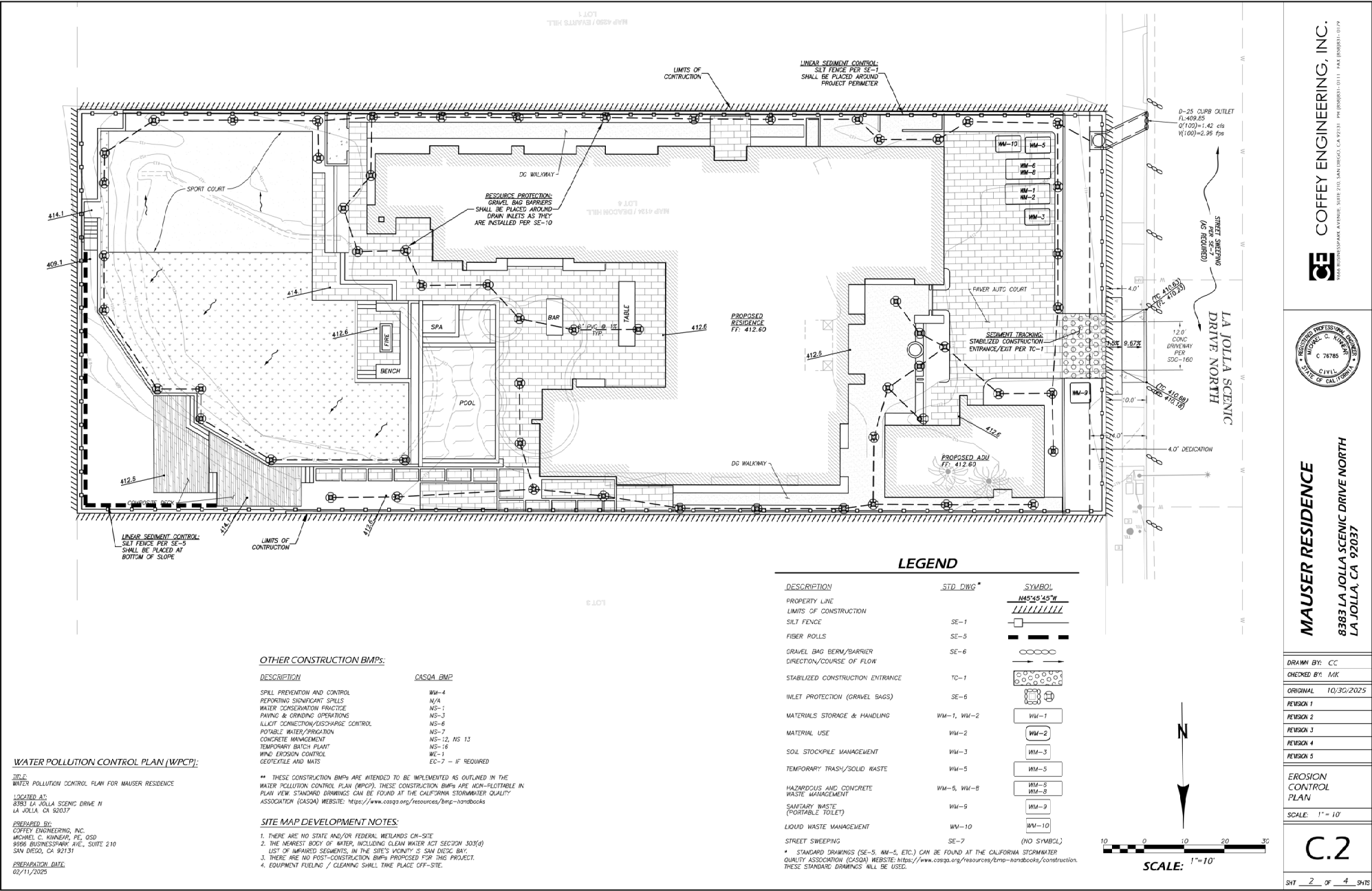
BUILDING DEPT.  
PROJECT #:

PROJECT #: 22217

DATE: 20 May 2024

SHEET #: SP3







**MAUSER RESIDENCE**

8383 LA JOLLA SCENIC DRIVE NORTH  
LA JOLLA, CA 92037

DRAWN BY: CC

CHECKED BY: MK

ORIGINAL 10/30/2025

REVISION 1

REVISION 2

### REVISION 3

REVISION 4

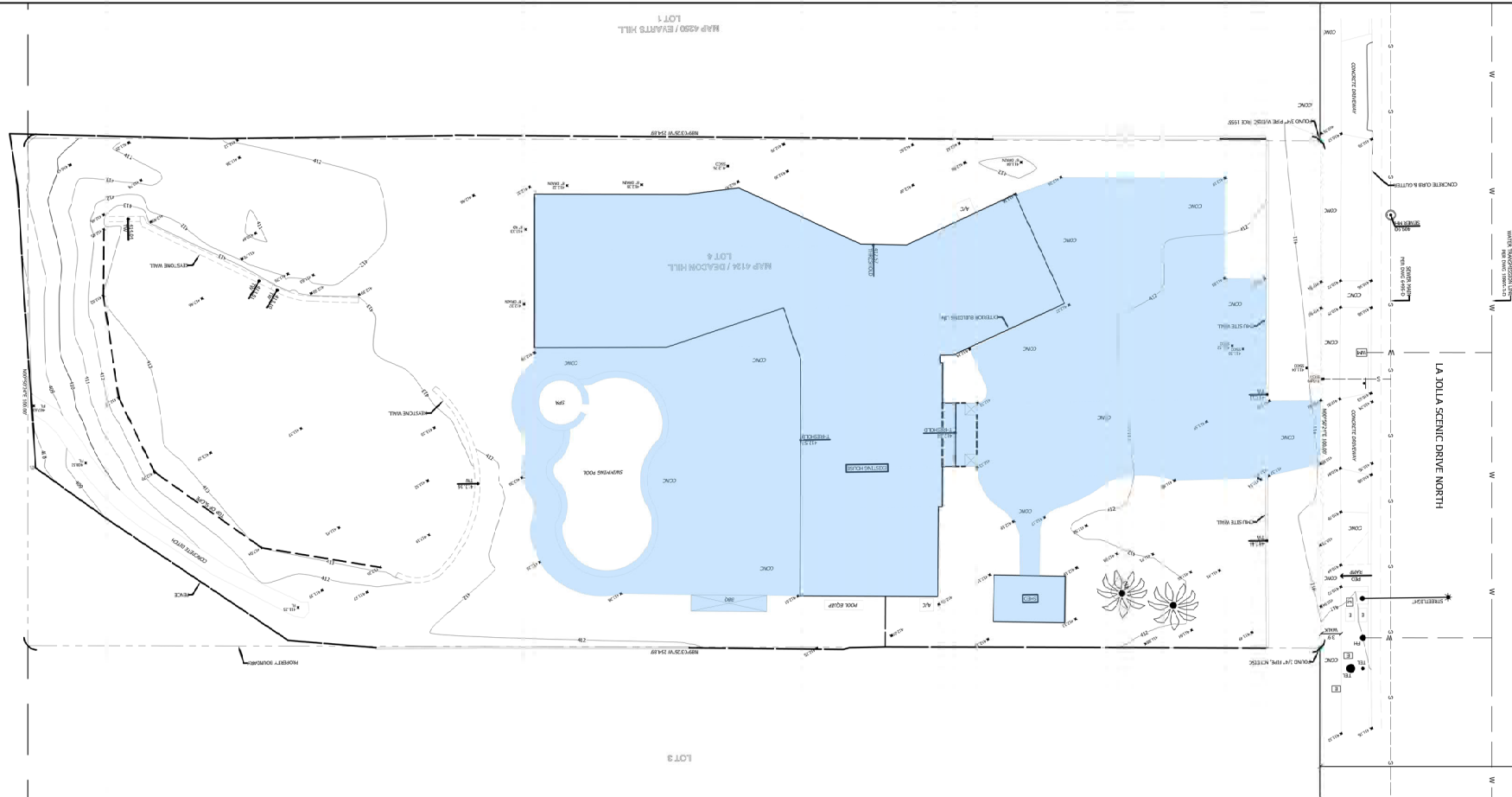
REVISION 5

EXISTING  
IMPERVIOUS  
AREA EXHIBIT

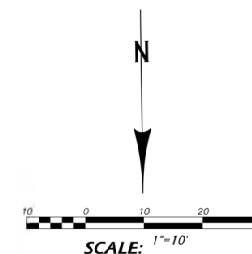
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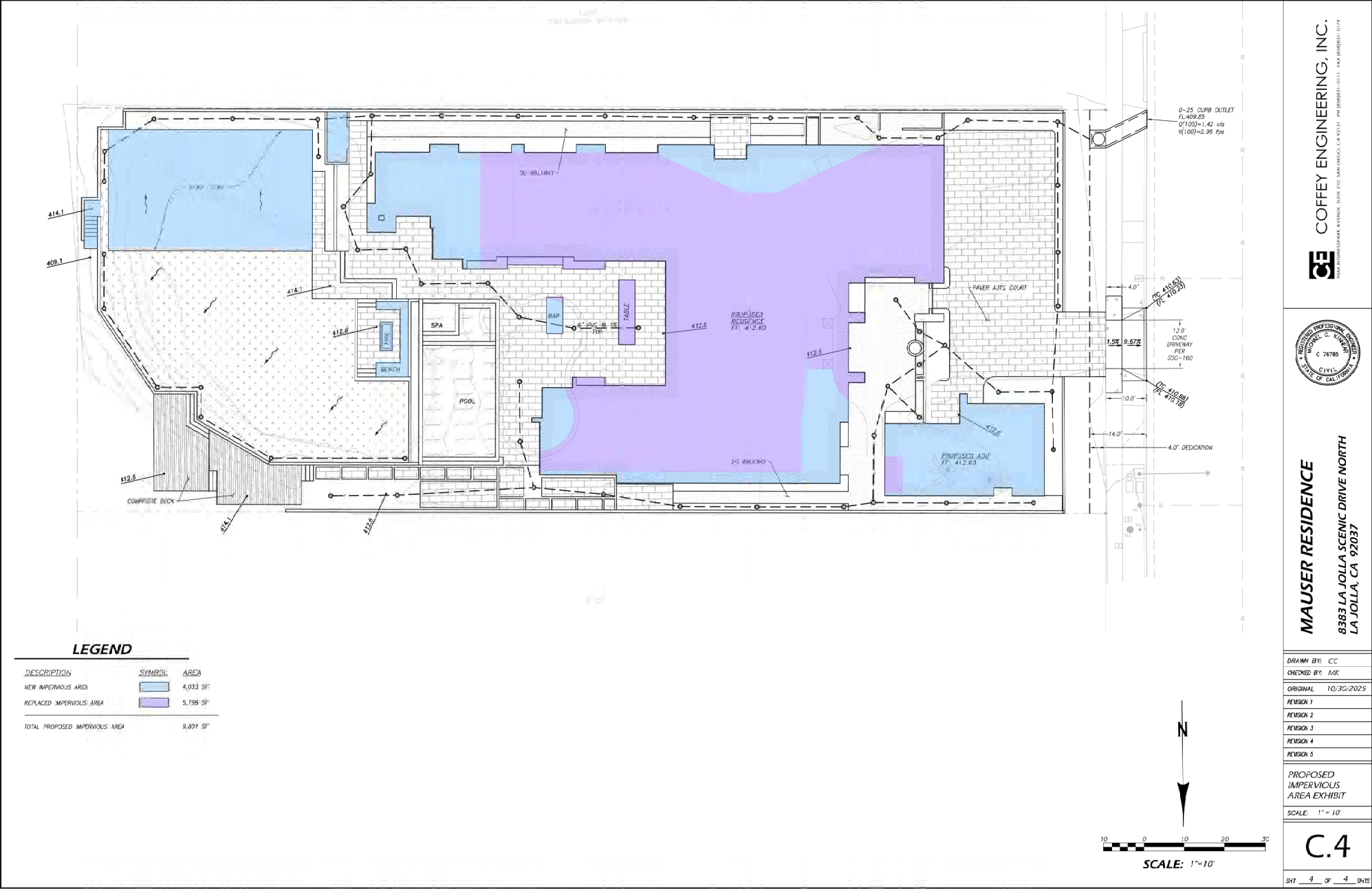
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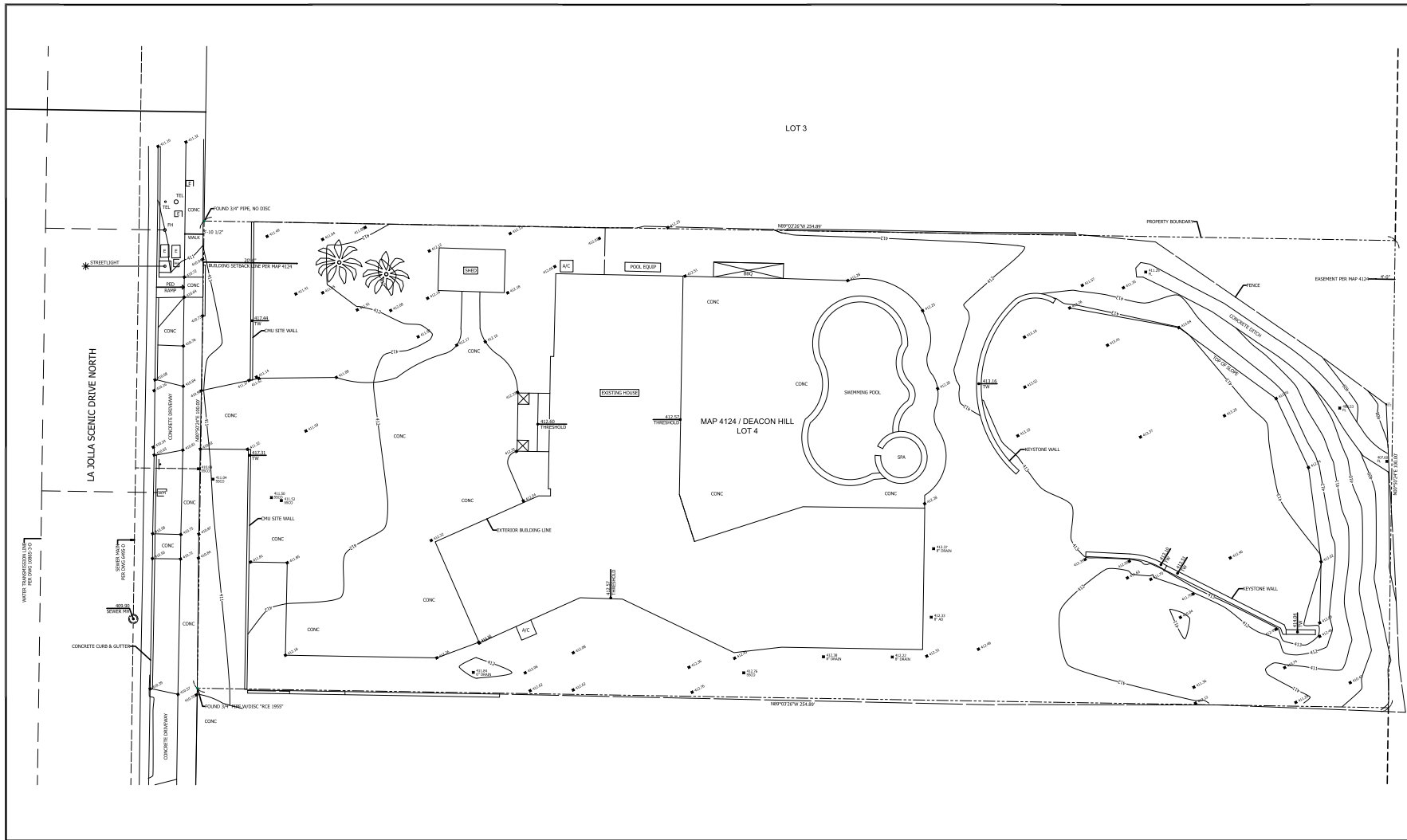
SHT 3 OF 4 SHTS



DESCRIPTION	SYMBOL	AREA
EXISTING IMPERVIOUS AREA		9,444 SF







ABBREVIATIONS	
AP	ANGLE POINT
ASPH	ASPHALT
BLDG	BUILDING
CIP	CAST IN PLACE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DI	DRAIN INLET
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOODLINE
FNC	FENCE
GB	GRADE BREAK
GRND	GROUND
HW	HANDHOLE
PP	UTILITY POLE
RA	RADIAL BEARING
ROW	RIGHT OF WAY
SS	SANITARY SEWER
TC	TOP OF CURB
YG	TOP OF GRATE (DRAIN)
TH	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
WH	WATER METER

LEGEND	
PROPERTY LINE	LOT LINE
CENTER LINE	RIGHT OF WAY
BOUNDARY LINE DATA (BEARING/DISTANCE)	ROUND BOUNDARY MONUMENT
EDGE OF CONCRETE	CURB & GUTTER
CHU WALL	CONCRETE SURFACE
SEWER LINE	WATER LINE
FENCE: WOOD	FENCE: CHAIN-LINK

ABOVE GROUND UTILITY BOX	UNDERGROUND UTILITY ACCESS LID
TREE	SPOT ELEVATION
GROUND CONTOUR (1' INTERVAL)	GROUND CONTOUR (1' INTERVAL)
(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)	

**EASEMENTS**  
ITEM 4  
FOR: SEWER, WATER, DRAINAGE NO PUBLIC UTILITIES  
AFFECTS: THE EASTERLY 4 FEET OF SAID LAND  
RECORDED: PER MAP 4124  
ITEM 7  
FOR: ELECTRICITY AND TELEPHONE  
AFFECTS: THE LAND  
RECORDED: MARCH 7, 1952 AS INSTRUMENT NO. 1952-508114, IN BOOK 4395, PAGE 536, D.R.  
LOCATION REFERENCED TO BE OFF-KITE AND WITHIN THE CURRENT RIGHT OF WAY OF LA JOLLA SCENIC DRIVE NORTH.  
EASEMENTS FOR PRELIMINARY TITLE REPORT PREPARED BY CALIFORNIA TITLE COMPANY,  
DATED JUNE 11, 2004. FILE NO. 400-240738-37

**PROPERTY LEGAL DESCRIPTION**  
ITEM 4, MAP 4124 (DEACON HILL)  
**ASSESSORS PARCEL NUMBER**  
346-76-07  
**BASIS OF ELEVATIONS**  
CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK  
MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB  
LOCATION: NORTHWEST CORNER OF LA JOLLA SCENIC DRIVE NORTH AND SCENIC PLACE  
DATUM: NAD83  
ELEVATION: 95.82 FEET  
**NOTE**  
THIS MAP OF EXISTING IMPROVEMENTS AND/OR TOPOGRAPHY WAS FIELD SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGN, OR APPROPRIATE DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OF THE MAPING.  
THE PROPERTY BOUNDARY SHOWN HEREIN IS THE RESULT OF A PRECISE RETRACEMENT OF THE PROPERTY DESCRIBED ABOVE. A PROCEDURE OF SURVEY OBJECTIVE PHYSICAL EVIDENCE AND MEASUREMENT DATA IS AVAILABLE FOR REVIEW UPON REQUEST.  
THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.



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METROPOLITAN MAPPING

3712 36TH STREET (619) 433-4250  
SAN DIEGO, CA 92114 metromap.sdi@gmail.com

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*[Handwritten signature]*

PROJECT

Remodel & Addition for:

**Mauser Residence**

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

SHEET TITLE

TOPOGRAPHIC SURVEY

REVISIONS

No.	Date	Notes

BUILDING DEPT.

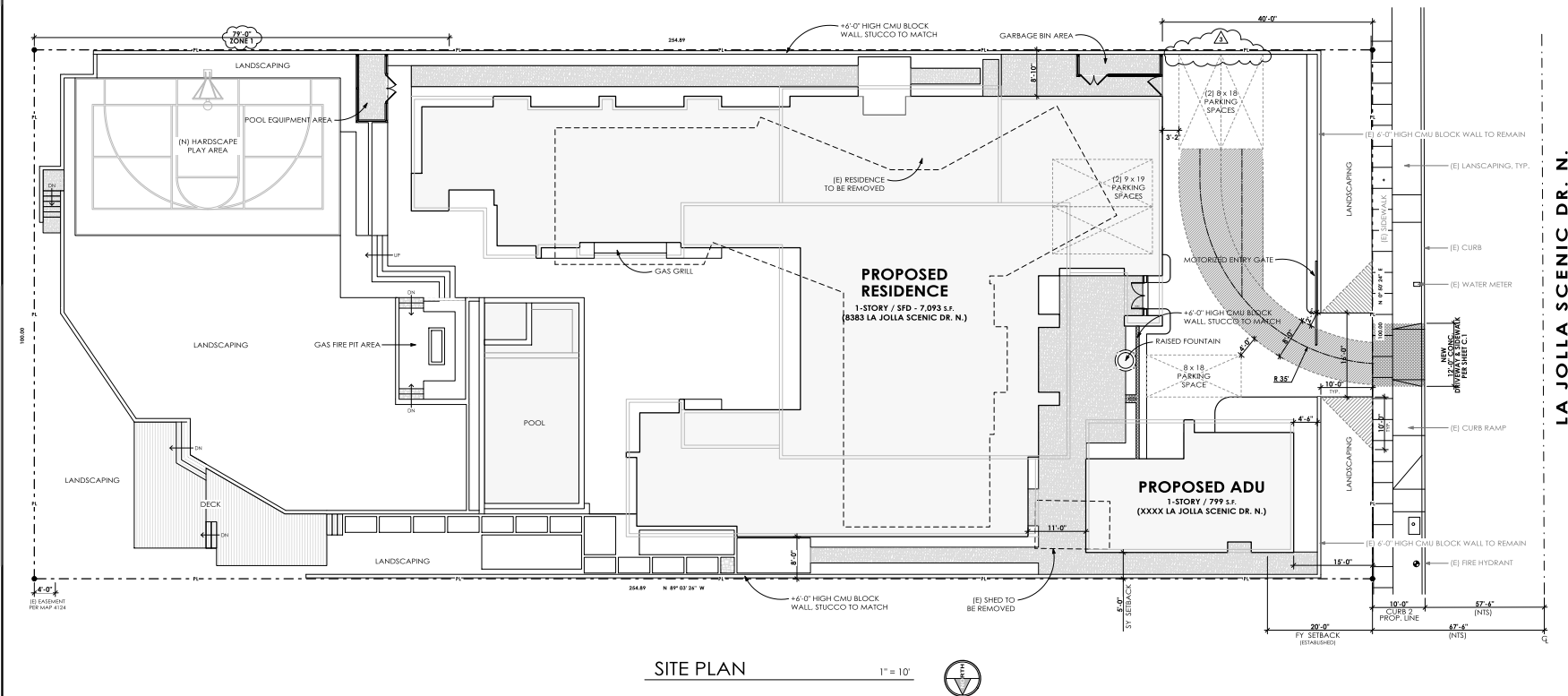
PROJECT #:

22217

DATE: 15 July 2024

SHEET #: A10





CONSTRUCTION BMP'S

THIS PROJECT 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 LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.






PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON ( S ) AS INDICATED BELOW :

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO - STORM WATER STANDARDS MANUAL, MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADE / IMPROVEMENTS CONSISTENT W/ THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND / OR WATER POLLUTION CONTROL PLAN (WPCL) FOR CONSTRUCTION BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED AND MAINTAINED TO PREVENT DISCHARGE OR FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BAY REQUIREMENTS WHICH MUST BE COMPLIED WITH. BREACHES OF THE APPROVED SWPPP V VIOLATIONS WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND / OR STOP WORK ORDERS.
6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL DEBRIS, AND MUD ON AFFECTED AND ADJACENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF VEHICLES / EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEAR BY EXISTING STORM WATER COLLECTION SYSTEMS FROM SEDIMENTATION, CONCRETE PILING, OR OTHER CONSTRUCTION - RELATED DEBRIS AND DISCHARGES WY THE CONTRACTOR SHALL HAVE THE SERVICES OF A QUALIFIED, CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP V VIOLATIONS.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH WORK DAY.

- a. If a NON-STORM WATER DISCHARGE (LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGE). THE CONTRACTOR SHALL NOTIFY THE CITY REPRESENTATIVE IMMEDIATELY BY PHONE AND STOP THE ACTIVITY IMMEDIATELY. ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM THE ACTIVITY SHALL BE REMOVED FROM THE SITE IMMEDIATELY. STORM DRAIN CONVEYANCE SYSTEMS AND STRUCTURES DEPOSED BY OR FROM THE ACTIVITY SHALL BE REINSTALLED IMMEDIATELY.
- b. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE AVAILABLE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPMENT OF CONSTRUCTION BMP - WHEN RAIN IS IMMINENT.
- c. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
- d. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNDESIRABLE CHARACTERISTICS OF THE SOILS.
- e. THE CONTRACTOR SHALL BE RESPONSIBLE AND CHARGE TASKS NECESSARY PRECAUTIONS TO PREVENT PUBLIC RESPOND ON AREAS OF THE PROJECT.
- f. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP / NPDES SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY REPRESENTATIVE.

15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED COST ESTIMATOR, CITY RESIDENT SUPERVISOR, CITY ENGINEER OF WOODS, WATER AND SEWER DIVISION, THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE PROPOSED CONSTRUCTION CONTRACT AND OTHER BIDDING RELATED ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS OF ALL EXISTING AND NEW BMP'S DURING VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE DONE BEFORE DURING, AND AFTER EVERY RAIN EVENT AND WHEN IT IS HIGH CLOUD COVER WITH NO RAIN FALLING ON THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE, AS SAFETY LOGS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA, TEMPORARY CONSTRUCTION BARRIERS AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALGFA FACT SHEET T-10, I-9 CALIFARNIA FACT SHEET T-10, PRIVATE DRIVEWAY IMPROVEMENTS, AND POTENTIAL POLLUTANTS ON PAVED SURFACES AND TRAVELEDWAYS. WEEDS MUST BE CONTROLLED BY MOWING THE AREAS. EQUIPMENT AND STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED TO PREVENT HAZARDOUS MATERIAL RELEASES TO THE ENVIRONMENT. DIVISION 3 - STORM WATER MANAGEMENT AND DISCHARGE CONTROL

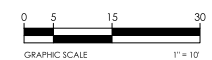
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|--|---|
|  | <br><br><br><br> |
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LEGEND	
--------	--

- WM - 5 - SOLID WASTE MANAGEMENT
- WM - 8 - TEMPORARY CONCRETE WASHOUT
- SC - 5 - FIBER ROLLS (STRAW WATTLES)
- (E) DIRECTION OF SOIL DRAINAGE (SLOPE DOWN / NO CHANGE)
- VISIBILITY TRIANGLE

PLAN NOTES
------------

- |    |  |  |
|----|--|--|
| 1. | NO WORK WILL BE PERFORMED IN THE RIGHT OF WAY.   |  |
| 2. | NO GRADING PROPOSED / EXISTING GRADE TO <b>NOT</b> BE MODIFIED.  |  |
| 3. | THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDER GROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION OR DEMOLITION.   |  |
| 4. | PROPOSED PERVIOUS / LANDSCAPING AREA = 7,847 +/- 307.9 %.  |  |
| 5. | ALL PUBLIC IMPROVEMENTS INCLUDING CURBS, GUTTER, SIDEWALKS, CURB RAMPS, ETC. AND DEDICATIONS MUST BE UP TO CURRENT CITY STANDARD PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AS REQUIRED PER SDG&E 12.0410 (A).  |  |
| 6. | NO OBSTRUCTION INCLUDING SOILD WALLS IN THE VISIBILITY AREA SHALL EXCEED 10 FEET IN HEIGHT. NO OBSTRUCTION INCLUDING SOILD WALLS, PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT MEASURED FROM THE FINISHED GRADE. ALL EXISTING PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL. |  |



REVISIONS		
No.	Date	Notes
⚠	2/14/2025	PLAN CHECK - 1
⚠	5/8/2025	PLAN CHECK - 2
⚠	6/7/2025	PLAN CHECK - 3
BUILDING DEPT. PROJECT #:		1117322
PROJECT #:		22217
DATE:	21 October 2025	
SHEET #:	A.1.]	

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## Remodel &amp; Addition for :

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

## SHEET TITLE

### COMPLETE FLOOR PLAN LAYOUT LEGEND

## REVISIONS

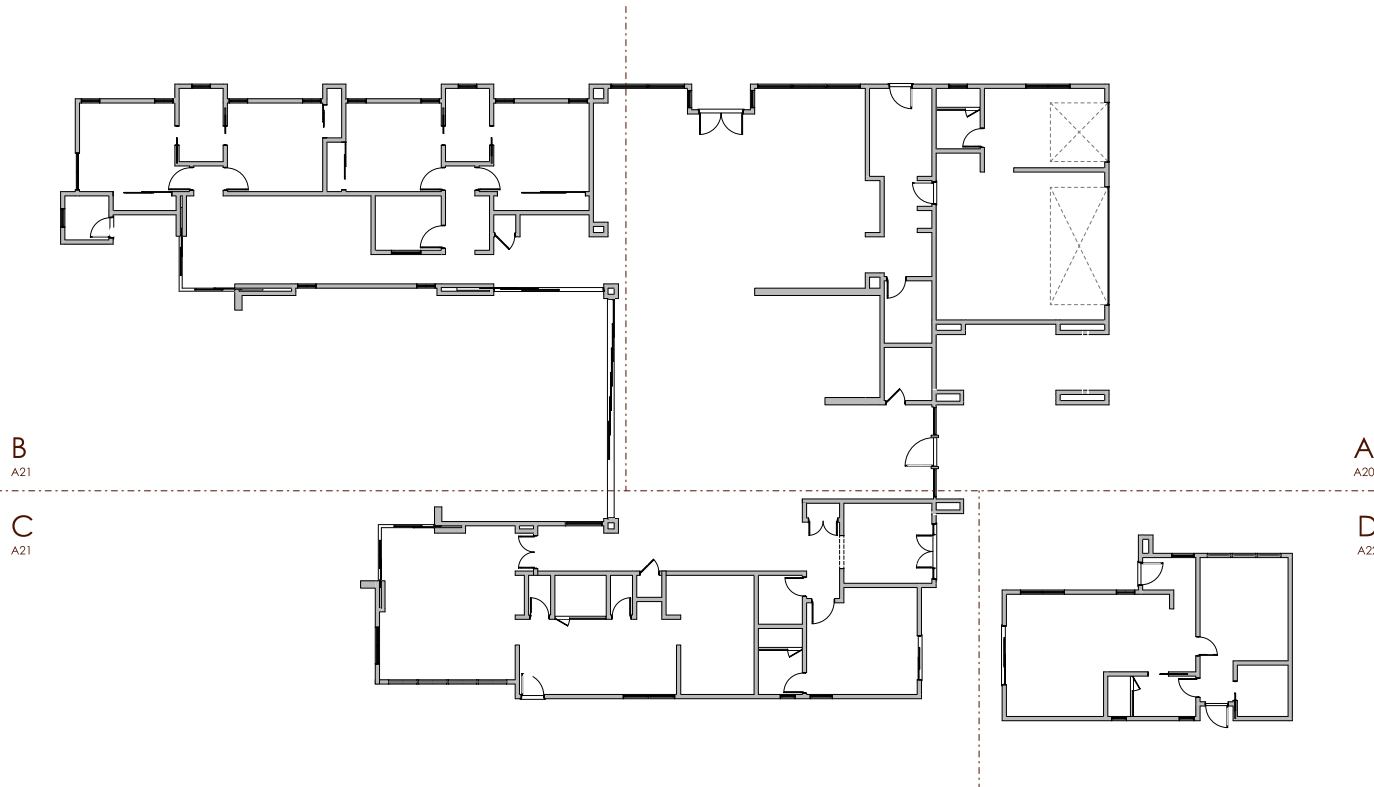
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BUILDING DEPT.	1117322
PROJECT #:	

PROJECT #: 22217

**DATE:** 08 May 2025

SHEET #: A20 





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## PROJECT

Remodel &amp; Addition for:

Mauser Residence

 8383 La Jolla Scenic Dr. N.  
 La Jolla, CA, 92037

## SHEET TITLE

FLOOR PLAN - AREA 'A'

## REVISIONS

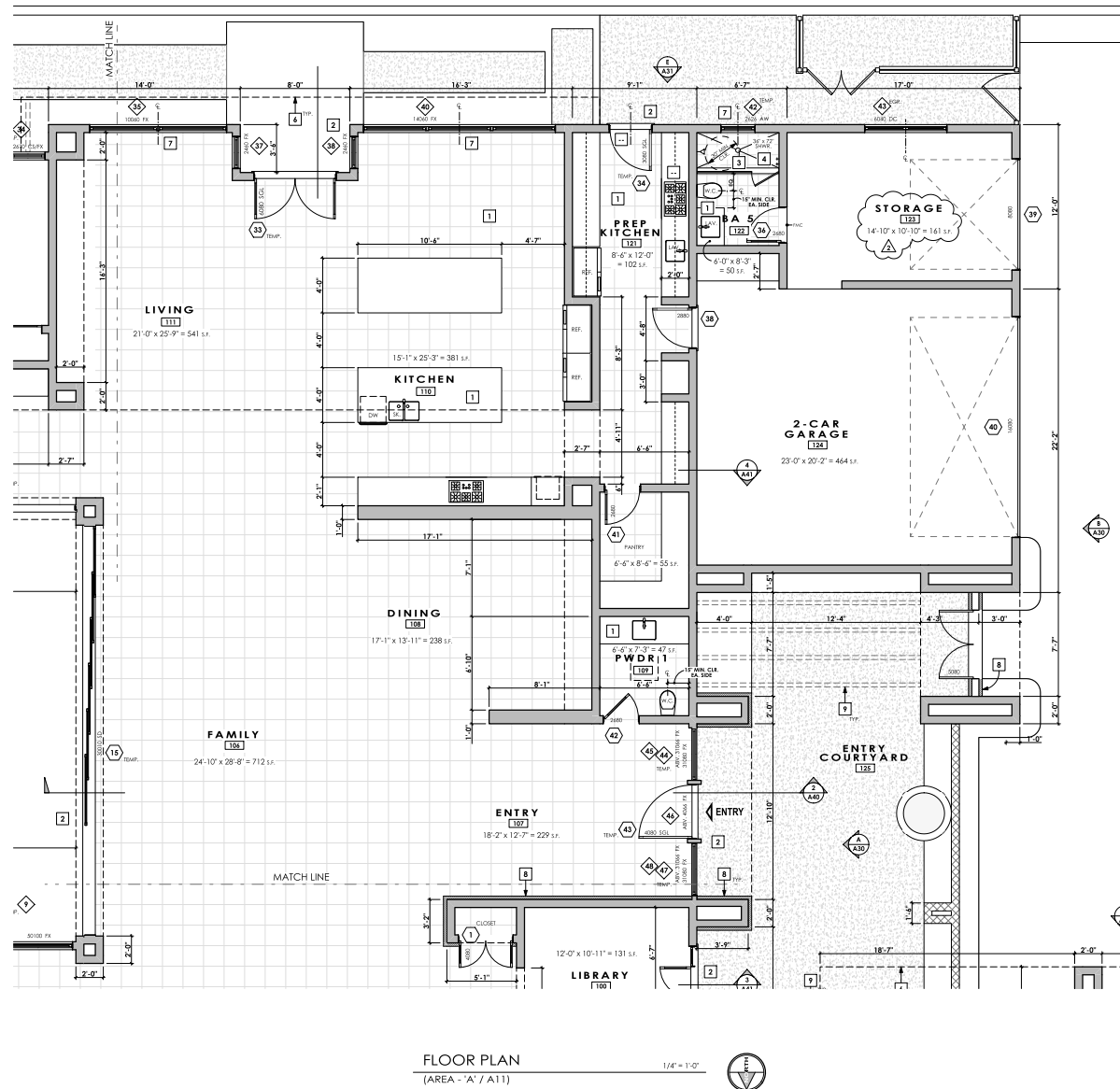
No.	Date	Notes
1	2/14/2025	PLAN CHECK - 1
2	5/8/2025	PLAN CHECK - 2

BUILDING DEPT. 1117322

PROJECT #: 22217

DATE: 08 May 2025

SHEET #: A21



## KEYNOTES

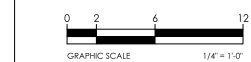
- 1 ALL (N) FIXTURES, APPLIANCES, CABINETS & COUNTER TOPS.
- 2 LANDING - SEE PLAN NOTE 1
- 3 TEMPERED SAFETY GLASS SHOWER ENCLOSURE
- 4 TEMPERED SAFETY GLASS SHOWER ENCLOSURE
- 5 LOCATION OF SHOWER CONTROLS
- 6 LINE OF ROOF ABOVE, TYP.
- 7 CENTER WINDOW IN SPACE
- 8 EXTERIOR STONE VENEER
- 9 SOLID WOOD TRILLIS BEAM ABOVE PER STRUCTURAL STAIN
- 10

## PLAN NOTES

1. DIMENSIONS ARE TO THE FACE OF THE FINISH SURFACE. U. O. N.
2. ALL CONSTRUCTION MUST MEET LOCAL CODES AND ORDINANCE.
3. LANDINGS TO BE NOT LESS THAN 36" IN LENGTH IN OR, OF TRAVEL & NOT MORE THAN 31/2" BELOW TOP OF DOOR THRESHOLDS AT EGRESS DOORS.

## LEGEND

- (N) WOOD STUD WALL
- EXTERIOR WALL / FENCE WRAPPED IN STUCCO, U. O. N.
- DOOR NUMBER - SEE SCHEDULE ON A 4
- WINDOW NUMBER - SEE SCHEDULE ON A 4



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*[Handwritten signature]*

## PROJECT

Remodel & Addition for:

## Mauser Residence

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

## SHEET TITLE

FLOOR PLAN - AREAS 'B' & 'C'

## REVISIONS

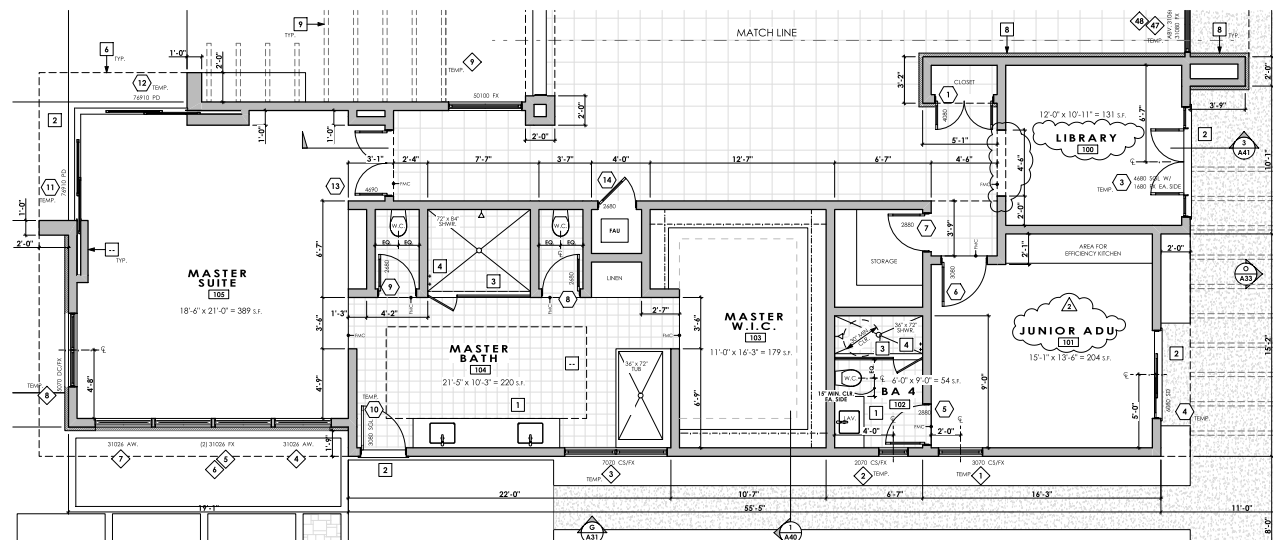
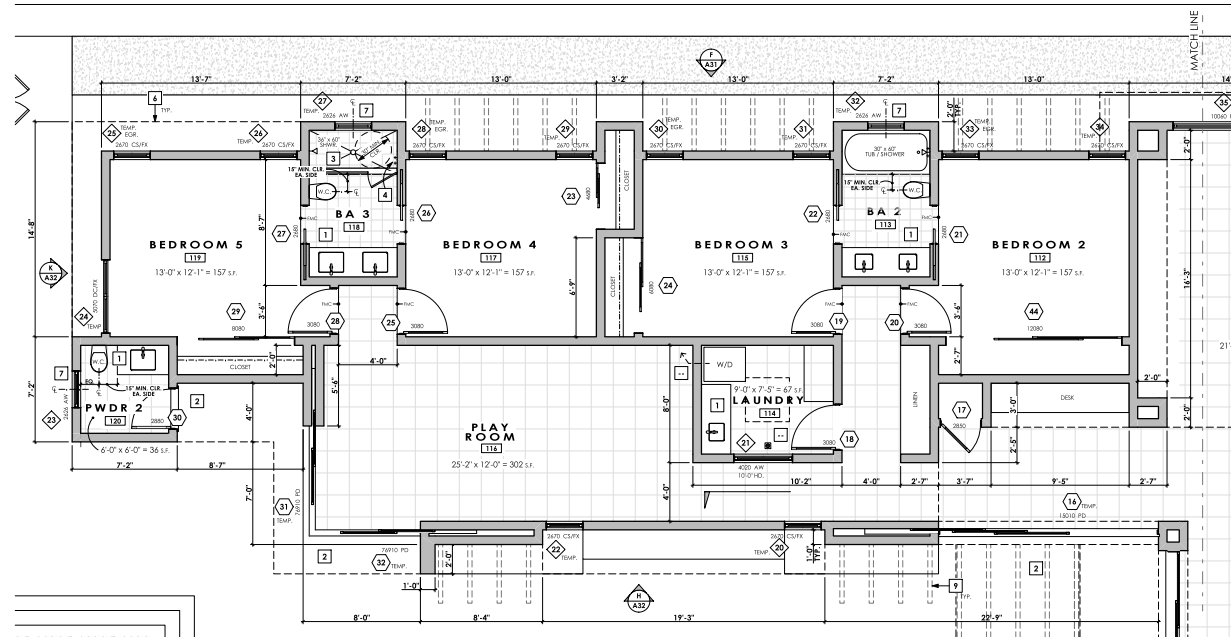
No.	Date	Notes
1	2/14/2025	PLAN CHECK - 1
2	5/8/2025	PLAN CHECK - 2

BUILDING DEPT. PROJECT #: 1117322

PROJECT #: 22217

DATE: 08 May 2025

SHEET #: A22



## KEYNOTES

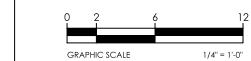
- 1 ALL (IN) FIXTURES, APPLIANCES, CABINETS & COUNTER TOPS.
- 2 LANDING - SEE PLAN **NOTE 3**
- 3 TEMPERED SAFETY GLASS SHOWER ENCLOSURE
- 4 TEMPERED SAFETY GLASS SHOWER ENCLOSURE
- 5 LOCATION OF SHOWER CONTROLS
- 6 LINE OF ROOF ABOVE, TYP.
- 7 CENTER WINDOW IN SPACE
- 8 EXTERIOR STONE VENEER
- 9 SOLID WOOD TRELLIS BEAM ABOVE PER STRUCTURAL STAIN
- 10

## PLAN NOTES

1. DIMENSIONS ARE TO THE FACE OF THE FINISH SURFACE. U. O. N.
2. ALL CONSTRUCTION MUST MEET LOCAL CODES AND ORDINANCE.
3. LANDINGS TO BE NOT LESS THAN 36" IN LENGTH IN CORR. OR TRAVEL & NOT MORE THAN 11'2" BELOW TOP OF DOOR THRESHOLDS AT EGRESS DOORS.

## LEGEND

- (IN) WOOD STUD WALL
- EXTERIOR WALL / FENCE WRAPPED IN STUCCO, U. O. N.
- DOOR NUMBER - SEE SCHEDULE ON A 4
- WINDOW NUMBER - SEE SCHEDULE ON A 4





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## PROJECT

Remodel &amp; Addition for:

Mauser Residence

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

## SHEET TITLE

ADU FLOOR & ROOF PLANS -  
AREA 'D'

## REVISIONS

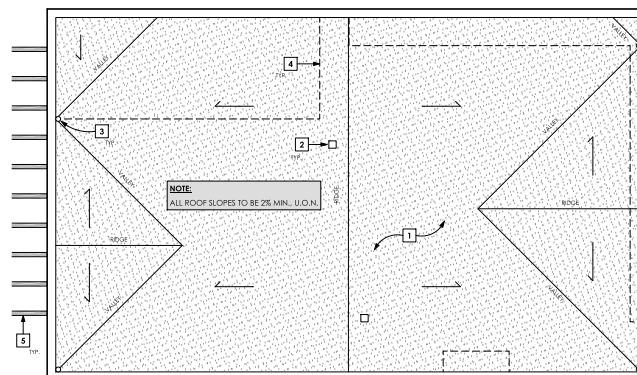
No.	Date	Notes
1	2/14/2025	PLAN CHECK - 1

BUILDING DEPT.  
PROJECT #: 1117322

PROJECT #: 22217

DATE: 16 April 2025

SHEET #: A23



ROOF PLAN

1/4" = 1'-0"

## PLAN NOTES

- 1 CLASS 'A' (2) LAYER TORCH DOWN ROOFING SYSTEM
- 2 EXTERIOR VENT W/ BACKDRAFT DAMPER.
- 3 4" ROUND DOWN SPOUT, TYP.
- 4 LINE OF STRUCTURE BELOW (TYP.)
- 5 SOLID WOOD TRILLIS BEAM PER STRUCTURAL, STAIN
- 6

## PLAN NOTES

1. DIMENSIONS ARE TO THE FACE OF THE FINISH SURFACE, U. O. N.
2. ALL CONSTRUCTION MUST MEET LOCAL CODES AND ORDINANCE.
- 3.



## KEYNOTES

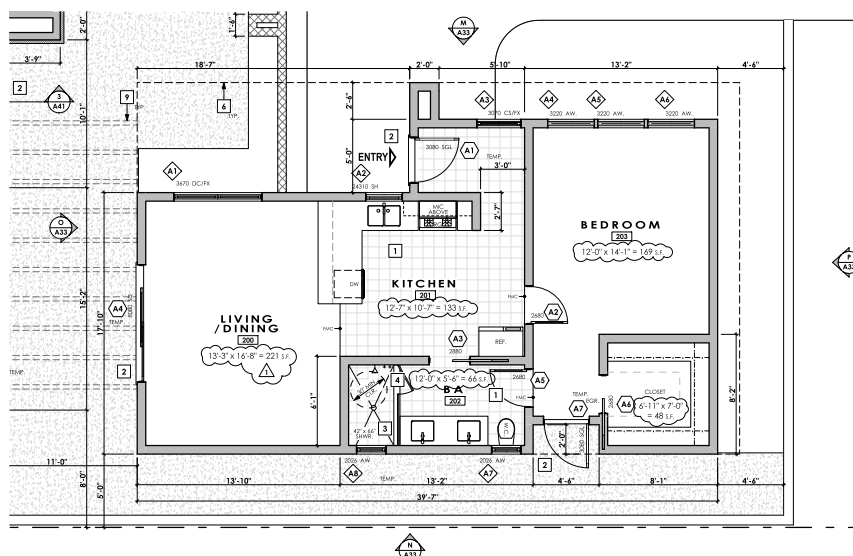
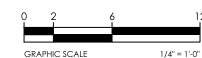
- 1 ALL (IN) FIXTURES, APPLIANCES, CABINERY & COUNTER TOPS.
- 2 LANDING - SEE PLAN NOTE 1
- 3 TEMPERED SAFETY GLASS SHOWER ENCLOSURE
- 4 TEMPERED SAFETY GLASS SHOWER ENCLOSURE
- 5 LOCATION OF SHOWER CONTROLS
- 6 LINE OF ROOF ABOVE, TYP.
- 7 CENTER WINDOW IN SPACE
- 8 EXTERIOR STONE VENEER
- 9 SOLID WOOD TRILLIS BEAM ABOVE PER STRUCTURAL, STAIN
- 10

## PLAN NOTES

1. DIMENSIONS ARE TO THE FACE OF THE FINISH SURFACE, U. O. N.
2. ALL CONSTRUCTION MUST MEET LOCAL CODES AND ORDINANCE.
3. LANDINGS TO BE NOT LESS THAN 36" IN LENGTH IN DIR. OF TRAVEL & NOT MORE THAN 1.17' BELOW TOP OF DOOR THRESHOLDS AT EGRESS DOORS.

## LEGEND

- (IN) WOOD STUD WALL
- EXTERIOR WALL / FENCE WRAPPED IN STUCCO, U.O.N.
- DOOR NUMBER - SEE SCHEDULE ON A 4
- WINDOW NUMBER - SEE SCHEDULE ON A 4

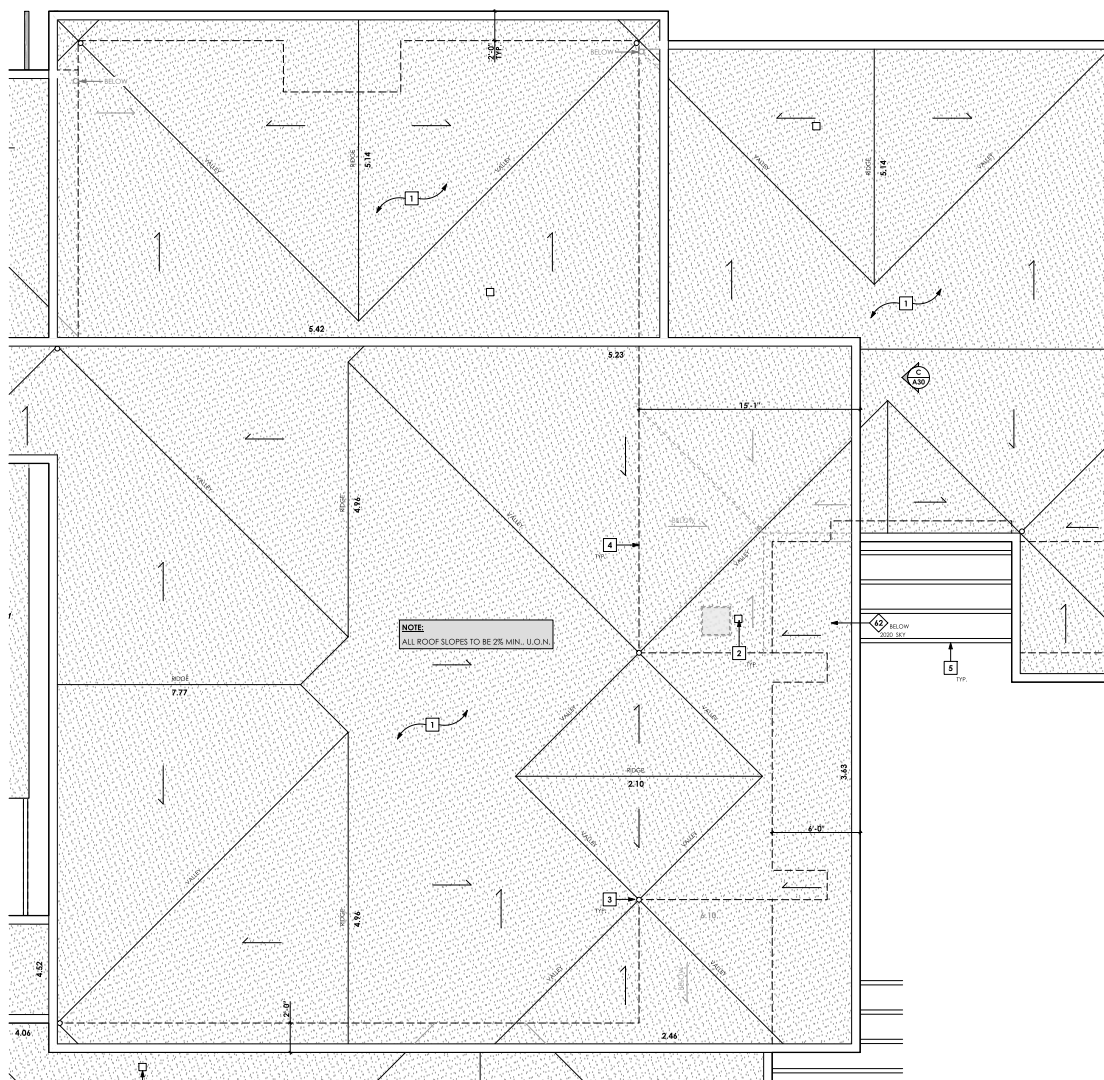


FLOOR PLAN

(ADU / AREA - 'D' / A11)

1/4" = 1'-0"





ROOF PLAN  
(AREA - 'A' / A11)

1/4" = 1'-0"

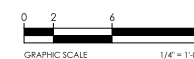


#### PLAN NOTES

- 1 CLASS 'A' (2) LAYER TORCH DOWN ROOFING SYSTEM
- 2 EXTERIOR VENT W/ BACKDRAFT DAMPER.
- 3 4" ROUND DOWN SPOUT, TYP.
- 4 LINE OF STRUCTURE BELOW (TYP.)
- 5 SOLID WOOD TRELLIS BEAM PER STRUCTURAL, STAIN
- 6

#### PLAN NOTES

1. DIMENSIONS ARE TO THE FACE OF THE FINISH SURFACE, U.O.N.
2. ALL CONSTRUCTION MUST MEET LOCAL CODES AND ORDINANCE.
- 3.



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#### PROJECT

Remodel & Addition for:

**Mauser Residence**

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

#### SHEET TITLE

ROOF PLAN - AREA 'A'

#### REVISIONS

No.	Date	Notes
1	2/14/2025	PLAN CHECK - 1

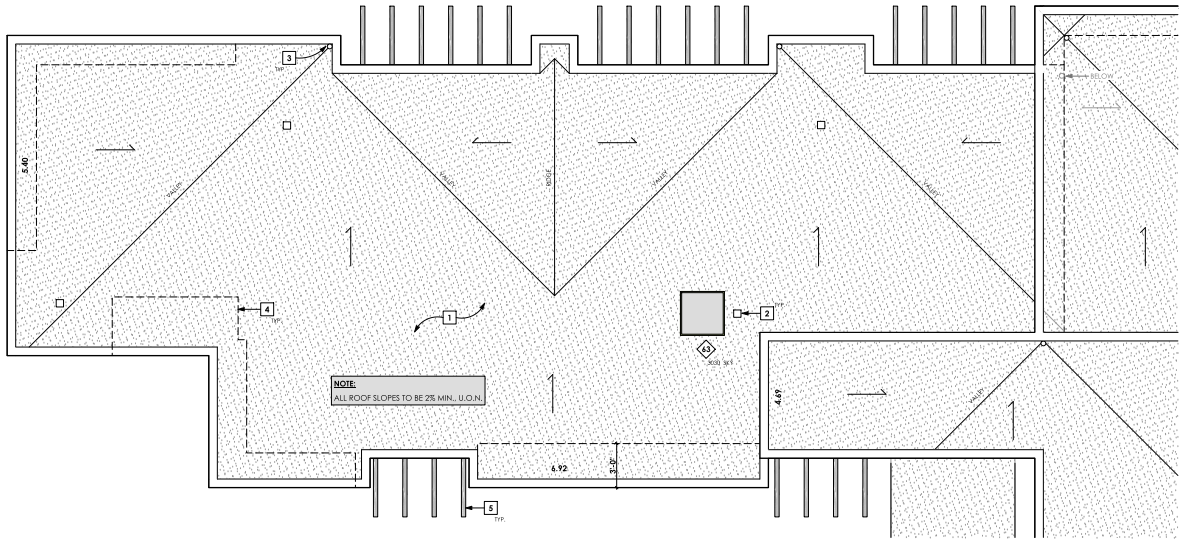
BUILDING DEPT. PROJECT #: 1117322

PROJECT #: 22217

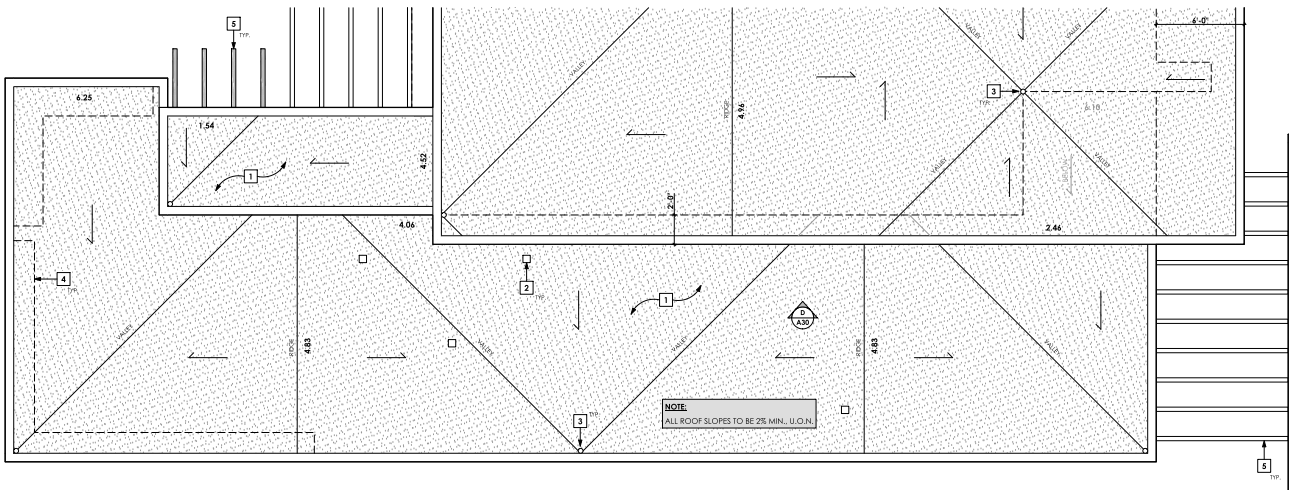
DATE: 16 April 2025

SHEET #: A24





ROOF PLAN  
(AREA - B' / A11)



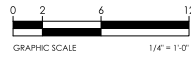
ROOF PLAN  
(AREA - C' / A11)

PLAN NOTES

- 1 CLASS 'A' (2) LAYER TORCH DOWN ROOFING SYSTEM
- 2 EXTERIOR VENT W/ BACKDRAFT DAMPER.
- 3 4" ROUND DOWN SPOUT, TYP.
- 4 LINE OF STRUCTURE BELOW (TYP.)
- 5 SOLID WOOD TRELLIS BEAM PER STRUCTURAL STAIN
- 6

PLAN NOTES

- 1. DIMENSIONS ARE TO THE FACE OF THE FINISH SURFACE, U.O.N.
- 2. ALL CONSTRUCTION MUST MEET LOCAL CODES AND ORDINANCE.
- 3.



  
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PROJECT

Remodel & Addition for :  
**Mauser Residence**

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

SHEET TITLE

ROOF PLAN - AREAS 'B' & 'C'

REVISIONS

No.	Date	Notes
1	2/14/2025	PLAN CHECK - 1

BUILDING DEPT. PROJECT #: 1117322

PROJECT #: 22217

DATE: 16 April 2025

SHEET #: A25



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#### PROJECT

Remodel & Addition for:

**Mauser Residence**

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

#### SHEET TITLE

EXTERIOR ELEVATIONS - FULL

#### REVISIONS

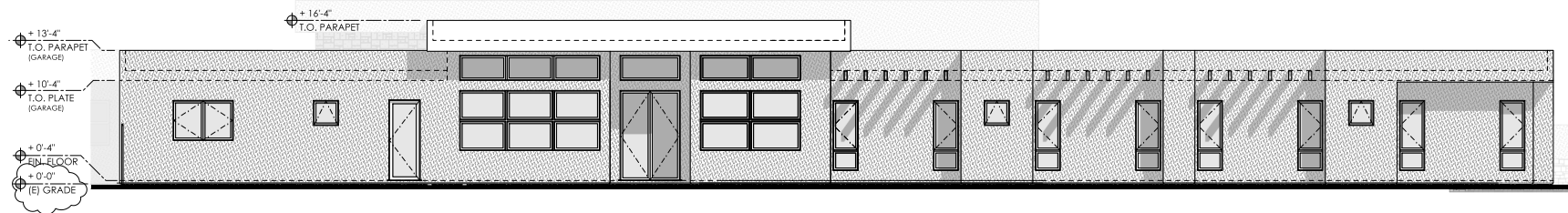
No.	Date	Notes
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2	5/8/2025	PLAN CHECK - 2
3	6/7/2025	PLAN CHECK - 3

BUILDING DEPT. PROJECT #: 1117322

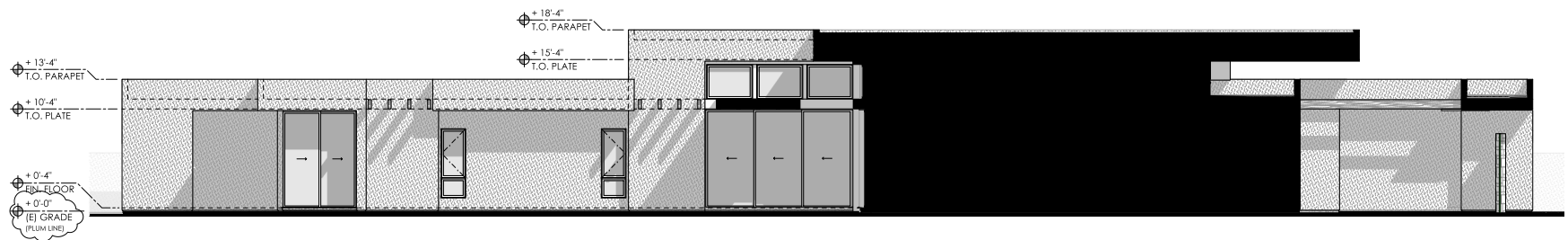
PROJECT #: 22217

DATE: 02 July 2025

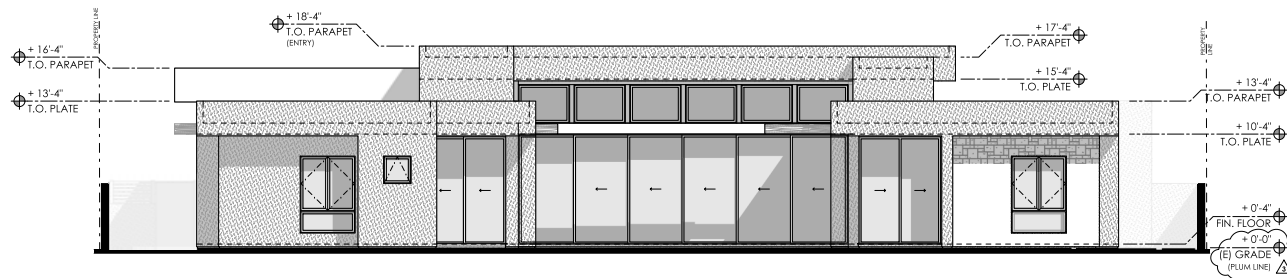
SHEET #: A30



SOUTH ELEVATION



NORTH (INTERIOR) ELEVATION



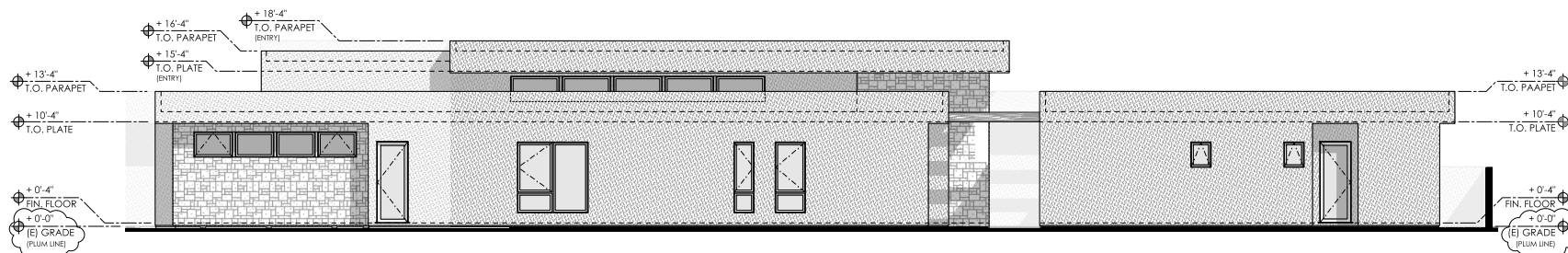
EAST ELEVATION

#### PLAN NOTES

- EXISTING GRADE SHALL NOT BE MOVED



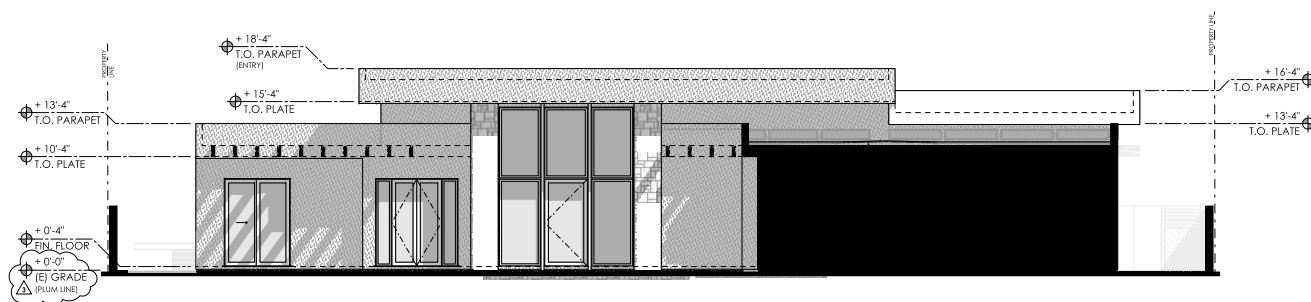




NORTH ELEVATION



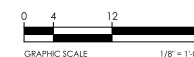
SOUTH (INTERIOR) ELEVATION



WEST ELEVATION

## PLAN NOTES

1. EXISTING GRADE SHALL NOT BE MOVED
- 2.



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## PROJECT

Remodel &amp; Addition for:

Mauser Residence

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

## SHEET TITLE

EXTERIOR ELEVATIONS - FULL

## REVISIONS

No.	Date	Notes
1	2/14/2025	PLAN CHECK - 1
2	5/8/2025	PLAN CHECK - 2
3	6/7/2025	PLAN CHECK - 3

BUILDING DEPT. PROJECT #: 1117322

PROJECT #: 22217

DATE: 02 July 2025

SHEET #: A31



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## PROJECT

Remodel & Addition for:

**Mauser Residence**

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

## SHEET TITLE

EXTERIOR ELEVATIONS

## REVISIONS

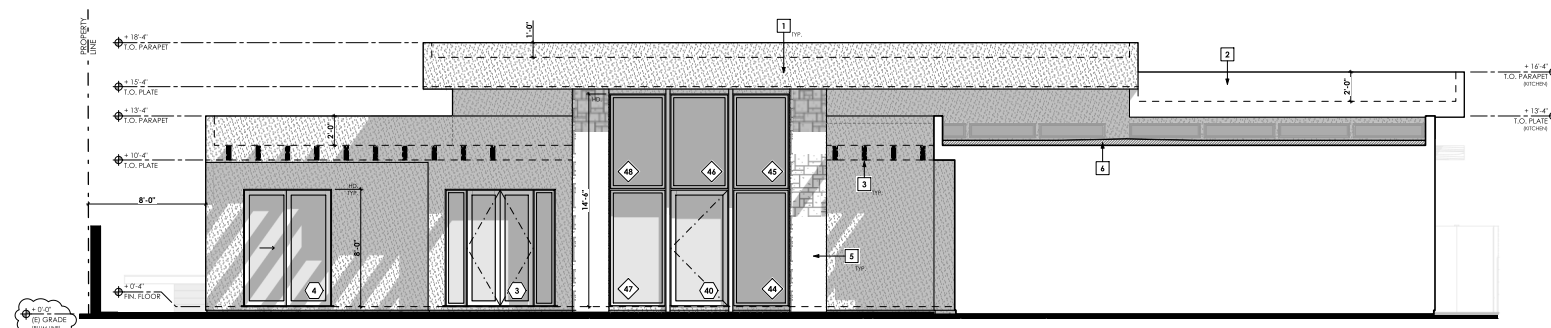
No.	Date	Notes
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2	5/8/2025	PLAN CHECK - 2
3	6/7/2025	PLAN CHECK - 3

BUILDING DEPT. PROJECT #: 1117322

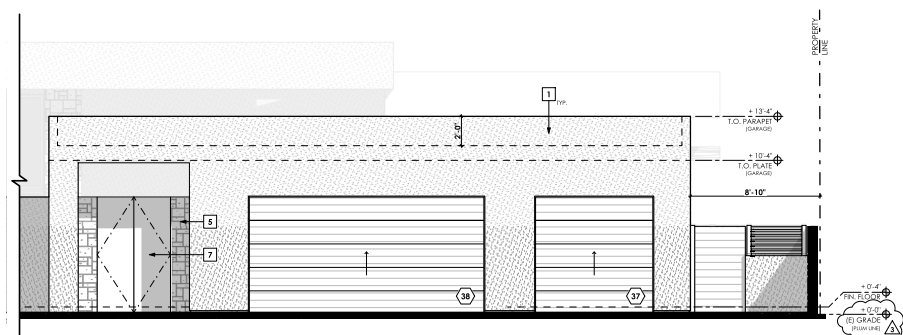
PROJECT #: 22217

DATE: 02 July 2025

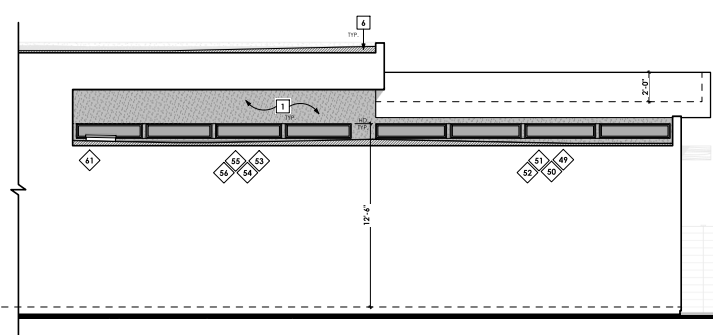
SHEET #: A32



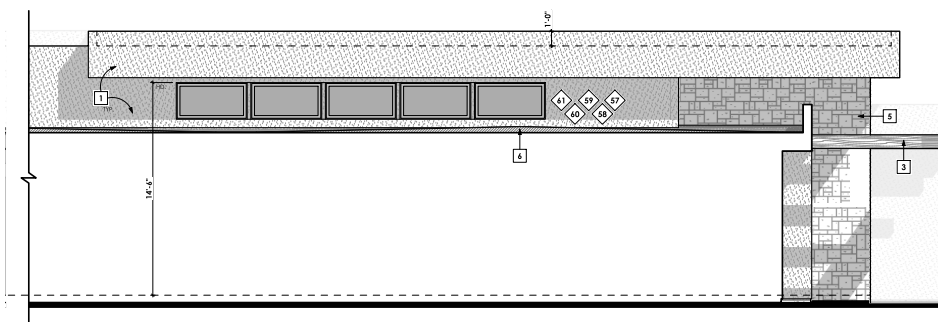
**A FRONT ELEVATION**  
(WEST/ENTRY) 1/4" = 1'-0"



**B FRONT ELEVATION**  
(PARTIAL WEST/GARAGE) 1/4" = 1'-0"



**C FRONT ELEVATION**  
(PARTIAL WEST/CLERESTORY) 1/4" = 1'-0"



**D SIDE ELEVATION**  
(EAST/LEFT/CLERESTORY) 1/4" = 1'-0"

## KEYNOTES

- 1 EXTERIOR STUCCO / SANTA BARBARA FINISH
- 2 **NEED MATERIAL**
- 3 SOLID WOOD TRELLIS BEAM PER STRUCTURAL STAIN
- 4 **NEED MATERIAL**
- 5 EXTERIOR STONE VENEER
- 6 CRICKET PER ROOF PLANS
- 7 SOLID WOOD EXTERIOR GATE DOOR
- 8
- 9

## PLAN NOTES

- 1 EXISTING GRADE SHALL NOT BE MODIFIED
- 2





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## PROJECT

Remodel &amp; Addition for:

Mauser Residence

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

## SHEET TITLE

EXTERIOR ELEVATIONS

## REVISIONS

No.	Date	Notes
1	2/14/2025	PLAN CHECK - 1
2	5/8/2025	PLAN CHECK - 2
3	6/7/2025	PLAN CHECK - 3

BUILDING DEPT. PROJECT #:

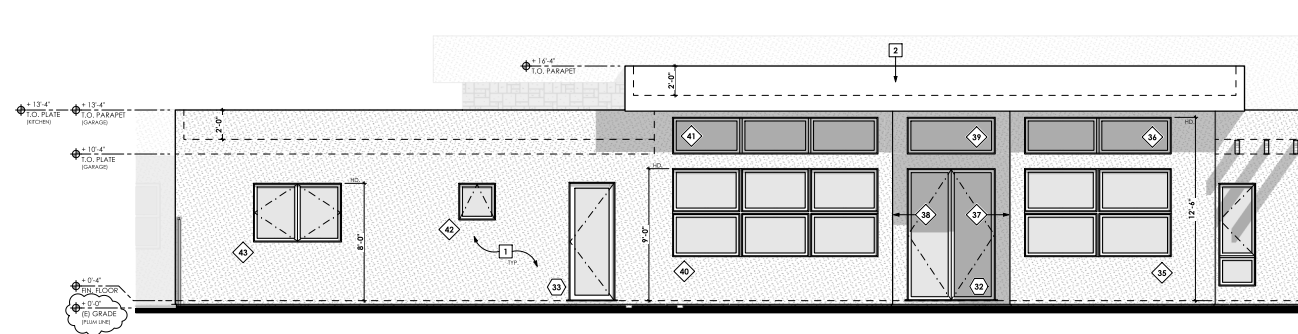
1117322

PROJECT #:

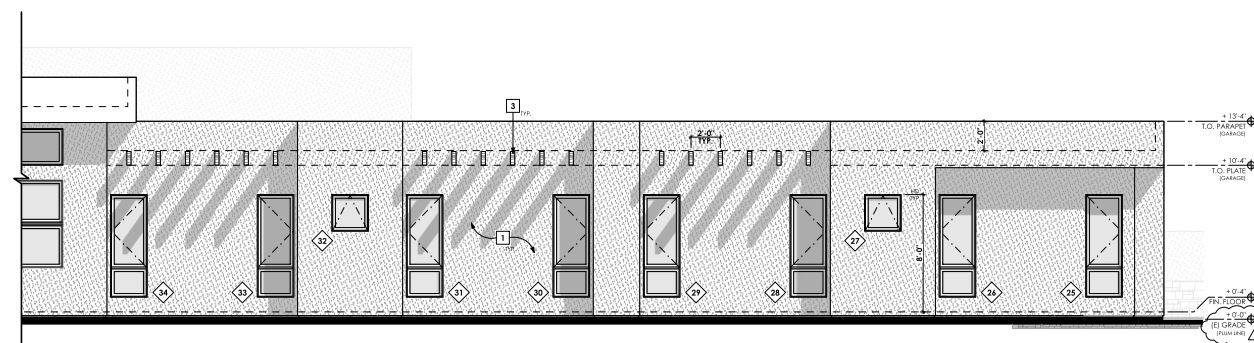
22217

DATE: 02 July 2025

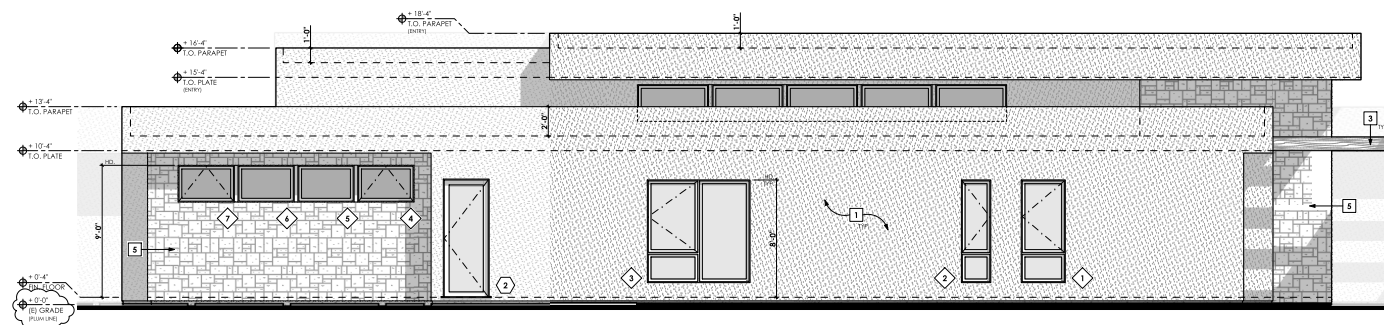
SHEET #: A33



**E SIDE ELEVATION**  
(PARTIAL/WEST/RIGHT-FRONT) 1/4" = 1'-0"



**F SIDE ELEVATION**  
(PARTIAL/WEST/RIGHT-REAR) 1/4" = 1'-0"



**G SIDE ELEVATION**  
(EAST/LEFT) 1/4" = 1'-0"

## KEYNOTES

- 1 EXTERIOR STUCCO / SANTA BARBARA FINISH
- 2 **NEED MATERIAL**
- 3 SOLID WOOD TRELLIS BEAM PER STRUCTURAL STAIN
- 4 **NEED MATERIAL**
- 5 EXTERIOR STONE VENEER
- 6 CRICKET PER ROOF PLANS
- 7 SOLID WOOD EXTERIOR GATE DOOR
- 8
- 9

## PLAN NOTES

- 1 EXISTING GRADE SHALL NOT BE MODIFIED
- 2







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#### PROJECT

Remodel & Addition for:

**Mauser Residence**

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

#### SHEET TITLE

EXTERIOR ELEVATIONS

#### REVISIONS

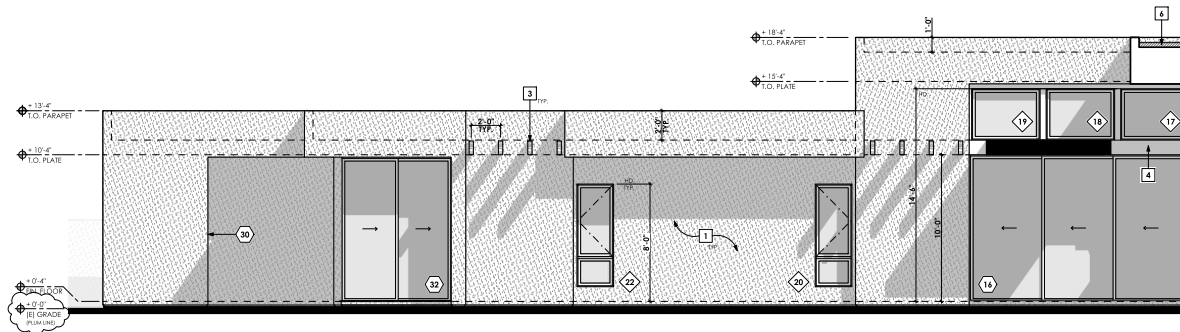
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2	5/8/2025	PLAN CHECK - 2
3	6/7/2025	PLAN CHECK - 3

BUILDING DEPT. PROJECT #: 1117322

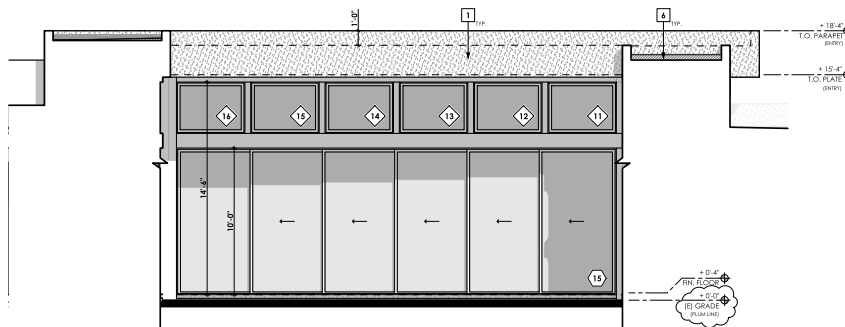
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DATE: 02 July 2025

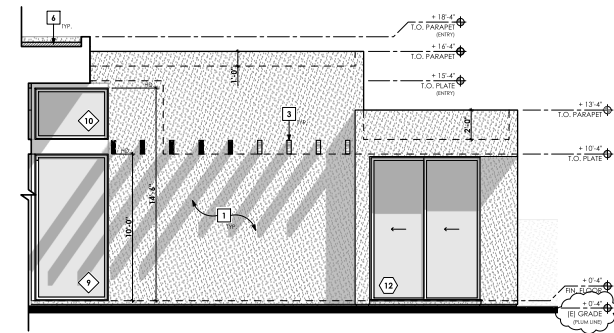
SHEET #: A34



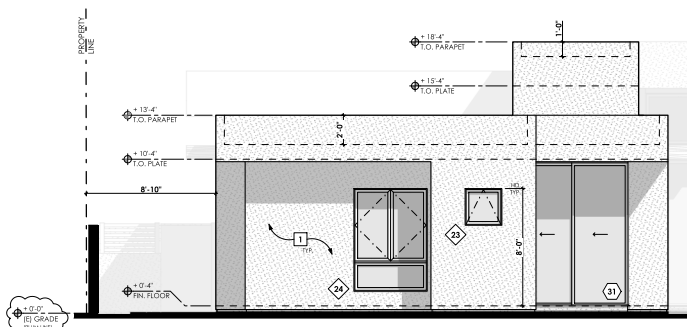
**H** COURTYARD ELEVATION  
(REAR/EAST/LEFT) 1/4" = 1'-0"



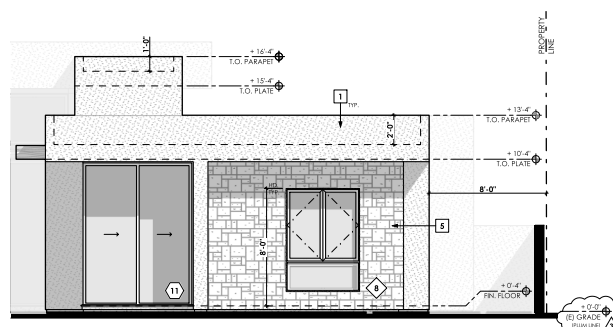
**I** COURTYARD ELEVATION  
(REAR/SOUTH) 1/4" = 1'-0"



**J** COURTYARD ELEVATION  
(REAR/WEST/RIGHT) 1/4" = 1'-0"



**K** REAR ELEVATION  
(PARTIAL/SOUTH/LEFT) 1/4" = 1'-0"



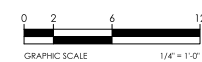
**L** REAR ELEVATION  
(PARTIAL/SOUTH/RIGHT) 1/4" = 1'-0"

#### KEYNOTES

- 1 EXTERIOR STUCCO / SANTA BARBARA FINISH
- 2 **NEED MATERIAL**
- 3 SOLID WOOD TRUSS BEAM PER STRUCTURAL STAIN
- 4 **NEED MATERIAL**
- 5 EXTERIOR STONE VENEER
- 6 CRICKET PER ROOF PLANS
- 7 SOLID WOOD EXTERIOR GATE DOOR
- 8
- 9

#### PLAN NOTES

- 1 EXISTING GRADE SHALL NOT BE MODIFIED
- 2





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## PROJECT

Remodel & Addition for:

**Mauser Residence**

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

## SHEET TITLE

BUILDING SECTIONS

## REVISIONS

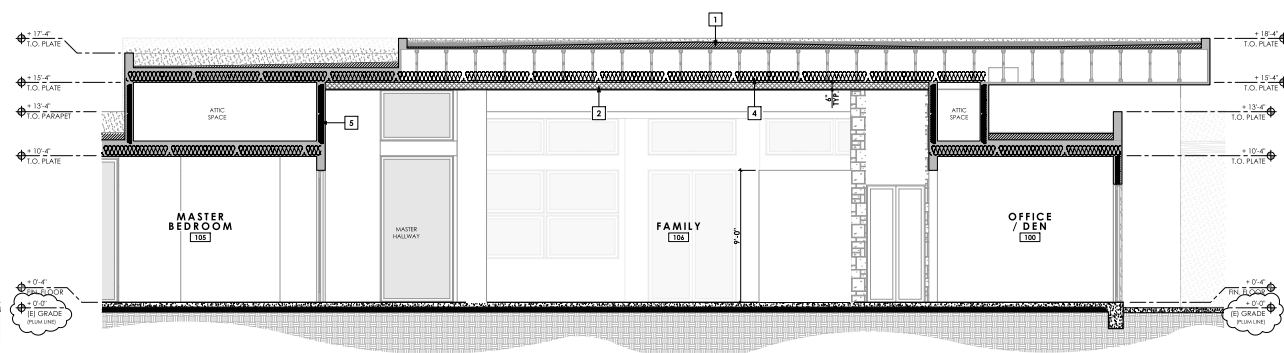
No.	Date	Notes
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2	5/8/2025	PLAN CHECK - 2
3	6/7/2025	PLAN CHECK - 3

BUILDING DEPT. 1117322

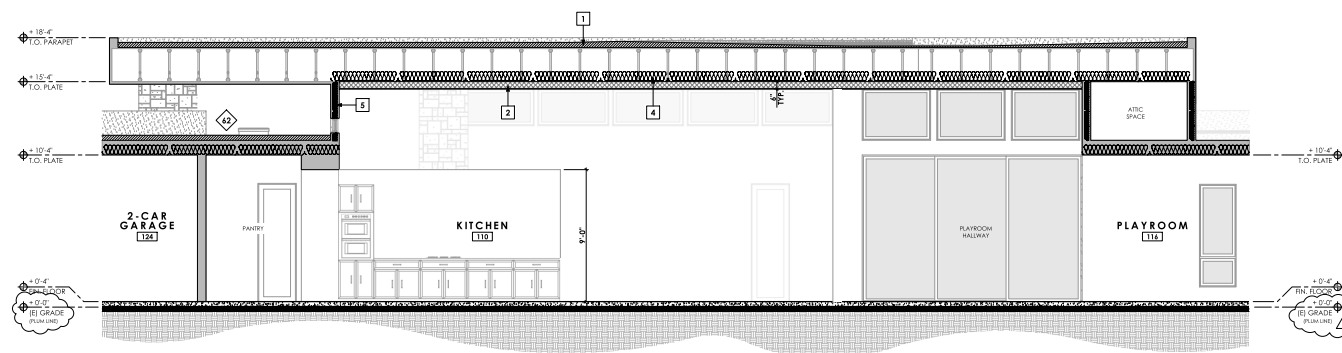
PROJECT #: 22217

DATE: 02 July 2025

SHEET #: A41



**3 BUILDING SECTION**  
(EAST-WEST / FACING SOUTH) 1/4" = 1'-0"



**4 BUILDING SECTION**  
(EAST-WEST / FACING NORTH) 1/4" = 1'-0"

## PLAN NOTES

1. EXISTING GRADE SHALL NOT BE MOVED

2.





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## PROJECT

Remodel &amp; Addition for:

Mauser Residence

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

## SHEET TITLE

BUILDING SECTIONS

## REVISIONS

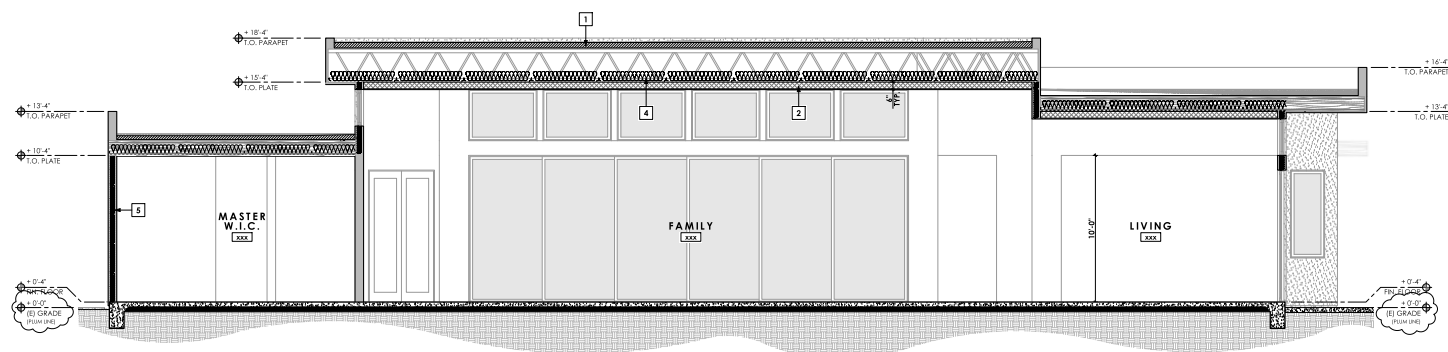
No.	Date	Notes
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2	5/8/2025	PLAN CHECK - 2
3	6/7/2025	PLAN CHECK - 3

BUILDING DEPT. 1117322

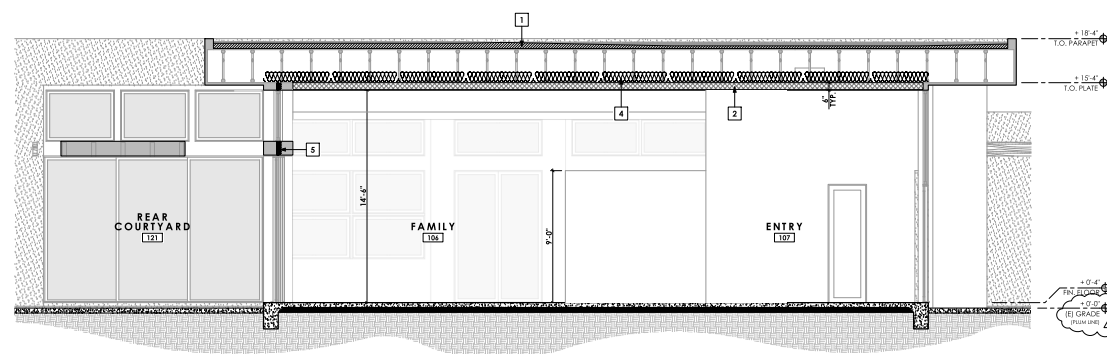
PROJECT #: 22217

DATE: 02 July 2025

SHEET #: A40



1 BUILDING SECTION  
(NORTH-SOUTH / FACING EAST-REAR) 1/4" = 1'-0"



2 BUILDING SECTION  
(EAST-WEST / FACING SOUTH) 1/4" = 1'-0"

## PLAN NOTES

1. EXISTING GRADE SHALL NOT BE INCORPORATED





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#### PROJECT

Remodel & Addition for:

**Mauser Residence**

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

#### SHEET TITLE

BUILDING SECTIONS

#### REVISIONS

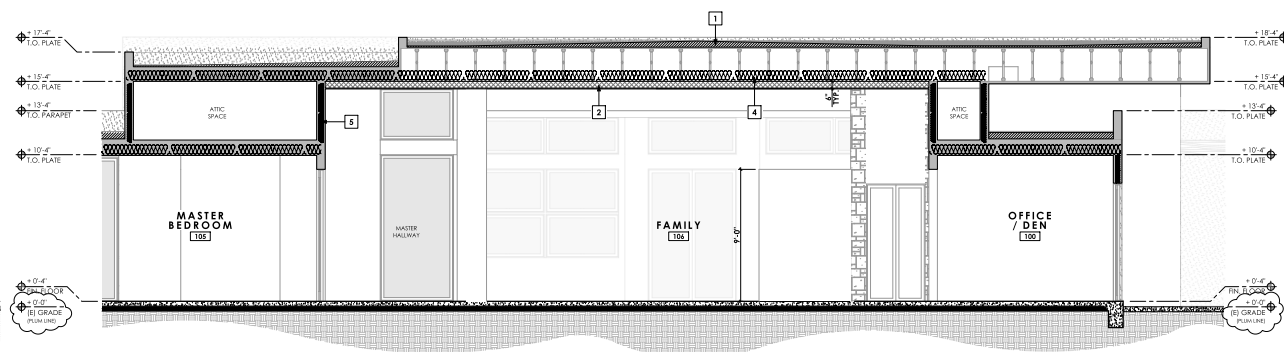
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2	5/8/2025	PLAN CHECK - 2
3	6/7/2025	PLAN CHECK - 3

BUILDING DEPT. 1117322

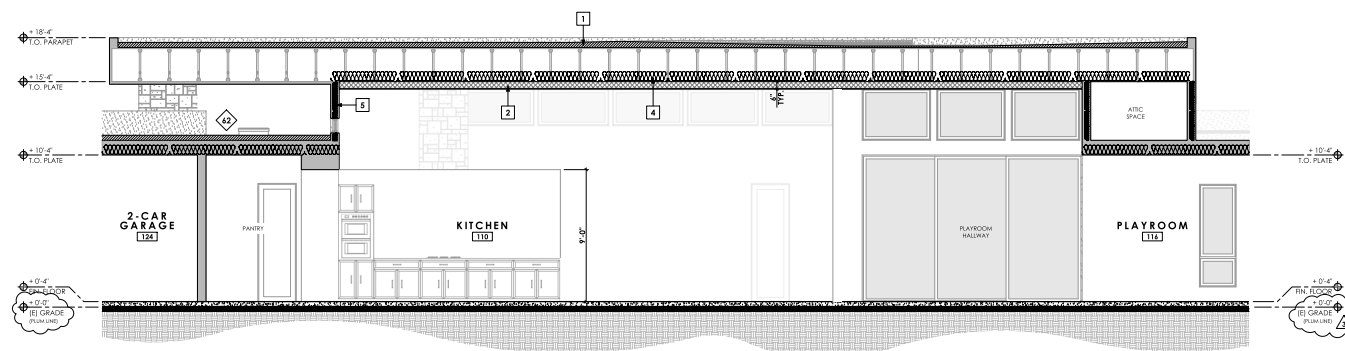
PROJECT #: 22217

DATE: 02 July 2025

SHEET #: A41



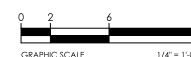
**3 BUILDING SECTION**  
(EAST-WEST / FACING SOUTH) 1/4" = 1'-0"

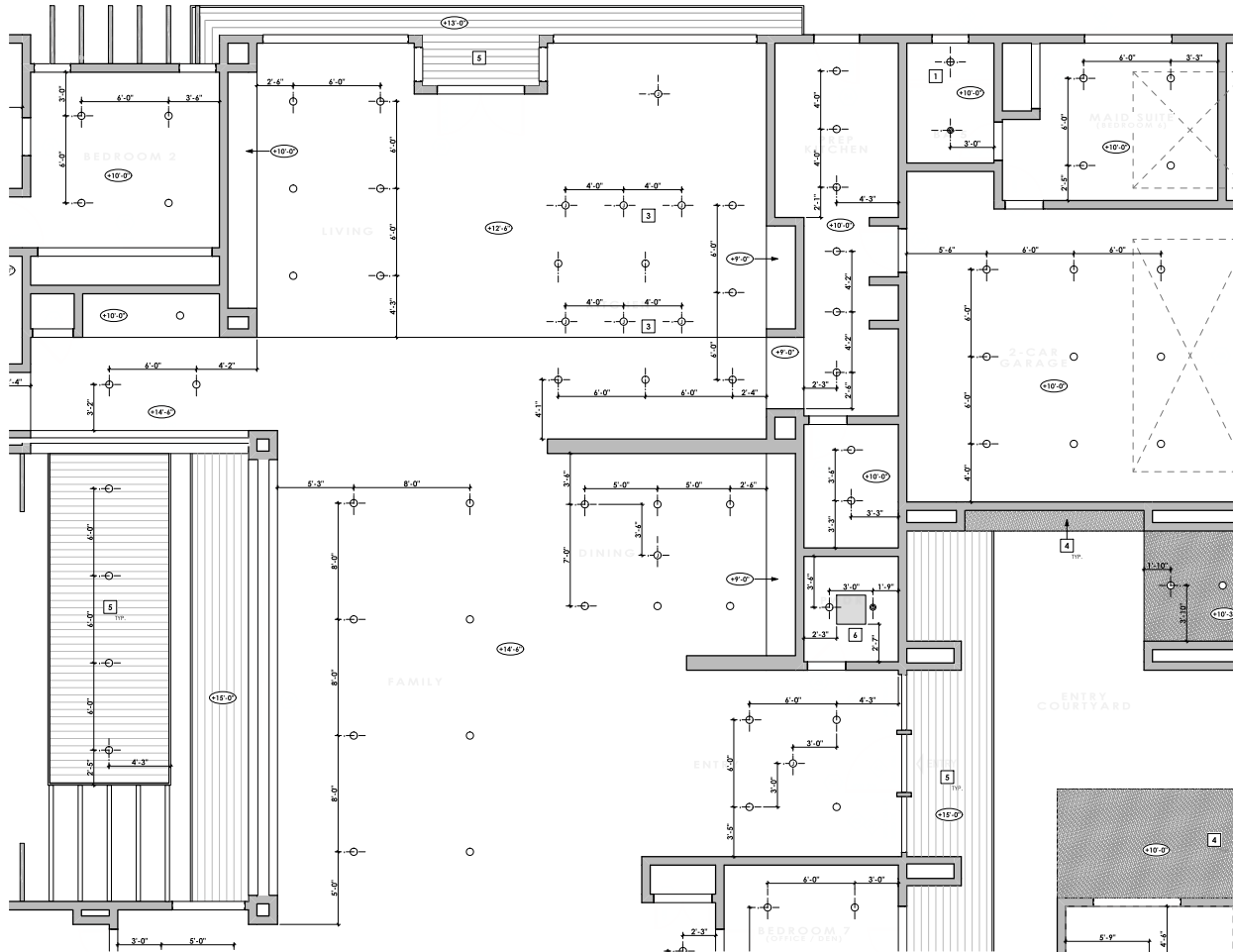


**4 BUILDING SECTION**  
(EAST-WEST / FACING NORTH) 1/4" = 1'-0"

#### PLAN NOTES

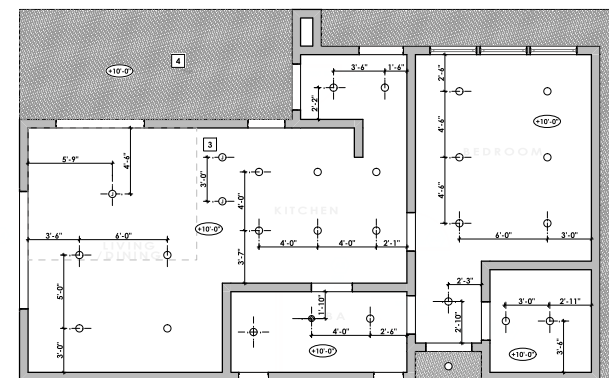
- EXISTING GRADE SHALL NOT BE MOVED
- 





REFLECTED CEILING PLAN  
(AREA 'A')

1/4" = 1'-0"



REFLECTED CEILING PLAN  
(AREA 'D')

1/4" = 1'-0"



### KEYNOTES

- 1 CENTER FIXTURE(S) IN EA. DIRECTION OVER TUB / SHOWER
- 2 CENTER FIXTURE(S) IN EA. DIRECTION IN SPACE
- 3 CENTER FIXTURE(S) OVER ISLAND
- 4 EXTERIOR STUCCO (DATA BARBARA FRESH)
- 5 1 x 81 EXTERIOR WOOD SING
- 6 SKYLIGHT ABOVE
- 7

### PLAN NOTES

1. DIMENSIONS ARE TO THE FACE OF THE FINISH SURFACE, U. O. N.
2. (N) GYP. BD. CEILING IN ALL AREAS, PAINT
- 3.

### LEGEND

- RECESSED LED LIGHT FIXTURE
- J-BOX FOR HANGING CEILING-MOUNTED FIXTURE
- VENT / LIGHT COMBO (SEE 1M SHEETS FOR RFP.)
- CENTERLINE, TYP.



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### PROJECT

Remodel & Addition for:

**Mauser Residence**

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

### SHEET TITLE

REFLECTED CEILING PLAN -  
AREAS 'A' & 'D'

### REVISIONS

No.	Date	Notes
1	2/14/2025	PLAN CHECK - 1

BUILDING DEPT. PROJECT #:

1117322

PROJECT #:

22217

DATE: 14 February 2025

SHEET #: A50



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PROJECT

Remodel &amp; Addition for :

Mauser Residence

8383 La Jolla Scenic Dr. N.  
La Jolla, CA, 92037

SHEET TITLE

REFLECTED CEILING PLAN -  
AREAS 'B' & 'C'

## REVISIONS

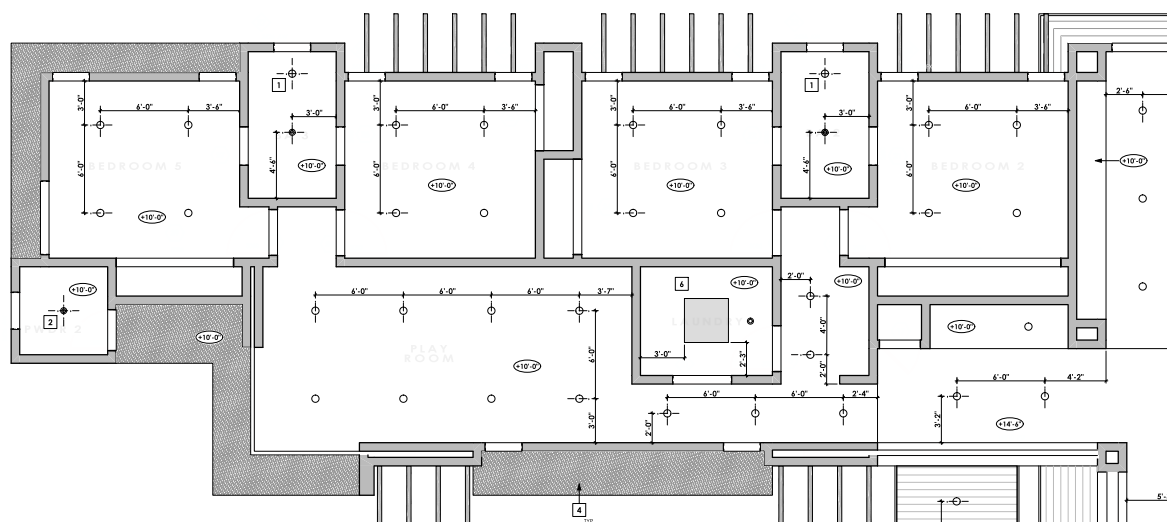
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BUILDING DEPT  
PROJECT #:

PROJECT #:	22217
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**DATE:** 20 May 2024

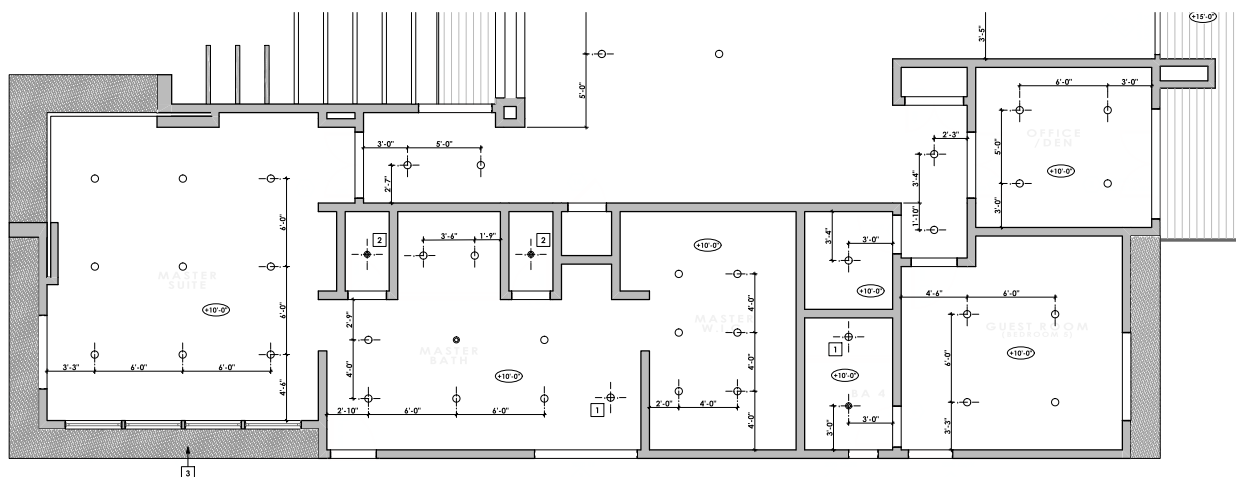
SHEET #: A51



REFLECTED CEILING PLAN

(AREA 'B')

1/4" = 1'-0"



REFLECTED CEILING PLAN

(AREA 'C')

1/4" = 1'-0"



## KEYNOTES

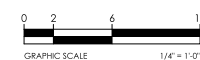
- |   |  |
|---|--|
| 1 | CENTER FIXTURE(S) IN EA. DIRECTION OVER TUB / SHOWER |
| 2 | CENTER FIXTURE(S) IN EA. DIRECTION IN SPACE          |
| 3 | CENTER FIXTURE(S) OVER ISLAND                        |
| 4 | EXTERIOR STUCCO (SANTA BARBARA FINISH)               |
| 5 | 1 x 1" EXTERIOR WOOD SIDING                          |
| 6 | SKYLIGHT ABOVE                                       |
| 7 |  |

PLAN NOTES
------------

1. DIMENSIONS ARE TO THE FACE OF THE FINISH SURFACE. U. O. N.
2. (N) GYP. BD. CEILING IN ALL AREAS, PAINT
- 3.

LEGEND

- RECESSED LED LIGHT FIXTURE
  - ② J-BOX FOR HANGING CEILING MOUNTED FIXTURE.
  - VENT / LIGHT COMBO [SEE **EM** SHEETS FOR INFO.]
- — — — — CENTERLINE, TYP.





GOLDEN  
LANDSCAPE  
ARCHITECTURE

33251 Ocean Hill Drive  
Dana Point, CA 92629  
949.939.5175  
goldenlandscape@gmail.com



LANDSCAPE  
SITE PLAN

SHEET TITLE:

PROJECT:  
**MAUSER RESIDENCE**  
8383 LA JOLLA SCENIC DR. N  
LA JOLLA, CA 92037

REVISIONS:

1	PC01	04/07/25
2	PC02	05/14/25
3	PC03	07/09/25

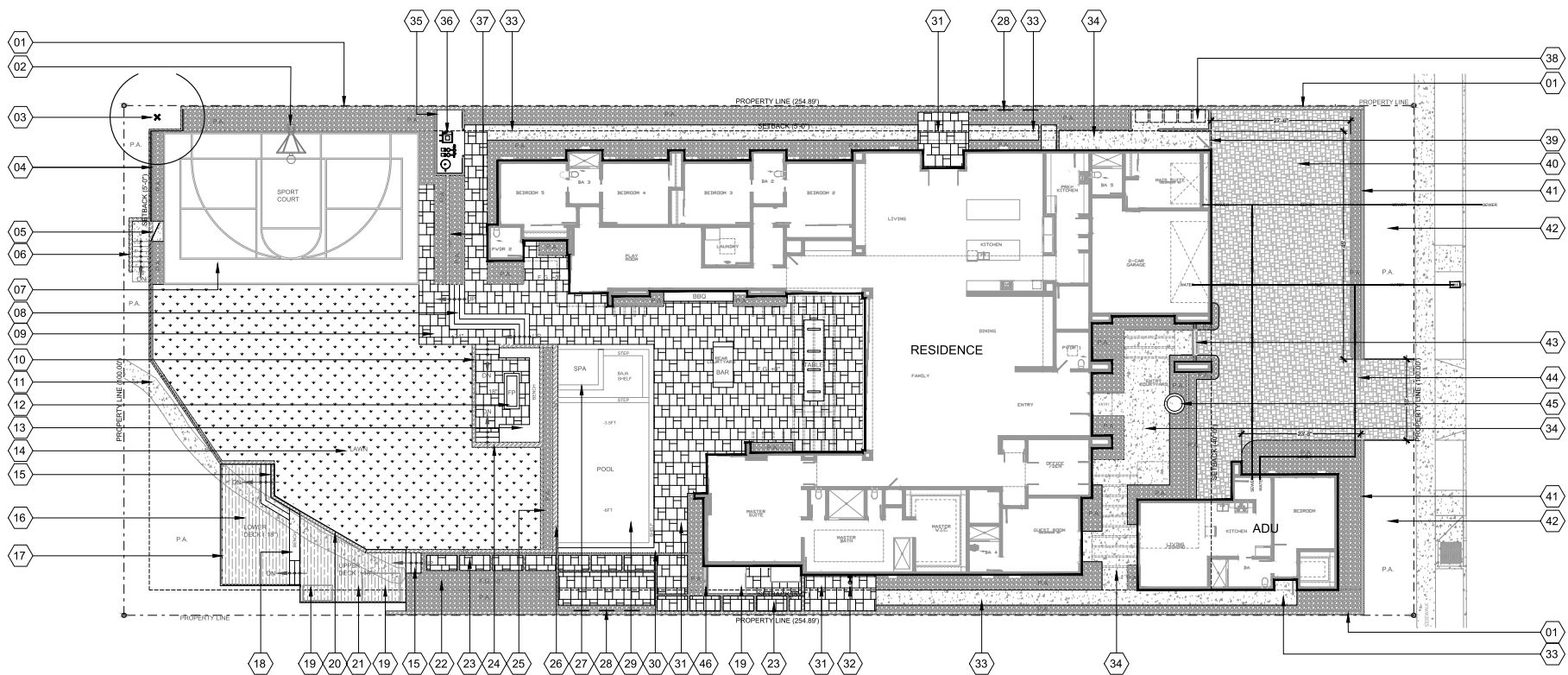
PREPARED BY: B.B.

ORIG. DATE: 10-30-2024

SCALE: 1" = 10' - 0"

L1

SHEET 1 OF 6



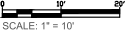
MATERIAL LEGEND:

- NATURAL STONE PAVER OR EQUIVALENT
- INTERLOCKING CONCRETE PAVERS
- COMPOSITE WOOD DECKING
- POURED IN PLACE CONCRETE SLAB
- NATURAL GRASS LAWN | TALL FESCUE OR EQUIVALENT
- DECORATIVE ROCK/PEBBLE
- EXISTING WALLS TO REMAIN
- PROPOSED MASONRY WALLS
- PROPOSED HORIZONATAL WOOD FENCING
- PROPOSED GLASS PANEL FENCING/RAILING

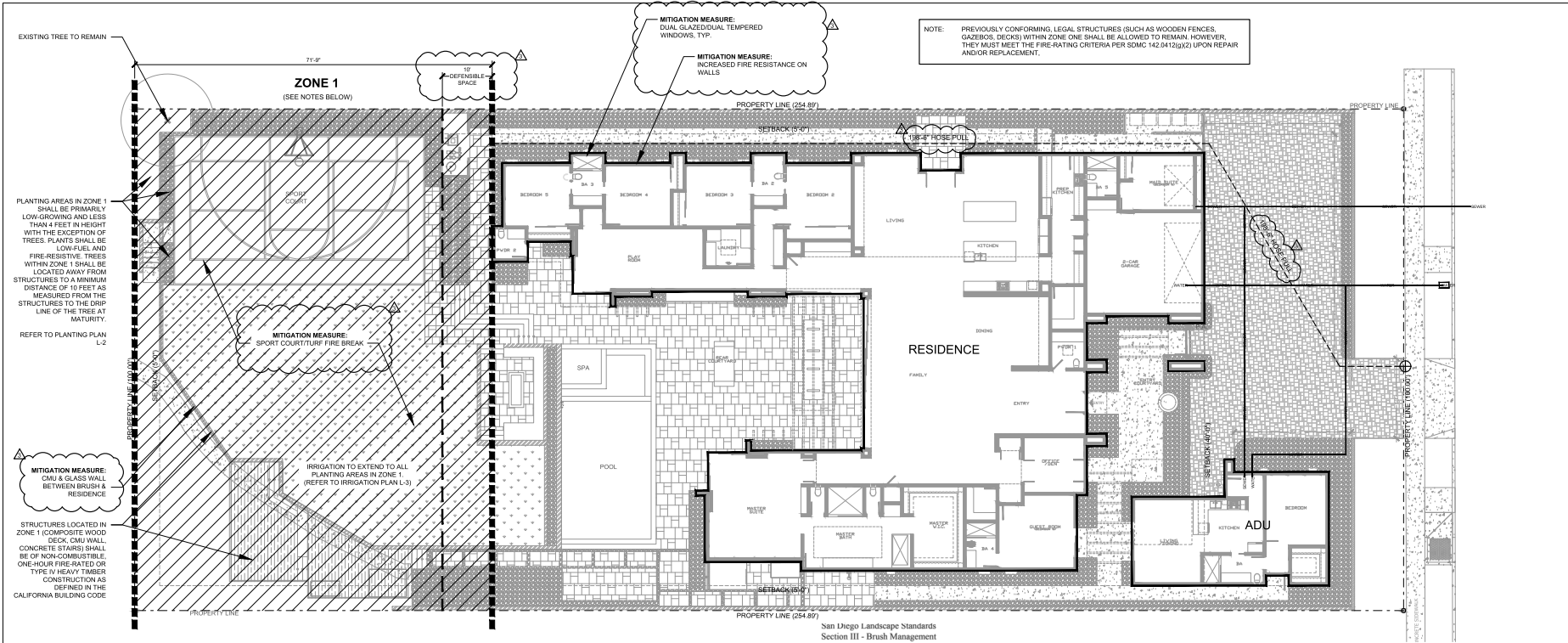
# LANDSCAPE PLAN LEGEND

- 01 PROPOSED FS MASONRY BLOCK WALL | 6FT HT | STUCCO FINISH
- 02 PROPOSED IN GROUND BASKETBALL HOOP FOR SPORT COURT
- 03 EXISTING TREE TO REMAIN
- 04 PROPOSED MASONRY RETAINING WALL | 36" MAX HEIGHT | GLASS FENCING TO BE ATTACHED TO TOP OF WALL (MIN 45" HT)
- 05 PROPOSED GLASS ACCESS GATE | HEIGHT TO MATCH FENCING
- 06 PROPOSED MASONRY WALL & CONCRETE STAIRS | ACCESS TO AREA BELOW NEW RETAINING WALL
- 07 PROPOSED SPORT COURT | CONCRETE SLAB W/ ACRYLIC PAINTED SURFACE | BASKETBALL & PICKELBALL
- 08 PROPOSED MASONRY STAIRS | ACCESS TO UPPER LAWN AREA | MATERIAL TO MATCH PATIO HARDSCAPE
- 09 PROPOSED HARDSCAPE WALKWAY/STAIR LANDING
- 10 PROPOSED MASONRY RETAINING WALL | 18" EXPOSED HT | SUPPORT FOR SUNKEN FIRE PIT PATIO
- 11 EXISTING CONCRETE DRAINAGE CULVERT TO REMAIN
- 12 PROPOSED RECTANGULAR NG MASONRY FIRE PIT | 16" HT |
- 13 PROPOSED MASONRY BENCH | 18" SEAT HEIGHT | CUSTOMER SUPPLIED CUSHIONS
- 14 PROPOSED NATURAL GRASS LAWN, SEE PLANTING PLAN L-2
- 15 PROPOSED COMPOSITE WOOD ACCESS STAIRS | ATTACHED TO PROPOSED MASONRY RETAINING WALL | ACCESS TO LOWER DECK
- 16 PROPOSED COMPOSITE WOOD DECK | BUILT INTO EXISTING SLOPE | 18" STEP DOWN FROM LAWN F.O.G. & TOP OF RETAINING WALL
- 17 PROPOSED GLASS FENCING/RAILING ALONG EDGE OF DECKING
- 18 PROPOSED COMPOSITE WOOD SEAT BENCH
- 19 PROPOSED SAUNA & COLD PLUNGE LOCATION | OPTION ON UPPER DECK OR PATIO OUTSIDE MASTER BATHROOM | CUSTOMER SUPPLIED
- 20 PROPOSED MASONRY RETAINING WALL | 18" - 36" HT
- 21 PROPOSED COMPOSITE WOOD DECK | 18" HT TO MATCH RETAINING WALL & LAWN HEIGHT
- 22 PROPOSED PLANTING AREA W/ DECORATIVE ROCK TOP COVER
- 23 PROPOSED HARDSCAPE STEPPERS | 6" ROCK BETWEEN
- 24 PROPOSED MASONRY RETAINING WALL SURROUND FOR FIRE PIT | MASONRY STAIR ACCESS TO FIRE PIT PATIO
- 25 PROPOSED CONCRETE CURBING/MOW STRIP EDGING
- 26 PROPOSED RAISED BOND BEAM | 24" HT | DECORATIVE TILE VENEER
- 27 PROPOSED SPA LOCATION | AT FINISHED GRADE (+0')
- 28 PROPOSED OUTDECO ORNAMENTAL PANELS ATTACHED TO WALL
- 29 PROPOSED POOL | 6FT DEPTH | BAJA SHELF | NATURAL STONE COPING
- 30 PROPOSED AUTOMATED POOL COVER VAULT
- 31 PROPOSED HARDSCAPE PATIO | NATURAL STONE PAVERS OR EQUIV.
- 32 PROPOSED OUTDOOR SHOWER | MOUNTED TO EXTERIOR WALL
- 33 PROPOSED CONCRETE WALKWAY | #3 TOPCAST FINISH
- 34 PROPOSED CONCRETE PATIO/FRONT ENTRY | #3 TOPCAST FINISH
- 35 PROPOSED MASONRY EQUIPMENT ENCLOSURE | 36" HT WALL W/ 24" HT HORIZONTAL WOOD FENCING | GATE TO MATCH FENCING
- 36 PROPOSED POOL EQUIPMENT ENCLOSURE | CONCRETE PAD
- 37 PROPOSED MASONRY RETAINING WALL | 24" HT
- 38 PROPOSED MASONRY TRASH ENCLOSURE | 36" HT W/ 24" HT HORIZ. WOOD FENCING ON WALL | GATE TO MATCH FENCING
- 39 PROPOSED BACKYARD ACCESS GATE | STYLE TO MATCH FENCING
- 40 PROPOSED INTERLOCKING CONCRETE PAVER DRIVEWAY | STYLE TBD
- 41 EXISTING FS MASONRY WALL TO REMAIN
- 42 EXISTING PLANTING AREAS | SEE PLANTING PLAN L-2
- 43 PROPOSED FRONT ENTRY GATE BY OTHERS
- 44 PROPOSED DRIVEWAY GATE | MATCH ARCHITECTURE
- 45 PROPOSED FRONT COURTYARD FOUNTAIN
- 46 PROPOSED DECORATIVE SCREEN PANELS | OUTDECO OR SIMILAR | DOUBLE SIDED, ATTACHED TO 4X4 POST

NOTES:  
ALL PLANTER AREAS SHALL HAVE MIN. 2-3" DECORATIVE ROCK W/ LANDSCAPE FABRIC UNDERNEATH. NO MULCH WITHIN 5' OF HOUSE OR STRUCTURES.  
ALL MATERIALS WILL NEED TO BE SELECTED AND CONFIRMED BY HOMEOWNER PRIOR TO INSTALLATION.  
CONTRACTOR TO VERIFY ALL HEIGHTS AND LOCATIONS IN FIELD.  
WHERE ANY DISCREPANCIES OCCUR BETWEEN THIS PLAN AND NOTES IN STRUCTURAL ENGINEERING PLANS, THE ENGINEERING NOTES SHALL TAKE PRECEDENCE AND BE USED.



DESIGN STATEMENT:  
THE LANDSCAPE SEEKS TO PROVIDE AMPLE PLANT COVERAGE UTILIZING MAINLY CALIFORNIA & SAN DIEGO NATIVE, DROUGHT-TOLERANT & FIRE-RESISTANT PLANT MATERIAL, LARGE NATURAL GRASS AREA, SPORT COURT, AND POOL/SPA, FOR ACTIVE & OUTDOOR LIFESTYLE. SAUNA/COLD PLUNGE, LUSH ENTRY COURTYARD AND FIRE PIT AREAS FOR RELAXATION, RETAINING WALL AND VIEWING DECK IN THE BACK TO TAKE ADVANTAGE OF VIEWS. DIFFERENT COLORS AND TEXTURES IN THE HARDSCAPE TO DELINEATE MANY USAGE AREAS.



San Diego Municipal Code  
§142.0412 - Brush Management

Table 142-0412

	Standard Width	Provided Width
Zone One	35-foot	74-foot
Zone Two	65-foot	154-foot

San Diego Municipal Code requires that all structures be constructed with fire-resistant materials.

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3-1 BRUSH MANAGEMENT - DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, overgrowth with low fuel volume plantings or a combination of the two. Implementing brush management is an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildfire fires.

3-2 BRUSH MANAGEMENT REQUIREMENTS

3-2.1 Basic Requirements - All Zones

3-2.1-01 For zone two, plants shall not be cut below six inches.

3-2.1-02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be covered into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3-2.1-03 Trees and large tree fern shrubs (e.g., Oaks, Sumacs, Toyons) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

Figure 3-1 Pruning Trees to Provide Clearance for Brush Management



3-2.1-04 All plants or plant groupings except cacti, succulents, trees and tree-fern shrubs shall be pruned by a distance three times the height of the tallest adjacent plants (Figure 3-1).

3-2.1-05 Maximum coverage and area limitations on stand berms shall not apply to indigenous native tree species (i.e., Pines, Quercus, Platanus, Salix and Populus).

3-2.1-06 Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to being protected by it on neighboring property.

3-2.1-07 For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.

3-2.1-08 Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to being protected by it on neighboring property.

3-2.1-09 Zone 1 Requirements - All Structures

3-2.1-01 Do not cut, and remove if necessary, highly flammable plant materials (see Appendix "B").

3-2.1-02 Trees shall not be located any closer to a structure than a distance equal to the tree's mature spread.

3-2.2-01 Maintain all plantings in a succulent condition.

3-2.2-04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3-2.3 Zone 2 Requirements - All Structures

3-2.3-01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance - Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance; Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented by the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

2. Brush Management Zone 1 - This is the most critical area for fire and watershed safety. All non-irrigated plantings should be kept well watered and any irrigation run-off should drain toward the street. Run gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof from the fire season begins. All planting, particularly non-irrigated native and large trees should be regularly pruned to eliminate dead fuel, to reduce excessive fuel and to provide adequate space between plants and structures.

3. Brush Management Zone 2 - Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as lawns, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive fire and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically checked and thinned removed. Deadwood and dead wood should be pruned from trees. Existing trees and shrubs are not typically recommended as they may stimulate excessive growth.

4. Long-term Maintenance Responsibility - All Landscaping / Brush Management within the Brush Management Zone(s) is shown on these plans shall be the responsibility of the Zone (please specify, e.g., Owner, I.O.A.). The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

ALTERNATIVE COMPLIANCE MEASURES TO BE IMPLEMENTED  
(Per Fire Prevention Bureau Policy FPB-16.1, section V)

Additions and remodels that are exempt from the requirements of Chapter 7A of the CBC and R327 CRC that do not provide the full 100 ft. of defensible space must comply with Chapter 7A CBCR327 CRC which includes the following as applies. (This pertains to the addition/remodel, not the existing building.)

1. Class A roof with fire stops at all openings.
2. Skylights tempered.
3. Spark Arrestor
4. Roof attic vents prohibited in locations where embers are most likely to accumulate including eaves and overhanging eaves.
5. Protected eaves.
6. Windows shall glaze with single temper. Vinyl windows must have welded corners, metal reinforcement & meet window industry standards.
7. Gutters must be designed to prevent accumulation of debris.
8. Non-combustible exterior doors or solid wood at least 1 3/8 thick.
9. Attachments and projections such as patios, fences and patio covers must be ignition resistant.
10. Foundation vents are prohibited to be in locations where embers are most likely to accumulate.
11. Underfloor area must be enclosed as required for exterior walls.
12. Exterior walls shall be made with non-combustible wall surfaces such as stucco, fiber-cement siding, & masonry. Combustible wall covering, such as wood siding must have under-layment of 1/2 inch fire rated sheathing buffered or taped and mudded.
13. Vent openings shall be fully covered with metal wire mesh. The dimension of the openings shall be a minimum of 1/16th inch and shall not exceed 1/8th inch. The material used shall be corrosion resistant.
14. Garage door fire resistant requirements

**GOLDEN**  
**LA.**

**GOLDEN**  
**LANDSCAPE**  
**ARCHITECTURE**

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949.939.5175  
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**BRUSH**  
**MANAGEMENT**  
**PLAN**

SHEET TITLE:

**PROJECT:**  
**MAUSER RESIDENCE**  
**8363 LA JOLLA SCENIC DR. N**  
**LA JOLLA, CA 92037**

REVISIONS:

1	PC01	04/07/25
2	PC02	05/14/25
3	PC03	07/09/25

PREPARED BY: B.B.

DATE: 10-30-2024

SCALE: 1" = 10' - 0"

SHEET 2 OF 6

L1.1

NORTH





**GOLDEN  
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## PLANTING PLAN

SHEET TITLE:

**PROJECT:**  
**MAUSER RESIDENCE**  
8383 LA JOLLA SCENIC DR. N  
LA JOLLA, CA 92037

REVISED:

1. PCC1 04/07/25

2. PCC2 05/14/25

3. PCC3 07/09/25

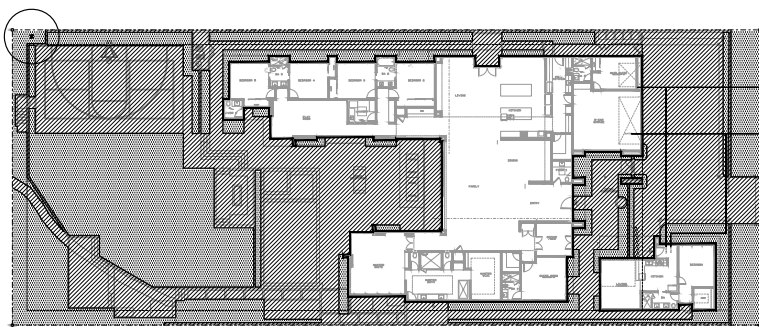
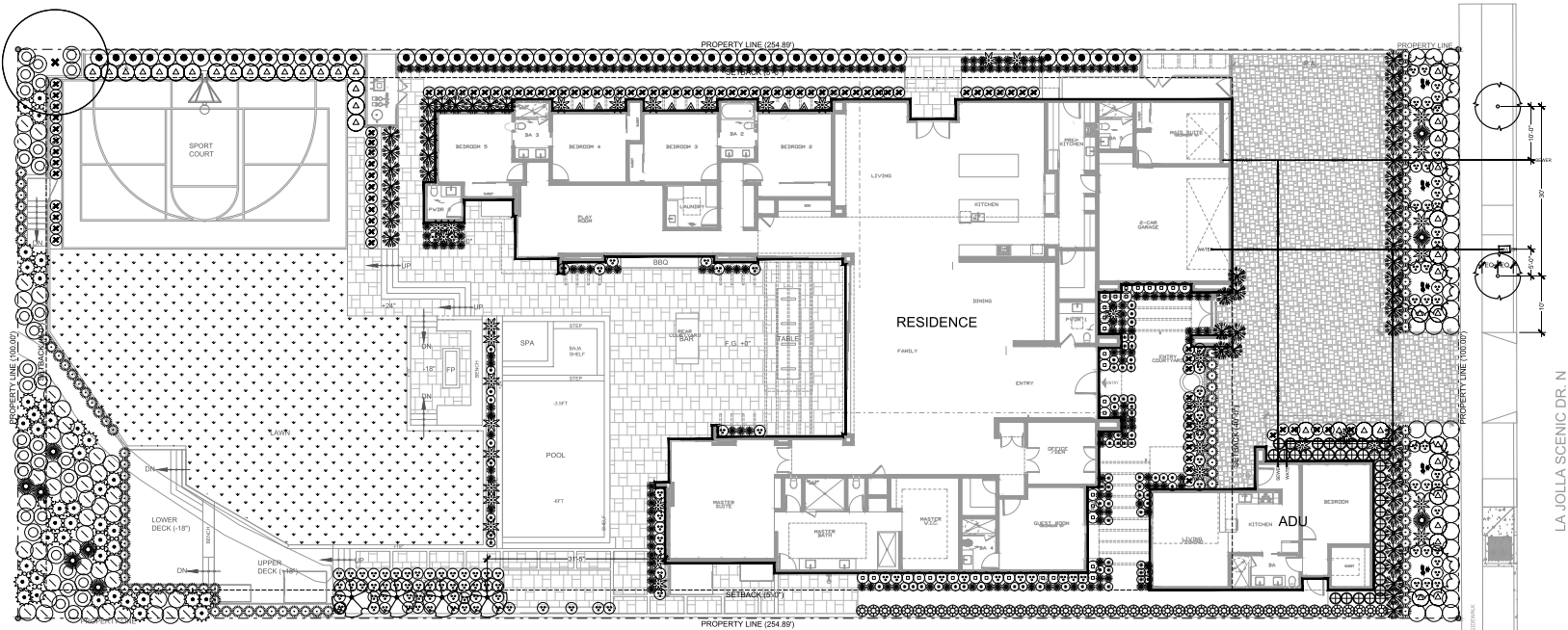
PREPARED BY: B.B.

ORIG. DATE: 10-30-2024

SCALE: 1" = 10' - 0"

**L2**

SHEET 3 OF 6



PLANT LEGEND - SHRUBS, GRASSES, GROUNDCOVERS							
BOTANICAL / COMMON NAME	SIZE	NOTES	QTY	WUCOLS	MATURE HEIGHT / SPREAD	FORM / FUNCTION	
AGAVE ATTENUATA 'NOVA'	15 GAL	SPACED AS SHOWN	37	LOW	3'	ROSETTE	
ALOE MACULATA	5 GAL	SPACED AS SHOWN	71	LOW	2'	ROSETTE	
ATRIplex BARCLAYANA DWARF SALTBUSH	1 GAL	@ 36" O.C. TRIANGULAR SPACING	43	LOW	1'	LOW, SPREADING GROUNDCOVER	
BACCHARIS PIEDICIS	1 GAL	@ 36" O.C. TRIANGULAR SPACING	46	LOW	1'	LOW, SPREADING GROUNDCOVER	
BOUGAINVILLEA SPP. CLIMBING BOUGAINVILLEA	15 GAL	STAKE FORM TRAIN TO WALL & TRELLIS	6	LOW	—	CLIMBING FOCAL VINE	
CARISSA MACROCARPA 'GREEN CARPET'	1 GAL	@ 36" O.C. TRIANGULAR SPACING	37	LOW	1'	LOW, SPREADING GROUNDCOVER	
CEANOTHUS 'CONCHA'	1 GAL	@ 36" O.C. TRIANGULAR SPACING	34	LOW	3'-6"	MOUNDING, ROUNDED SHRUB	
DIETES GRANDIFLORA FORTNIGHT LILY	1 GAL	@ 36" O.C. SQUARE SPACING	53	LOW	3'-4"	UPRIGHT, FLOWERING	
EPILOBIUM CANUM CALIFORNIA FUSCHIA	1 GAL	@ 24" O.C. OR SPACED AS SHOWN	92	LOW	1'-1.5"	LOW, SPREADING FLOWERING SHRUB	
FELICIA SELLOWIANA PINEAPPLE GUAVA	5 GAL	@ 24" O.C. KEEP TO SHRUB FORM	47	LOW	3'-4"	UPRIGHT FOCAL SHRUB	
LOMANORA LONGIFOLIA BREEZE DWARF MAT BUSH	1 GAL	@ 24" O.C. SQUARE SPACING	36	LOW	2'-3"	MOUNDING GRASS	
MMULUS 'PUMPKIN' ORANGE MONKEY FLOWER	1 GAL	@ 24" O.C. TRIANGULAR SPACING	127	LOW	2'	MOUNDING, FLOWERING	
NEPHROLEPS CORDIFOLIA CALIFORNIA SWORD FERN	1 GAL	@ 24" O.C. SQUARE SPACING	32	LOW	3'	NATIVE SHRUB	
PENNISTEMUM 'FAIRY TAILS' EVERGREEN FOUNTAIN GRASS	1 GAL	@ 24" O.C. SQUARE SPACING	106	LOW	3'-4"	UPRIGHT FOCAL SHRUB	
TRICHOLOMIA 'BRITE N' TITE' COMPACT CAROLINA CHERRY	15 GAL	@ 36" O.C.	52	MED	6'-10'	COLUMNAR HEDGE SHRUB	
SELERIA AUTUNNALIS AUTUMN MOOR SEDGE	1 GAL	@ 18" O.C. OR SPACED AS SHOWN	204	LOW	2'	UPRIGHT LOW SHADE	
WESTRINGIA FRUTICOSA 'NUNO' SPACED AS SHOWN	1 GAL	@ 24" O.C.	40	LOW	2'	LOW, SPREADING FLOWERING SHRUB	
YUCCA WHIPPET CHAPARRAL YUCCA	15 GAL	SPACED AS SHOWN	9	LOW	3'	ROSETTE FOCAL	
NATURAL GRASS TURF (DROUGHT-TOLERANT)	FROM SOD	MANUF. WEST COAST TURF OR SITE ONE TYPE: WEST COASTER PESQUE	2,772 S.F.	LOW/MED	6" HIGH	GRASS AREA	

PLANT LEGEND - TREES							
BOTANICAL / COMMON NAME	SIZE	NOTES	QTY	WUCOLS	MATURE HEIGHT / SPREAD	FORM / FUNCTION	
CITRUS SPP. CITRUS TREES	36" BOX	STANDARD TRUNK VARIETIES PER HOMEOWNER	4	MED	6'	BROAD/ROUND EDIBLE	
ARBUSUS X 'MARINA' STRAWBERRY TREE	36" BOX	MULTI TRUNK L.A. & OWNER TO SELECT	4	LOW	15'	BROAD/ROUND FOCAL	
TRISTANIA CONFERTA BRISBANE BOX	24" BOX	STANDARD TRUNK PRUNE CANOPY TO MIN. 6' H. INSTALL PER SDC STD.	2	LOW	15' X 35'	COLUMNAR CANOPY	
ALTERNATE TREES: METALFICA QUINQUENARIA RHUS LANCEA	—	PROTECT IN PLACE TRIM AS NECESSARY	1	—	—	—	

## PLANTING NOTES

- QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN PER SHEET FOR CONVENIENCE ONLY ARE SUBORDINATE TO THE SPACING GIVEN. CHECK AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL FIELD CONDITIONS.
- ALL PLANT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND CONSTRUCTION DETAILS. SEE DETAILS SHEETS IN THIS PACKAGE.
- IN SOME CASES, PLANTING SYMBOLS MAY BE SHOWN IN AREAS WHERE ABOVE GRADE UTILITIES INTERFERE OR ALTER THE DESIRED SPACING AND/OR PATTERN. CONTRACTOR TO REVIEW AREAS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING MATERIAL.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MINIMUM TREE SEPARATION DISTANCE (TABLE 142-04E):  
TRAFFIC SIGNALS / STOP SIGNS  
UNDERGROUND UTILITY LINES  
ABOVE GROUND UTILITY STRUCTURES  
DRIVEWAY (ENTRIES)  
INTERSECTIONS  
(INTERSECTING CURB LINES OF TWO STREETS)

20 FEET  
5 FEET (10 FEET FOR SEWER)  
10 FEET  
10 FEET  
25 FEET

SCALE: 1" = 10'





GOLDEN  
LANDSCAPE  
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IRRIGATION  
PLAN

PROJECT:  
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1. PCC1 04/07/25

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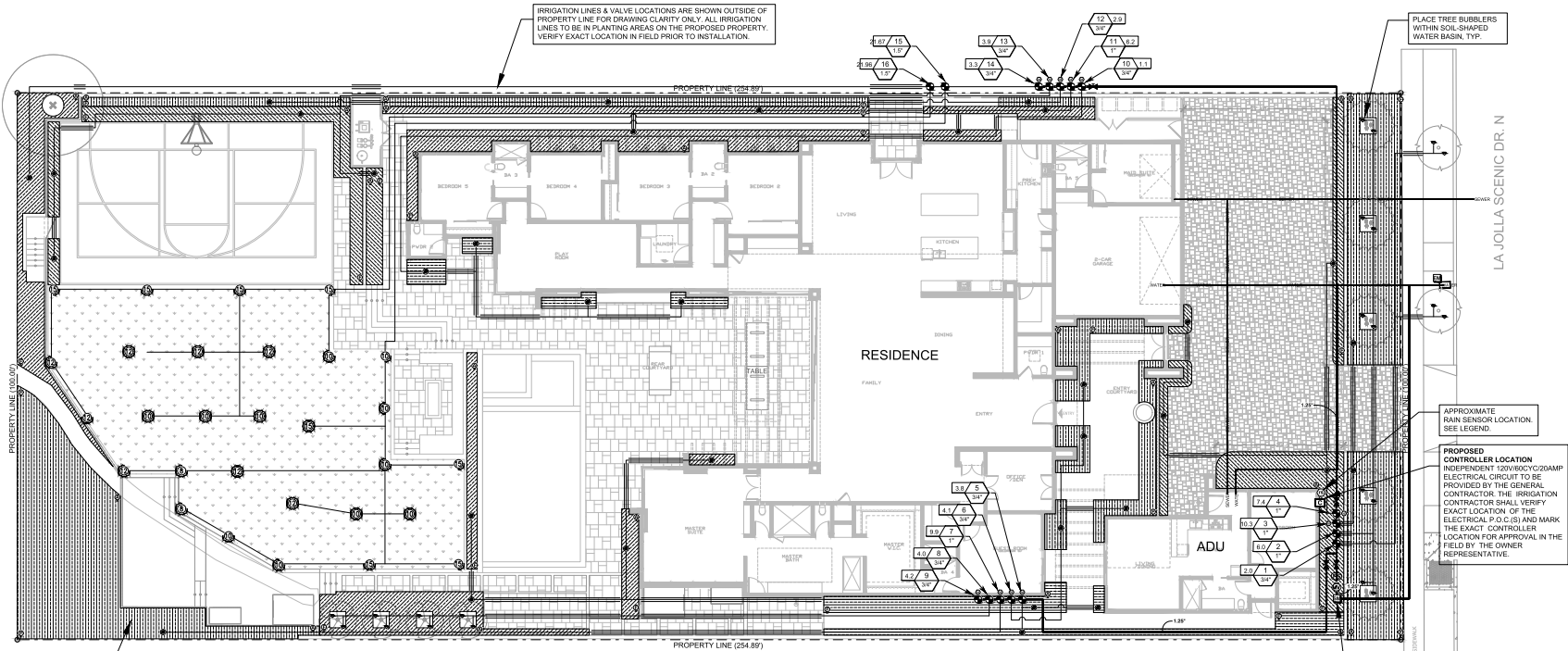
PREPARED BY: B.B.

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L3

SHEET 4 OF 6



DIAPHRAGM HATCH SHOWN FOR DRAWING CLARITY ONLY. ACTUAL DIAPHRAGM LAYOUT SHALL RUN WITH DIRECTION OF PLANT MATERIAL. IN BEST POSSIBLE MANNER TO SATURATE THE ENTIRE SOIL AREA WITHIN PLANTING AREA AS BEST AS POSSIBLE.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1800-U-SAM-PRS US, U10, U12 & U15 Series Turf Spray 6" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.
	Rain Bird 1806-1400 Flood 1401 Flood Bubbler 6.0" pop-up.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Pipe Transition Point above grade.
	Pipe Transition point from PVC lateral to drip tubing with riser to above grade installation.
	Netatm TL050MFV-1 Automatic flush valve, 1/2" male pipe thread.
	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.
	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.
	Area to Receive Dripline Rain Bird XFS-CV-06-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve, 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XACZ-PRF Plastic Anti-Siphon Valve & Pressure Regulation Filter. Size per plan, operating flow per size.
	Masco-Valve 759 Brass Shut Off Ball Valve, 1/2" to 4". Two Piece Body, Blow-Out Proof Stem, Chrome Plated Solid Brass Ball, Threaded, with PTFE Seats. Same size as mainline pipe.
	Buckner-Superior 3100 1.25" Normally Open Brass Master Valve that Provides Dirty Water Protection. Available in 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3".
	Rain Bird ESP4ME3 with (4) ESP-SM3 18 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. Provide LNK Wire and connect to Flow Sensor.
	Rain Bird WR2-48 Wireless Rain and Freeze Sensor Combo with 48-hour hold, includes 1 receiver and 1 rain/freeze sensor transmitter. Place min. 8'-0" off finish grade in a location unobstructed from rainfall.
	Rain Bird FS-125-9 1.25" Flow Sensor for use with Rain Bird Maxicon, SiteControl, and ESP-LXD Central Control Systems. Brass Model. Suggested Operating Range of 2.0 GPM to 40.0 GPM. Sensors should be sized for flow rather than pipe size.
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 80
	NETAFIM WMA-125-0.1-ER-M New 1.25" dedicated irrigation submeter teeing off downstream of property's existing domestic water meter
	Existing house domestic water meter location

SIZING CHART	
PVC	SYMBOL
3/4"	
1"	
1 1/4"	
1 1/2"	
2"	
2 1/2"	
3"	

PIPE SIZING NOTES	
1.	REFER TO IRRIGATION EQUIPMENT LEGEND ON THIS SHEET FOR GPM OF DISTRIBUTION HEADS.
2.	CONTRACTOR TO DETERMINE PIPE SIZING WHERE SYMBOLS ARE NOT SHOWN. SEE ADJACENT SIZING CHART.
3.	ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".
4.	ALL UNSIZED RUNS OF LATERAL LINE PIPE SERVING THREE OR FEWER SPRAY HEADS SHALL BE SIZED 3/4".

SCALE: 1" = 10'





IRRIGATION SCHEDULE & WATER MANAGEMENT

1. THE IRRIGATION SCHEDULES WILL BE BASED UPON HISTORICAL ETO DATA AND WILL BE ASSISTED WITH THE USE OF A CERTIFIED SMART IRRIGATION CONTROLLER. SEE/LEGEND. THE SCHEDULE WILL SERVE AS A GUIDE, AND THE LANDSCAPE MAINTENANCE CONTRACTOR IN CONTRACT WITH THE PRIVATE OWNER SHALL BE RESPONSIBLE FOR ADJUSTING FOR ABNORMAL CLIMATES, MICRO-CLIMATES, ETC.
2. AFTER INSTALLATION THE CONTRACTOR SHALL BE REQUIRED TO HAVE A CERTIFIED LANDSCAPE IRRIGATION AUDITOR PERFORM AN AUDIT TO DETERMINE THE ACTUAL EFFICIENCY OF THE INSTALLED SYSTEM. THE PER STATION RUN-TIMES WILL BE DIRECTLY PROPORTIONAL TO THE EFFICIENCY OF THE IRRIGATION SYSTEM OF EACH VALVE. THE ACTUAL RUN-TIMES SHALL BE DETERMINED AFTER THIS AUDIT BUT PRIOR TO TURNING THE PROJECT OVER TO LONG TERM MAINTENANCE. **RESULTS OF THE IRRIGATION AUDIT SHALL BE DISTRIBUTED TO THE OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT FOR THEIR RECORDS.**
3. THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL STRIVE FOR MAXIMIZING PLANT HEALTH AND AESTHETICS WHILE MINIMIZING WATER USE. IF IT IS APPARENT THAT THE BASE SCHEDULES SUPPLY MORE OR LESS WATER THAN NECESSARY TO SUSTAIN PLANT VIABILITY, THE CONTRACTOR SHALL CONTACT THE MAINTENANCE PERSONNEL HANDLING THIS LANDSCAPED AREA IMMEDIATELY, AND ASK FOR THE VALVE(S) TO BE ADJUSTED ACCORDINGLY.
4. THE RUN TIMES WILL BE CHANGED ACCORDING TO THE MONTH OF THE YEAR. IT WILL BE THE RESPONSIBILITY OF THE PRIVATE OWNER & LANDSCAPE CONTRACTOR TO ADJUST THE RUN-TIMES AS PER THE SCHEDULE, AND SHALL BE RESPONSIBLE OF DETERMINING THE NUMBER OF DAYS BETWEEN CYCLES BASED UPON SOIL CONDITIONS ON SITE.
5. THE CONTRACTOR SHALL NOT ALLOW ANY WATER TO RUN-OFF OR COLLECT ABOVE GRADE DURING AN IRRIGATION CYCLE. THE CONTRACTOR SHALL PROGRAM THE NECESSARY REPEAT CYCLES TO ELIMINATE ANY RUN-OFF OR POOLING OF WATER.
6. ALL IRRIGATION SHALL BE DONE DURING THE HOURS OF 5:00 PM TO 9:00 AM PER THE LOCAL WATER DISTRICT AND/OR THE CITY RULES AND REGULATIONS.
7. THE IRRIGATION SYSTEM WILL UTILIZE POTABLE WATER FOR IRRIGATION AND ALL RULES AND REGULATIONS SET BY THE WATER DISTRICT AND/OR THE CITY FOR IRRIGATION WATER USE SHALL APPLY TO THE WATER MANAGEMENT.

GENERAL NOTES

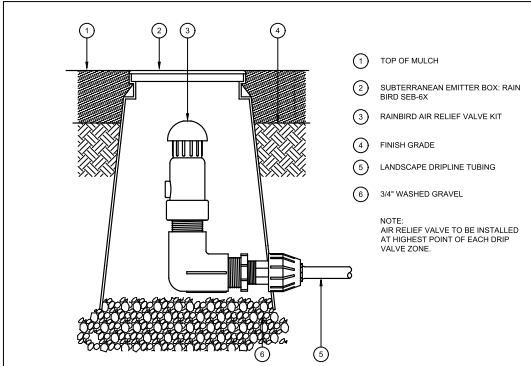
1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVS, BALL VALVES, AND ANCILLARY EQUIPMENT IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.
7. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD REVISIONS DEEMED NECESSARY BY THE OWNER.
8. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY, AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION. ACTUAL LOCATION FOR THE INSTALLATION OF ANCILLARY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE BACKFLOW PREVENTER, PUMP STATION (IF APPLICABLE) AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX SW.
10. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 4" AND SMALLER SLEEVING SHALL BE PVC1220 SCH 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-7765-4. ALL 6" AND LARGER SLEEVING SHALL BE PVC1220 GLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
11. ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE OR AS NOTED ON PLANS.
12. THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.
13. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE BY DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ANY REVISIONS.
14. SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7.5 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
15. ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP (IF APPLICABLE) SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND/OR BOOSTER PUMP.
16. LANDSCAPE CONTRACTOR SHALL PROVIDE CLIENT WITH "AS BUILT" IRRIGATION ZONE PLAN CONTAINING ALL IRRIGATION ZONES, VALVE BOXES, MAIN LINES, HOSE BIBS, CONTROLLER, AND MASTER ASSEMBLY.
17. THE IRRIGATION DESIGNER OR LANDSCAPE DESIGNER OR LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE UNDER ANY CIRCUMSTANCES FOR THE QUALITY OR TIMELINESS OF PERFORMANCE OF THE WORK INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY MAINLINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS AND SENSORS (if applicable). THE RESPONSIBILITY FOR SAME SHALL REST WITH THE CONTRACTOR PERFORMING THE WORK.

OWNERS RESPONSIBILITY

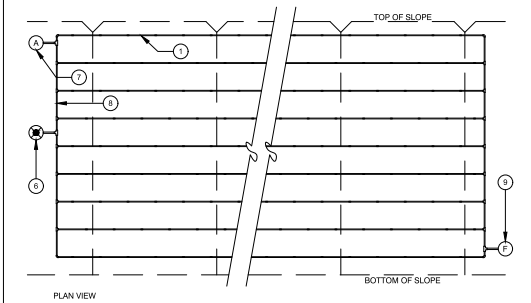
18. THE OWNER IS RESPONSIBLE FOR THE SCHEDULING OF THE IRRIGATION SYSTEM TO MEET HORTICULTURAL REQUIREMENTS AND TO INSURE THAT EXCESSIVE SOIL SATURATION AND/OR SOIL EROSION DOES NOT OCCUR.
19. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE IRRIGATION SYSTEM.
20. IT IS THE OWNER'S RESPONSIBILITY TO INSPECT THE IRRIGATION SYSTEM PERIODICALLY TO INSURE THAT THE SYSTEM IS OPERATING EFFICIENTLY AND THAT ALL NECESSARY REPAIRS ARE MADE TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

ETWU (ESTIMATED WATER USAGE)

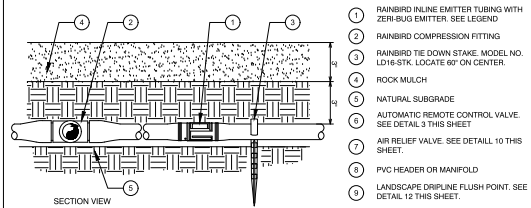
Hydrozone # & Name / Planting Description	Plant Size	Impervious Materials	Application Rate (GPH)	ETWU (GPH)	Estimated Area (sq. ft.)	ETWU x Area	Estimated Total Water Usage (GPH)
<b>AREA 1 - LA JOLLA SCENIC CORRIDOR</b>							
HF #1 - 1 - MEDITERRANEAN	2.5' dia	0.81	0.25	48	30	812	
HF #2 - 2 - LOW WATER	0.2' dia	0.81	0.25	34	13	344	
HF #3 - 3 - LOW WATER	0.2' dia	0.81	0.25	895	206	5,931	
HF #4 - 4 - LOW WATER	0.2' dia	0.81	0.25	575	145	4,054	
HF #5 - 5 - LOW WATER	0.2' dia	0.81	0.25	324	80	2,301	
HF #6 - 6 - LOW WATER	0.2' dia	0.81	0.25	378	93	2,685	
HF #7 - 7 - LOW WATER	0.2' dia	0.81	0.25	344	213	6,092	
HF #8 - 8 - MEDITERRANEAN	0.5' dia	0.81	0.62	86	22	619	
HF #9 - 9 - LOW WATER	0.2' dia	0.81	0.25	401	95	2,649	
HF #10 - 10 - LOW WATER	0.2' dia	0.81	0.25	136	29	824	
HF #11 - 11 - LOW WATER	0.2' dia	0.81	0.25	339	121	3,765	
HF #12 - 12 - MEDITERRANEAN	0.5' dia	0.81	0.62	281	173	4,890	
HF #13 - 13 - LOW WATER	0.2' dia	0.81	0.25	360	89	2,682	
HF #14 - 14 - LOW WATER	0.2' dia	0.81	0.25	248	93	1,709	
HF #15 - 15 - LOW WATER GRASS	0.2' dia	0.75	0.13	1545	719	21,385	
HF #16 - 16 - LOW WATER GRASS	0.2' dia	0.75	0.13	1385	735	21,245	
<b>SPECIAL LANDSCAPE AREAS</b>				ETWU	7811	2,818	82,219
POOL/SPA	1.5' dia		1	150	447	37,363	
<b>OVERALL TOTALS</b>				16609	6,193	172,283	
				ETWU	MAINT	24,670	1,424



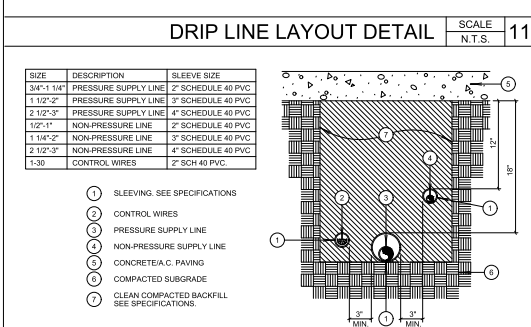
AIR RELIEF VALVE DETAIL SCALE N.T.S. 10



THRUST BLOCKS DETAIL SCALE N.T.S. 7



MASTER VALVE & FLOW SENSOR SCALE N.T.S. 5



TREE BUBBLER ASSEMBLY DETAIL SCALE N.T.S. 2

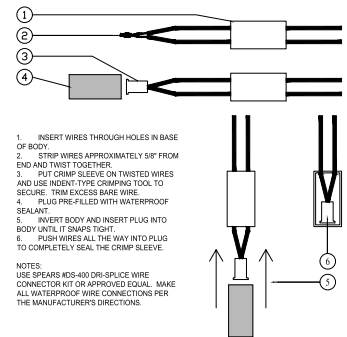


FLUSH VALVE DETAIL SCALE N.T.S. 3

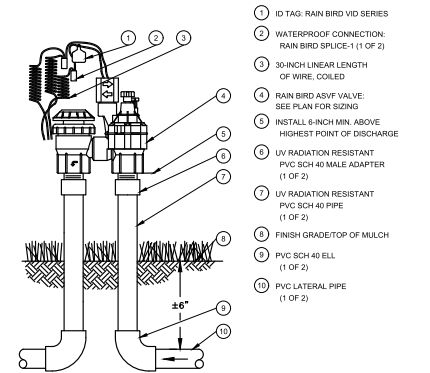


TRENCHING DETAIL SCALE N.T.S. 12

VALVE SPACING, TYP. SCALE N.T.S. 8



WIRE CONNECTION DETAIL SCALE N.T.S. 9



ANTI-SIPHON R.C. VALVE DETAIL SCALE N.T.S. 6



ISOLATION VALVE DETAIL SCALE N.T.S. 4



GOLDEN LANDSCAPE ARCHITECTURE

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IRRIGATION DETAILS

PROJECT: MAUSER RESIDENCE  
8383 LA JOLLA SCENIC DR. N  
LA JOLLA, CA 92037

REVIEWS:

1	PC01	04/07/05
2	PC02	05/14/05
3	PC03	07/09/05

PREPARED BY: B.B.  
ORIG. DATE: 10-30-2004  
SCALE: 1" = 10' - 0"

L3.2